21 July 2022

Planning Panels Secretariat
4PSQ 12 Darcy Street
Parramatta  NSW  2150

**Attention: Abigail Goldberg, Chair**
**Sydney Central City Planning Panel**

Dear Ms Goldberg

At the meeting today my instructions were clear, we cannot discuss the determination of this case until we have the full and final list of issues from Council. Council have repeatedly delayed us from preparing our response and our supporting documents.  These delays have serious consequences that Council does not seem to understand and instead they have brought up many unreasonable issues in relation to the concept approval.
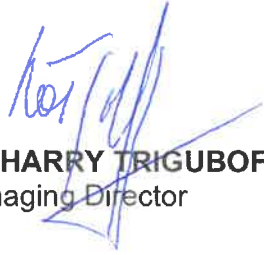
I bought this site based on being allowed to build 29 floors.  Now Council is saying for the first time that we are above the height limit. The approval from Council was wrong because it did not take into account the real height of each floor. There is nothing to stop the Panel from approving the same number of units with greater height which is necessary because of Council's mistaken approval of the concept plan.

Now they are talking about the child-minding centre and now only mention this after 1 year. We are currently building childminding centres at many of our award-winning developments at Carter 3 and 180 George and Council always approved.  A child-minding centre is a permitted use in the mixed-use zone as a business.

Council has mentioned that the parking we have asked for is above 299 spaces.  I have already said on many occasions in writing that I will accept 299 spaces in accordance with the approved concept plan. I have attached our plans and reports which address the issues raised so far and request an immediate response to achieve an approval I am entitled too. We are ready to start building at Epping. There is no accommodation and it is most important as you know.

We are informing Council that we might need to change the carparking in Epping to be stack packing but we are waiting for the plans from the manufacturers.

Kind regards,
**MERITON GROUP**

**MR HARRY TRIGUBOFF AO**
Managing Director