

1 August 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](mailto:stuart.withington@planning.nsw.gov.au)

Dear Ms Goldberg,

**Oxford Street, Epping**

Thank you for arranging the meeting for Epping this Thursday.

We are hopeful that the Panel can provide some clear direction and timeframes as it did for Carlingford so we can get quick approval without the need for Court. I would like to remind you that the existing building is demolished so we are ready to build this development as soon as we get approval which will provide critical jobs and housing.

As you are aware, the concept approval for the site permits 299 parking spaces in our development. I confirm that we are willing to accept the 299 parking spaces as per the attached, even though we wanted 317.

Also, the height issue was pointed out to Council over a year ago, and they never objected. As we advised, we are not asking for any extra GFA or levels, the minor additional height is simply to accommodate current construction regulations. So, the approved concept envelope is wrong and we are just adjusting it which is allowed under the Concept Approval.

It is also my understanding that all of the other issues are either resolved in the latest letter we sent or very capable of being resolved which my team will discuss on Thursday so we are in a position for approval to be granted.

As the court process is putting constraints on both sides, if you can find a way to approve the DA through the panel, Meriton has no objection to deferring the case to allow this to happen.

I trust that you see this the same way and that we can come to an amicable solution.

Kind regards,  
**MERITON GROUP**

  
**MR HARRY TRIGUBOFF AO**  
Managing Director