

22 December 2023

Mr Stephen Murray  
Chair, Strategic Planning Panel of the Sydney Central City Planning Panel  
C/- Louise McMahon, Director – Agile Planning and Programs Department of Planning and Environment  
4 Parramatta Square, 12 Darcy Street  
Locked Bag 5022  
PARRAMATTA NSW 2124

**Attention: Louise McMahon on behalf of the Sydney Central City District Planning Panel**  
**CC: Malcolm McDonald Executive Director, Local and Regional Planning**

Dear Louise,

**RR-2022-31 – PLANNING PROPOSAL 2021-3409 AT NO'S.361-365 NORTH ROCKS ROAD, NORTH ROCKS**

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I refer to our preliminary response, dated 12 December 2023 and note that we write on behalf of EG Funds Management Pty Ltd (the proponent) in relation to the Rezoning Review at No's 361-365 North Rocks Road, North Rocks (the site), the related Panel meeting held 31st October and subsequent Record of Decision dated 3rd November 2023.

We note that the Sydney Central City District Planning Panel is the appointed Planning Proposal Authority (PPA), and we understand that the Department's Agile Planning Team will be preparing a report for the Panel's consideration following receipt of this and any subsequent submission.

We appreciate the Panel's consideration of the Planning Proposal and note that there is now a compelling rationale for the proposal to be submitted for Gateway determination, especially given strategic and site-specific merit has now been demonstrated.

Assuming this is the operating assumption of the Panel, the project team (Gabrielle Morrish, Hassell and Urbis) have undertaken further design testing, as outlined below, to address the suggested recommendations of the Panel (including building height), so as to ensure the scheme or masterplan responds appropriately.

However, I would like to make the following observations regarding the impact of the suggested height changes to the planning proposal:

- Our client (EG) is disappointed and frustrated with the suggested recommendation to further reduce height, given the current revised masterplan (2 to 7 storeys) was the subject of extensive design testing, interrogation and refinement by peer experts including Gabrielle Morrish, Ken Maher and Nicole Gurran. The suggested height reductions taken literally could reduce the FSR to circa 0.8:1.
- Any further reduction in heights and therefore yield seriously threatens the commercial feasibility of the project and would be unviable at an FSR below circa 1:1 particularly if the 34% open space and other public benefits (including an oval, library, and community centre) are retained.
- It should be remembered that Council advised the proponent and the consultant team in 2019 in writing that heights up to eight (8) storeys on the site were appropriate, and that a Floor Space Ratio (FSR) of up to 1.5:1 would be appropriate.



- In response to issues raised by Council, the proponent sought to work in a collaborative manner whereby substantial reductions were made to height, density (FSR) and proposed yield across the site pre and post lodgement.
- Also, the resultant FSRs for the renewal of the site are significantly less than similar large urban renewal sites with similar accessibility characteristics across Sydney and particularly in the Central District, most of which are 'out of centre' and without rail access. Examples include Melrose Park (1.85-2:1), Putney Hill (up to 3:1), Macquarie Boys High School site (1.5:1), Former Parramatta Council Depot, Morton Street (1.2:1) and local centres being Winston Hills (2:1), Pemulway (2:1) and Merrylands West (2.8:1).

In the spirit of working constructively to resolve any outstanding issues of the Panel, and in anticipation that the Panel is challenging the proponent to justify its arguments, this letter outlines the project team's approach to satisfying the pre-gateway recommendations, ahead of the panel reconvening in February 2024. This letter addresses the following:

1. Masterplan Review (including building height adjustment)
2. Resultant Floor Space Ratio
3. Approach to Public Open Space
4. Affordable Housing
5. Planning Controls
6. Statutory Planning Pathway
7. Revision of Planning Proposal and Supporting Studies

The following Section 1 describes:

- how the Panel recommendations concerning height can be implemented, and
- submits for the Panel's consideration a potential additional one (1) storey in height but confined to limited parts of the site (within the far north-western corner and along the central part of the North Rocks Road frontage only) and where it is subject to additional design criterion and the need to demonstrate no adverse visual or shadowing impacts.

## 1. MASTERPLAN REVIEW

This section provides an overview and discussion around how the Masterplan heights can be amended in response to the Panel recommendations (1 to 3).

However, as detailed on page 7 within this letter, we are of the view that the masterplan, submitted for rezoning review and considered by the Panel, resulted from extensive and ongoing iterations with expert urban design input prior to and following lodgement, to produce the proposed heights, which we consider to be appropriate for the site.

### Panel Recommendation 1:

*The scale of the proposed development is to be compatible with the interface along North Rocks Road up to a maximum of three storeys.*

### Masterplan Response:

The interface to North Rocks Road can be refined to reduce the heights and maintain a maximum 3 storey interface to North Rocks Road. Although it is noted there is no clear rationale for this height limitation and the shopping centre site opposite has a current building height of 12m.

A setback fourth level can be included (to be consistent with the height control opposite) but with a generous 5m upper floor setback to allow for a landscaped edge and scale transition into the site, supporting the landscape character and urban design outcomes of the master plan.

Additionally,

- 1) A 10m southern boundary setback is provided along North Rocks Road to allow for the retention and establishment street trees along this edge to complement the landscape character of the North Rocks area.

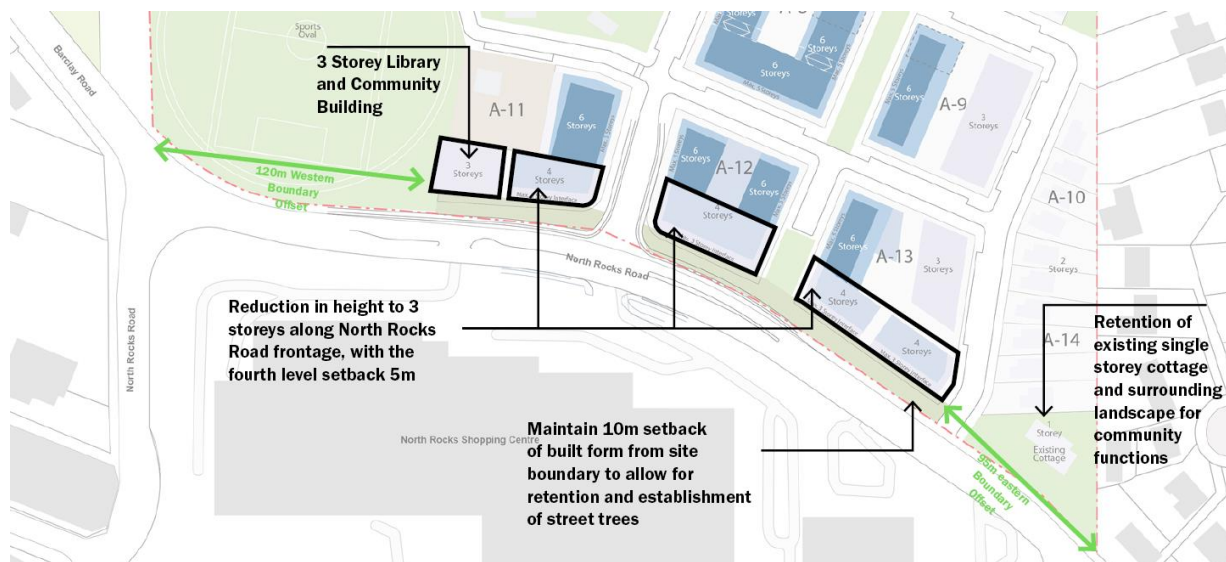


Figure 1: North Rocks Road Boundary Interface

- 2) The western section of the North Rocks Road site frontage contains the proposed oval, which retains existing vegetation (as well as new tree plantings) with no built form, thereby minimising visual change from this arrival. Similarly, the future three (3) storey library and community centre supporting the functions of the Local Centre are inset 120m from the western boundary.

The eastern section of the North Rocks Road site frontage retains an existing single level cottage and surrounding landscape setting for future community use. The retention of this structure and immediate landscape will minimise visual change from the eastern boundary arrival. New development along the frontage is inset 95m from the eastern boundary.

#### Panel Recommendation 2:

*The scale of the proposed development along the eastern and western boundaries is to be no more than a maximum of two storeys.*

#### Masterplan Response:

The master plan proposes a responsive and compatible development approach to the eastern and western boundaries that include retention of significant vegetation, physical and visual separation, and compatible 2-storey built form.

In response to the Panel recommendation, further refinement along these boundaries can be undertaken to ensure a 2-storey interface in these locations is maintained with a stepping down of the built form towards the eastern and western boundaries.

Upper-level setbacks can be increased and offset from these edges to further transition height towards the eastern and western boundaries of the site.

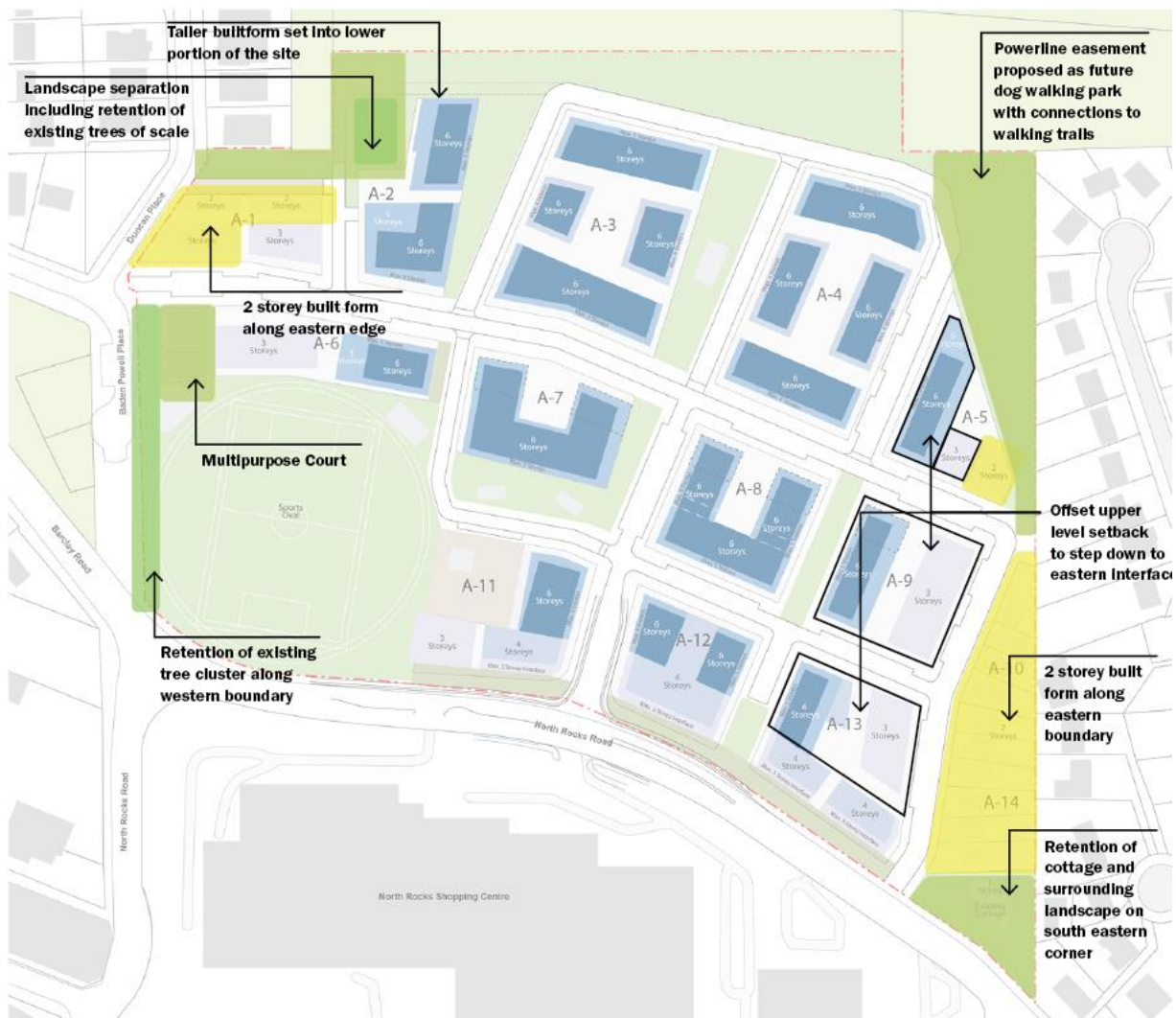


Figure 2: Western and Eastern Interface Strategies

Further, topography and existing vegetation have been considered in the northwestern corner of the site where future apartment development is:

- separated by a generous landscaped setback,
- set down into the lowest part of the site where their scale is minimised, and
- further screened from surrounding existing residential areas via the retention of existing mature trees and the establishment of new tree and shrubbery plantings.

This is demonstrated via the following cross section depicting the apartments to the north of the site.

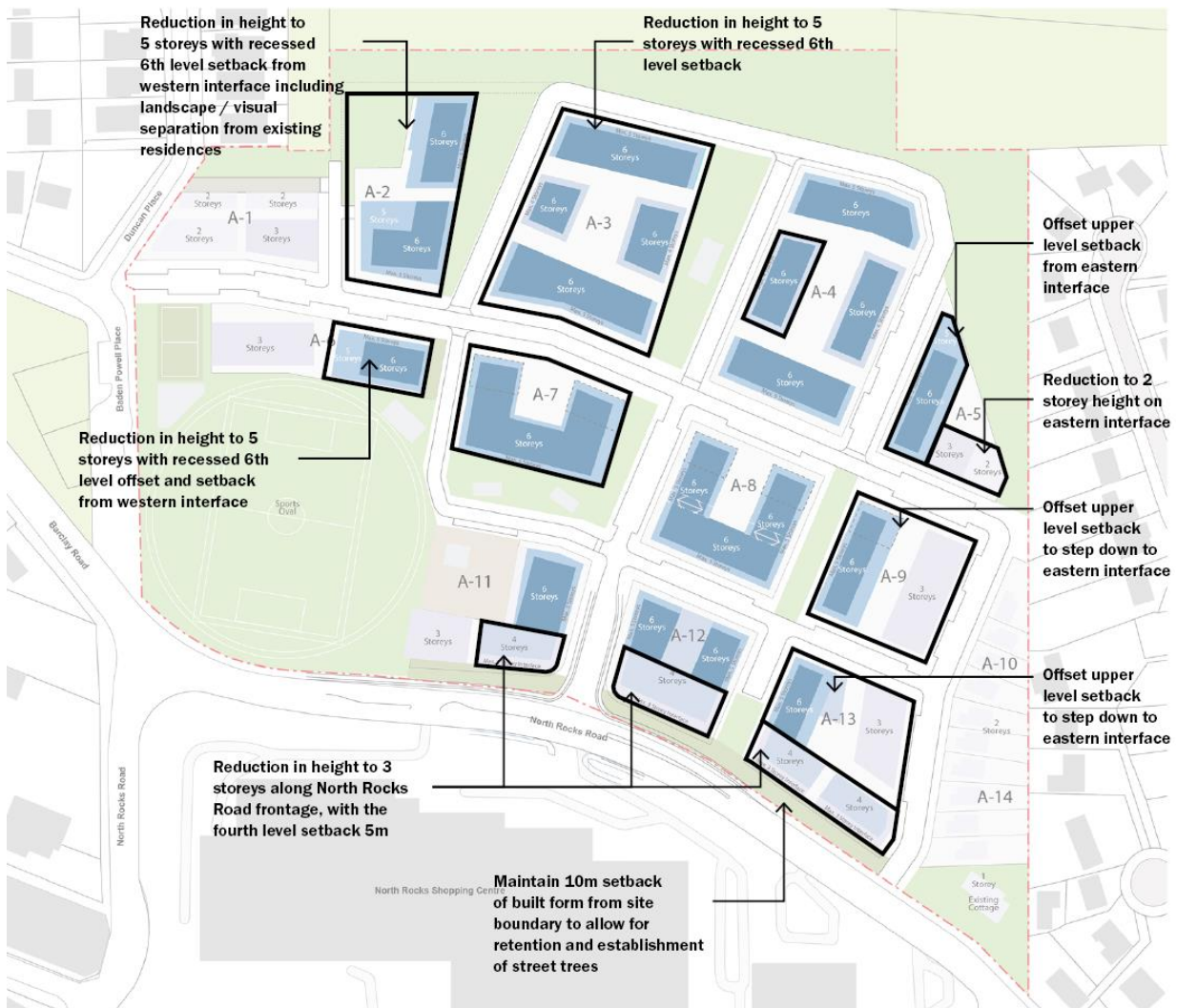


**Panel Recommendation 3:**

*Notwithstanding the lower heights at the interface with the existing neighbourhoods, the heights of buildings across the site are to be stepped down the site to relate to the sloping topography, with a maximum of five storeys, with potential for an additional one storey at the top-level setback, to minimise visual bulk and amenity impacts, and stepping down to two to three storeys.*

In response to the Panel recommendation, heights can be reduced to a maximum five (5) storeys with an additional storey at the top level that is setback. A transition in scale can be further delivered through a stepping of the built form along the edges of the site with modulated upper floor setbacks to specifically respond to the recommendation. However, we note that the proposed built form depicted within the masterplan, submitted for rezoning review, was developed through a carefully considered approach, having regard to the topography of the site to provide a stepping in the built form.





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- 1) There is design merit in maintaining the existing building height arrangement (2-7 storeys) per the masterplan submitted for rezoning review, which was the subject of intensive design testing, local character analysis, environmental and visual impact assessment and also interrogation and refinement by peer experts including Gabrielle Morrish, Ken Maher, Nicole Gurran and Tim Williams.

It should also be noted that Parramatta Council previously advised the proponent (in writing) that up to eight (8) storeys was acceptable within the site.

In response to issues raised by Council concerning bulk and scale, the proponent sought to work in a collaborative manner whereby substantial reductions were made to height, density (FSR) and proposed yield across the site pre and post lodgement.

Any further reduction of heights and therefore density, beyond the submitted masterplan (below circa 1:1) seriously threatens the commercial feasibility of the project, particularly if the generous open space and public benefit offer outlined in the draft VPA remains constant.

- 2) Should the panel disagree and seek to implement overall reduction in height as per the Panel's suggested recommendation, then it is respectfully requested the masterplan retain the potential to achieve one (1) additional storey but in limited parts of the site, only where it will have negligible visual or other environmental impacts, such as overshadowing, whilst supporting and not compromising the suggested urban design rationale of the Panel.

That is, a recessed additional one (1) storey in height can be accommodated but within limited parts of the site only being:

- the far north-western corner (from 6 up to a potential 7th storey), where the topography falls away and can accommodate an additional level without any adverse impact, and
- along the central part of the North Rocks Road frontage (from 3 up to a potential 4th storey), consistent with the historic 12m height control applying to the land opposite the site on North Rocks Road.

The potential to achieve the additional one (1) storey in height in these specific locations would also be subject to the following design criterion contained within a site-specific LEP local provision or DCP:

- a) 7 storey buildings within limited parts of the site (north-western corner as shown outlined).
- b) Additional design criterion to be applied to any proposed height above 5 storeys including any 7 storey elements, including:
  - Application of upper-level setbacks with landscaped edge.
  - Subject to detailed visual and shadow impact assessment, confirming no adverse impacts.
  - Lighter weight construction and materiality to further reduce bulk and scale.
- c) In these situations, a 5-storey street wall will be maintained (as per the Panel recommendation) with any additional floors above recessed and subject to the above design criteria.
- d) Maintain 4 storey built form along North Rocks Road confined to the centre of the site (as shown outlined) with generous landscaped offsets from the eastern and western site boundaries, with provision for a setback fifth storey element, held to the same additional criterion as above.

These areas are shown outlined below:

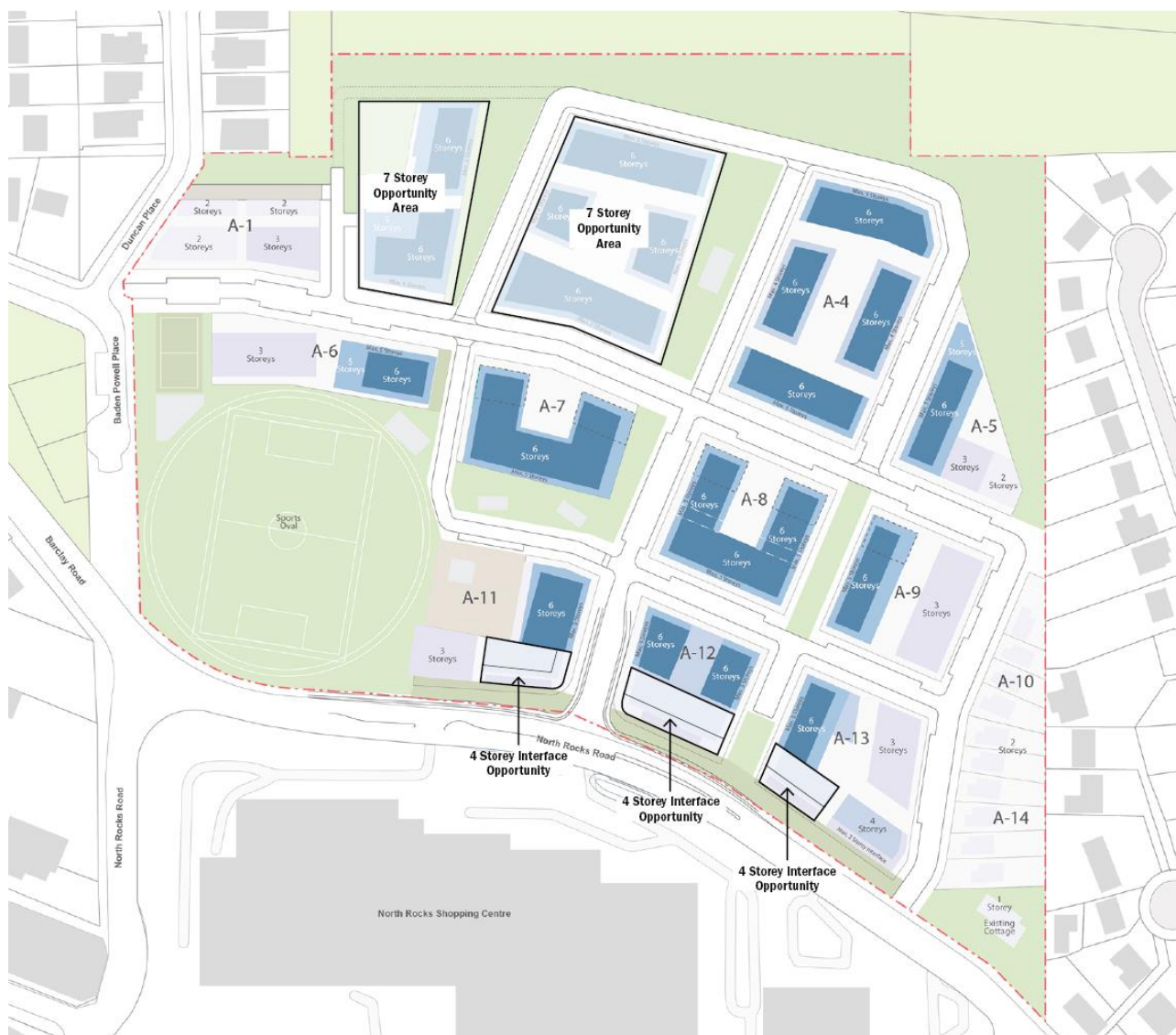


Figure 6: Diagram indicating further amendments based on site response and approach.

Regarding proposed building heights and density, it is reiterated that:

- The proponent has worked in a cooperative manner with Council for many years, whereby substantial reductions were made to height, density (FSR) and proposed yield across the site.
- The masterplan has been the subject of significant refinement and peer review by industry experts,
- The proposal includes significant public benefit including:
  - a library and community centre ('hub') centred adjacent a public village square or civic plaza,
  - substantial contribution of publicly accessible open space (34% of the site area) that far exceeds Council's minimum (20%) requirement, including a full-sized 1.8ha oval, multi-purpose court, village green and numerous active and passive parks with a bushland reserve along the northern interface.

The abovementioned open space quantum is unprecedented for a development of this scale in Parramatta. Also, there is no specific statutory requirement to provide an oval. It was an offer made by the proponent following meetings with Council, local sporting organisations and the adjoining public school, in addition to a recreation demand assessment, which confirmed a critical shortage of active playing fields in the area.

Hypothetically if the proponent reduced the open space offer from 34% to Council's 20% requirement (i.e., by say replacing the 1.8-hectare oval precinct with a smaller local park), the development footprint would naturally expand, negating a need for taller buildings to maintain a similar yield. However, this is not the preferred community or urban design outcome. The preference is to deliver a precinct with high quality and



expansive open space offering with some strategically placed building height to maintain a viable GFA with no adverse environmental impact.

The site is capable of accommodating additional height within the north-western portion due to the significant level change within this area. This height can be accommodated with minimal environmental impact and can be delivered to support the overall massing and built form strategies within the master plan.

This is demonstrated via the section below, with the suggested maximum 7 storey building heights shown. Significant existing tall trees are to be retained and along with new tree plantings will result in an established landscape at a comparable height to the proposed buildings. That is, the buildings will continue to sit within and below the existing tall tree canopy.



Figure 7: Diagram illustrating sites topography and ability to deliver additional scale to the rear of the site.

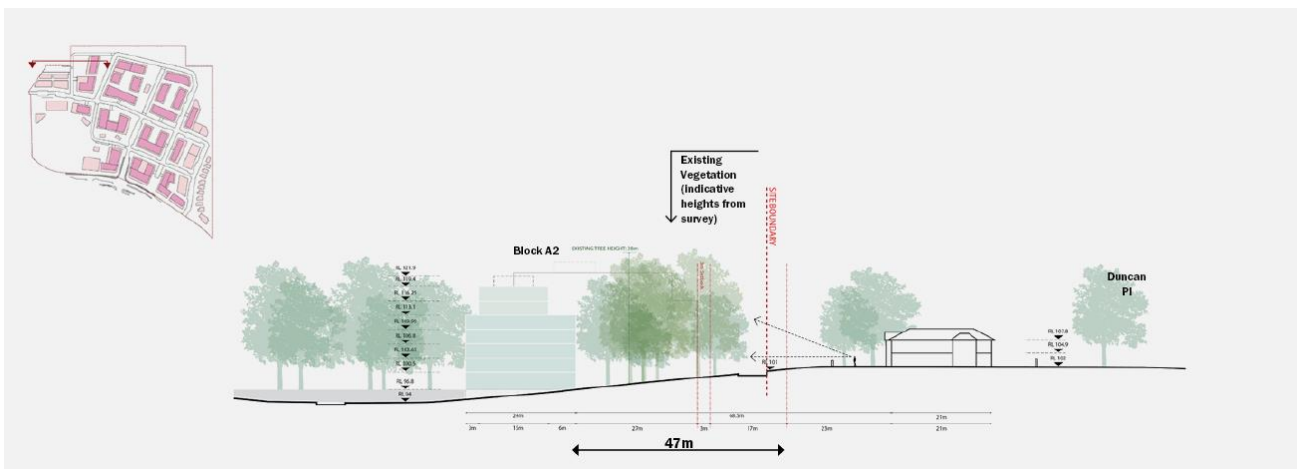


Figure 8: Diagram illustrating sites topography and ability to deliver additional scale to the rear of the site.

## 2. RESULTANT FLOOR SPACE RATIO

### Panel Recommendation 6:

- The proposed floor space ratio is to be aligned to the new proposed heights

The two built form scenarios' put forward in this submission therefore include:

1. A reduction in building heights and refinement of the built form as suggested by the Panel.
2. A reduction in building heights and refinement of the built form as suggested by the Panel but retaining the potential for one (1) additional storey in limited parts of the site, subject to additional design criterion,

for example where the level is recessed, and it can be demonstrated there is no adverse environmental (visual and shadowing) impacts.

Further, more detailed design testing and a review of building (GBA to GFA) efficiencies has been conducted, whereby the efficiencies adopted for the various typologies is reflective of 'real-world' outcomes and commonly accepted industry practice in the calculation of GFA and FSR.

A summary of the resultant approximate FSR across the masterplan iterations is provided in the table below.

Planning Proposal (Masterplan) Version:	Approximate FSR:
Lodged Planning Proposal Masterplan	1.35:1
Masterplan amended in response to Panel recommendations	1.10:1
Masterplan amended but retaining discrete areas of up to 7-storeys in the far north-western corner and 4-storey interface along the central part of the North Rocks Road frontage.	1.15:1

### 3. APPROACH TO PUBLIC OPEN SPACE

#### Panel Recommendation 4 & 5:

- The provision of a minimum 34% of the site as open space including the proposed oval.
- The identification of an appropriate zoning or other mechanism to ensure the proposed oval, public spaces, parks and bushland areas are retained for public use.

The proponent is committed to the delivery of high quality public open space (equivalent to 34% of the total site area) and assuring the ongoing public use of these spaces in perpetuity. Proposed open space includes a full-sized oval, multi-purpose court, village square (civic plaza), village green, linear local parks, and a bushland reserve. This open space forms a connected network of publicly accessible parkland that enables movement through the site, whilst providing both active and passive recreation opportunities.



Figure 9: Diagram indicating overall open space structure and areas.

It is envisioned the dedication of open space may follow one of two options:



1. All public open space shown on the masterplan to be zoned RE1 Public Recreation and dedicated to Council through VPA process.
2. Selected public open spaces (oval and northern edge park) be zoned RE1 Public recreation and dedicated to Council. Smaller open space areas (linear parks, pocket parks, community gardens, etc) to be retained in private ownership and adopt an appropriate adjoining zoning. Encumbrances requiring the maintenance of these areas as publicly accessible open space in perpetuity could be registered on title.

Preliminary engagement with Parramatta City Council has indicated that Council may seek to limit the extent of land which is dedicated as public recreation space in order to manage ongoing maintenance commitments. As such, it is anticipated option 2 can be reasonably negotiated and agreed with Council if they do not wish to receive dedication of all open space on the site.

A draft letter of offer to enter into a planning agreement with Council was submitted with the planning proposal and outlines the proponent's commitment to provide and embellish considerable open space for use by the residents of the proposed development and the general public. Indicative values for these contributions are set out in the letter of offer and, while it is envisaged that the open space areas would be dedicated to Council, the proponent appreciates that Council may not accept all these dedications in which case they would become privately-owned publicly accessible open space.

There are various options to secure in-perpetuity public access to and maintenance of privately-owned public open space:

- a) In respect of open space land that Council will not accept as a dedication, it is proposed that this land will be owned by the proponent (i.e., EG) or the relevant community association for that part of the site.
- b) If owned by a community association, terms will be included in the community management statement for that community association requiring each of its members, though common levies, to contribute to the maintenance costs of the open space.
- c) In addition to the proposed ownership arrangements, suitable encumbrances would be registered on title to ensure that the open space is made publicly accessible in perpetuity. For example, an easement will be registered on the title to the land requiring it to be made available for public access at all times, a restrictive covenant would prevent the open space being lawfully used for anything other than its intended purpose and a positive covenant would require the owner of the land (i.e. the community association) to maintain and keep the open space in good condition and working order.

It is expected that conditions of consent would be imposed on the relevant development applications for the open space land requiring the registration of such encumbrances noted above, as is common for developments of this kind.

It is noted that the proposed 34% open space provision substantially exceeds historic planning proposals observed within Parramatta Local Environmental Plan, and it also exceeds Council's rezoning open space land dedication requirement of 20% contained within its endorsed 'Community Infrastructure Strategy' (2020).

Meetings with senior officers at Council have been held on 18 and 21 December 2023, at which the open space offer, future tenure and management of the proposed open space was discussed and Council indicated in principle support for the partial dedication of open space, including the oval, village square and bushland edge to the north.

#### 4. AFFORDABLE HOUSING

##### **Panel Recommendation 7:**

- *Prepare an affordable housing viability report and clarify housing affordability rates, including floor space and number of units and method of management in perpetuity to consider the delivery of affordable housing in the development consistent with the government's strategic housing policy. The Greater*



*Sydney Region Plan and Sydney Central District Plan have affordable housing targets in the range of 5-10% of new residential floor space subject to viability.*

The affordable housing viability report is currently being prepared and will be finalised by 12 January 2024 for lodgement with the Department.

It is noted the affordable housing offer will align with desired targets (5-10%) and methodology contained in both the Sydney Region Plan and Sydney Central District Plan.

## 5. PLANNING CONTROLS

### Panel Recommendation 8:

- *The inclusion of a proposed LEP provision for a site-specific Development Control plan (DCP). The site specific DCP is to be generally consistent with, and address, the proposed arrangement of development in the revised master plan and as modified by the requirements above. It is to be prepared by the proponent in consultation with the City of Parramatta and the Department of Planning and Environment.*

The Planning Proposal will include a new Local Provision for inclusion within Council's LEP requiring the preparation of a site-specific Development Control Plan. An example is provided below.

#### **Development Control Plan – North Rocks**

- (1) *This clause applies to land identified at Lot 3001 DP 1115866, No's 361-365 North Rocks Road, North Rocks as shown on the special provisions area map.*
- (2) *Development consent must not be granted to the overall development of land to which this clause applies unless a development control plan has been prepared for the land.*
- (3) *The development control plan must provide for the following matters—*
  - a) *spatial arrangement of open space, roads and building typologies,*
  - b) *site access and permeability,*
  - c) *building envelopes, setbacks, articulation and other built form controls,*
  - d) *pedestrian and cycle connections (active transport),*
  - e) *environmental sustainability measures,*
  - f) *impact on, and proposed improvements to, the public domain including areas with a civic focus such as a village square, community centre or library,*
  - g) *vehicular access to, and design of, basement car parking, and*
  - h) *extensive landscaping of the public and private domain, including within setbacks to adjacent property and along the North Rocks Road frontage.*

In addition to the above and amendments to the LEP zoning, height and FSR maps, the Planning Proposal will include additional provisions pertaining to Gross Floor Area, Design Excellence and Additional Permitted Uses. These are outlined further below.

#### a) Gross Floor Area

To provide clarity around how GFA is calculated (particularly if any land such as the proposed oval is zoned RE1 Public Open Space), it is proposed that a new Additional Local Provision be inserted into *Parramatta Local Environmental Plan 2023* in agreement with Council. An example provision is provided below:

#### **Floor Space Ratio – North Rocks**

*The site area of proposed development on land within the North Rocks Village is, for the purpose of applying a floor space ratio under clause 4.5, taken to include land that—*





- (a) *is dedicated to the Council or a public authority for a public purpose (including roads, drainage or open space), and*
- (b) *would have been part of the site area if it had not been so dedicated.*

In effect, this clause enables a concept DA to utilise the entire site area (including future public open space) when allocating GFA to development lots, providing certainty to both Council and proponents around future built form outcomes.

We note that this is common practice in precinct development scenarios and a similar clause is observed within *The Hills Local Environmental Plan 2019*.

b) Design Excellence

The proponent is committed to high quality design wherever possible across the lifespan of the project and ensuring that all significant structures make a positive contribution to the natural, cultural, visual and built character values of North Rocks.

As per the original and amended Planning Proposal, there will be a proposed Additional Local Provision proposed which offers an incentive to realise design excellence for all multi-unit housing and residential flat building developments, in addition to future public buildings, i.e., the library and community centre.

In accordance with the lodged Planning Proposal and Rezoning Review report dated November 2022, the design excellence clause will seek to deliver the highest standard of architectural, urban and landscape design, and allow buildings (demonstrating design excellence) to become eligible for an amount of additional floor space, to be determined by the consent authority, of up to 10%.

Suggested wording is as follows:

***Design Excellence – North Rocks***

*(1) The objective of this clause is to ensure that development exhibits design excellence that contributes to the natural, cultural, visual and built character values of North Rocks.*

*(2) This clause applies to development involving residential flat buildings and multi-dwelling housing on land at Lot 3001 DP 1115866, No's 361-365 North Rocks Road, North Rocks as shown on the special provisions area map.*

*(3) Development consent must not be granted for development to which this clause applies unless the consent authority considers that the development exhibits design excellence.*

*(4) In considering whether the development exhibits design excellence, the consent authority must have regard to the following matters—*

- (i) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,*
- (ii) whether the form and external appearance of the development will improve the quality and amenity of the public domain,*
- (iii) whether a high standard of landscape design including extensive tree plantings will improve the quality of the and amenity of the development and public domain,*
- (iv) whether the development detrimentally impacts on any view corridors,*
- (v) the requirements of the relevant Development Control Plan/s,*
- (vi) how the development addresses the following matters—*
  - a) the suitability of the land for development,*
  - b) existing and proposed land uses and use mix,*
  - c) a reduction in scale of the built form at the eastern and western site interface to be compatible with that surrounding or adjacent the site,*
  - d) impacts on the North Rocks Road streetscape,*



- e) *the relationship of the development with other development (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,*
- f) *the relationship of the development with any proposed community infrastructure including ovals, civic open space and community facilities*
- g) *bulk, massing and modulation of buildings in addition to high-quality materiality,*
- h) *street frontage heights,*
- i) *high standards of landscaping and contribution to tree canopy coverage within the site and along key boundaries*
- j) *environmental impacts such as sustainable design, overshadowing, wind and reflectivity,*
- k) *the achievement of the principles of ecologically sustainable development,*
- l) *pedestrian, cycle, vehicular and service access, circulation and requirements, and/or*
- m) *the impact on, and any proposed improvements to, the public domain.*

*(5) The floor space ratio of a building to which this clause applies may exceed the floor space ratio shown for the land on the Floor Space Ratio Map by an amount to be determined by the consent authority, of up to a maximum 10%.*

c) Additional Permitted Uses

As per the original planning proposal, there will be a provision for additional permitted uses to facilitate a restaurant, café, medical centre and other bespoke commercial uses in the R4 High Density Residential zone within the village square. Suggested wording is as follows:

***Use of certain land at No's 361-365 North Rocks Road, North Rocks***

*(1) This clause applies to land being Lot 3001 DP 1115866, No's 361-365 North Rocks Road, North Rocks.*

*(2) Development for the purposes of a restaurant or café, office premises, business premises, and medical centre are permitted with development consent, but only if the combined gross floor area of any such uses on the land does not exceed 2,800 square metres.*

## REVISION OF PLANNING PROPOSAL AND SUPPORTING STUDIES

The rezoning review record of decision states “*The revised planning proposal including reports and supporting studies is to be submitted to the Panel via the Department of Planning and Environment by 12 January 2024.*”

Given the Panel is yet to consider updates to the Masterplan and the proposal is yet to be forwarded to the Ministers Delegate for a Gateway determination, we request that the requirement to update all reports and studies be deferred until the Panel has considered the proponents response (in February/ March 2024), and which is to be supported by the following:

- Urban Design Statement (Gabrielle Morrish & Associates)
- Affordable Housing Viability Report (Atlas Economics)
- Visual Impact Assessment – Addendum (Urbis)

We note that the Masterplan/Urban Design Study – Addendum by Hassell Architects is attached to this letter and the aforementioned documents will be provided by 12 January 2024, in accordance with the Panel's record of decision.

Following the February/ March meeting of the Panel, the Planning Proposal and supporting consulting inputs can then undergo a final comprehensive revision consistent with the endorsed Masterplan and prior to Gateway or be subject to a pre-exhibition revision after Gateway determination.



## STATUTORY PLANNING PATHWAY

It is envisioned that the statutory planning process will proceed as follows:

1.	<b>Panel Meeting (February/ March 2024)</b>	Panel to review updated masterplan to confirm recommendations have been met and provide in-principle support to proceed to gateway.
2.	<b>Prepare Updated Planning Proposal</b>	Proponent to update Planning Proposal and supporting documentation (prior to Gateway) consistent with Panel recommendation.
3.	<b>Gateway Determination</b>	Gateway determination is issued with or without conditions.
4.	<b>Exhibition</b>	Comprehensive update of technical reports (if required by Gateway) prior to exhibition, including draft indicative control framework and VPA.
5.	<b>Planning Proposal Finalisation</b>	Respond to any submissions, and referral of exhibited proposal to PPA for finalisations.
6.	<b>Execution of VPA</b>	Final agreement between parties on VPA.
7.	<b>Concept DA</b>	A site-wide concept DA will be prepared and lodged, which will confirm all building envelopes, GFA distribution allocation across the site and other key features of the masterplan.

## CONCLUSION

We appreciate again the Panel's thorough assessment of the Planning Proposal, confirmation it demonstrates strategic and site-specific merit and suggested recommendations, which the proponent's architects, urban designers and planners have responded to with refinements made to the master plan particularly with regards articulation of the built form.

Further this submission respectfully requests the Planning Proposal retain the potential to achieve one (1) additional storey but in limited parts of the site (including the far north-western corner being the lowest part of the site, and along the central part of the North Rocks Road frontage), and that any additional height be subject to additional design criterion.

We thank the Department for our meeting of 13<sup>th</sup> December, in which we provided an update on master plan revisions and an overview of key discussion points ahead of the panel reconvening in February/ March 2024.

Please contact me via email [benhendiks@mecone.com.au](mailto:benhendiks@mecone.com.au) at your nearest convenience to arrange.

Yours sincerely,

Ben Hendriks  
Managing Director



## APPENDIX 1 – MASTERPLAN/ URBAN DESIGN STUDY – ADDENDUM