

21 July 2022

Ms Abigail Goldberg
Chair Sydney Central City Planning Panel
Planning Panels Secretariat
4PSQ 12 Darcy Street
PARRAMATTA NSW 2150

Email | stuart.withington@planning.nsw.gov.au

Dear Ms Goldberg,

Carlingford (DA53/2022)

This entire application is being delayed over proposed changes to the plans that are not necessary so we are writing to you for assistance (like Carter 3). So, we don't end up like Carter 3 changing plans multiple times at considerable cost and delay without certainty, we are writing to advise you we will rely on our current plans without any changes to the roads (attached) which were supported at a pre-DA meeting with the design panel in August 2021.

We had offered to change the plans with an alternative road layout (attached) but this is withdrawn. When we presented this, we were not aware that the changes would require a full redesign which is unreasonable given this plan has been looked at for over a year.

Initially, the Design Panel and Council are insisting on the new road along the park that isn't required by planning policies and doesn't meet relevant standards as the grades are simply too steep (see attached). The specific requirements for a 1:14 grade was not provided by the council until 1/7/22 and 18/7/22 after they kept quiet for over a year. As per the attached section, the road could only achieve 1:6.8 – 1:9.5. So, their requirements are not physically possible to achieve on this site and it is holding up the entire application for over 600 units. We all know how desperately we need housing production.

Even if we were to contemplate the changes, the new road means that we lose over 100 units (it was over 150 before they agreed to a one-way road) and nobody can tell us in writing that we will get the units back somewhere else on the site that we are entitled to.

In addition, we will need to redraw the entire plan. Every building is affected and we must completely reconfigure 4 of the 6 buildings and the associated basements and accesses (Building D, B, C, F). Then we must do all the drainage, civil, landscape, BASIX, acoustics, ADG compliance, wind, reflectivity, engineering and planning reports etc before they look at it again and who knows what they will find then. The entire process is capricious and all over a road that isn't needed.

The Council and Panel are now looking in more detail but it doesn't matter how wide the road is or how it looks, and it doesn't matter if I am given more height, I just want the plans approved that I have applied for and they have seen for the entire time. We are not asking for anything extra than has already been approved or is permitted on this site.

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Council gave us a letter on 8 April 2022 which they told us was final but of course, they will never put this in writing. So they must state in writing that it is final. Most matters are normal and can be dealt with on the current plans. But they insisted that we needed to change the roads which means nothing can proceed and the entire process has now stopped.

I appreciate that you have helped us before with a very similar problem at Carter Street and we look to you for assistance again. Unfortunately, our system is designed so that we waste months and months trying to negotiate with people who have no authority to decide and do not consider the commercial consequences of their requests. This is why we need for you to understand our position.

As you know the rents are rising because there is no supply and we are ready to build tomorrow.

Please let me know how we can get this application approved without further delay.

Kind regards,

MERITON GROUP



MR HARRY TRIGUBOFF AO
Managing Director

Cc:

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Mr Marcus Ray | Deputy Secretary | NSW Department of Planning & Environment | Emma.Heagney@planning.nsw.gov.au

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