

3 July 2024

Department of Planning, Housing and Infrastructure
4 Parramatta Square
Parramatta NSW 2150

By email only: renee.ezzy@dpie.nsw.gov.au

Dear Renee,

Rezoning Review for 407-511 King Georges Road, Beverly Hills, RR-2023-12

RE: Meeting with DPHI, 18 June 2024

Mecone Group (**Mecone**) are writing on behalf of the proponent; Beverly Hills Owners Association Incorporated (**BHOA**) following a meeting with Department of Planning, Housing and Infrastructure (**DPHI**) officers on the 18 June 2024. During the meeting, it was requested that the urban design modelling prepared by Olsson in November 2023, be submitted to DPHI for consideration of the Height of Building (**HOB**) and Floor Space Ratio (**FSR**) controls.

This letter is accompanied by documents which were previously submitted to the Sydney South Planning Panel (**Panel**) on 22nd November 2023, and should be read in connection with the following attachments:

- **Appendix A:** Olsson Urban Design Study V2.1 dated November 2023
- **Appendix B:** Mecone Cover Letter dated 22 November 2023

The detailed modelling by Olsson provided in **Appendix A** supports FSR and HOB controls as identified at **Table 1** below to best achieve an ADG compliant scheme across the precinct. Preliminary solar studies indicate that 74.5% solar access, and 60.8% cross ventilation can be achieved. Comprehensive ADG compliance assessments will be provided in future with detailed development applications.

TABLE 1: SITE CONTROLS AS MODELLED IN NOVEMBER 2023

	HOB	FSR
Corner Sites	39m (11 storeys)	5:1
Mid-Block Sites	28m (8 storeys)	3:1
Cinema Site	33m (9 storeys)	3.5:1

The identified FSR is commensurate with the HOB controls and improve on potential for ADG compliance when compared to the Panel's requirements which seek consistency with:

Georges River Council's draft Beverly Hills Town Centre Master Plan, 2020 (draft master plan), as amended by the Principles in Council's resolution dated 24 April 2023, specifically (c) and (d) c. i-iv (the principles)

Further, the November 2023 modelling resulted in a potential 57,645m² of GFA on the site, compared with Council's draft *Beverly Hills Town Centre Master Plan* which sought 57,022m² – a difference of only 600 m² but with the BHOA modelling enabling the potential for an additional 40 residential units.



It is important to note that Council's resolution of 24 April 2023 determined to "*not proceed with the exhibited Master Plan for the Beverly Hills Local Centre*" - as such the exhibited Master Plan has been abandoned and not progressed since January 2019.

We welcome DPHI's review of the attached urban design study and modelling and look forward to the opportunity to discuss the matter further.

Kind Regards,

Gemma Bassett
Associate Director