

30 October 2024

Renee Ezzy
Senior Planning Officer, Planning Proposal Authority
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: Revised Urban Design Testing – Scenario B

Mecone Group (**Mecone**) are writing on behalf of Beverly Hills Owners Association Incorporated (the **Proponent**) following DPHI's recent email correspondence on 10 October 2024 and 17 October 2024. We appreciate the opportunity to provide written feedback to DPHI on the proposed Option B modelling for the Panel's consideration.

We have reviewed the urban design testing and are generally supportive of the proposed amendments to the controls within the Georges River Local Environmental Plan 2021 (the LEP), however we wish to raise the following matters for further consideration:

- Given the substantial time that has lapsed since the proposal was originally lodged, we note that there has been a significant shift in economic conditions that will impact the feasibility of redevelopment and require higher FSRs than originally anticipated. It is prudent that due consideration be given to these factors to ensure that redevelopment can occur, and Beverly Hills can reach its full potential noting the transit-oriented development offered by the proximity to Beverly Hills Train Station.
- It is requested that the floor space ratio and height of building controls be mapped into specific site blocks, as presented within DPHI's detailed modelling (shown in **Figure 1**), rather than as blanket or 'average' control across all land covered by the planning proposal.

LOT #	LOT AREA	COMMERCIAL 1ST	HOTEL	RESIDENTIAL 1ST	RESIDENTIAL	RETAIL	LANDSCAPE - SIMPLE	BUILDING COVERAGE AREA	BUILDING COVERAGE RATIO	OPEN SPACE AREA	OPEN SPACE RATIO	TOTAL	FSR (GFA)
A	2,364	1,787			7,094	1,051		2,102	89%	262	11%	9,933	4.20
B	3,161	1,868			8,151	1,099	1,164	2,197	69%	964	31%	11,117	3.52
C	1,285		1,607				650	500	39%	786	61%	1,607	1.25
D	1,452	700		904	5,933	1,031	530	1,346	93%	106	7%	8,567	5.90
E	1,629			640	5,669	619	530	1,067	65%	563	35%	6,927	4.25
F1	3,438			1,542	7,921	982	815	2,682	78%	756	22%	10,445	3.04
F2	2,419			2,022	4,831	1,333	736	1,965	81%	454	19%	8,187	3.38
G	1,689			1,232	5,789	962	736	1,463	87%	226	13%	7,983	4.72

Figure 1 DPHI Yield Summary - Scenario B (Source: DPHI, October 2024).



- It is also requested that the controls for the two corner sites (Lot A and G) be increased to facilitate an FSR of at least 5:1, noting that block-specific modelling has demonstrated that this can be reasonably accommodated on these two sites, and will facilitate the formation of gateway entrances to the Precinct.

In conclusion, we are supportive of the modelling undertaken by DPHI and we look forward to the opportunity to discuss the matter further and would welcome the opportunity to review any further material (including proposed LEP mapping amendments) as they become available. Should you have any queries, or wish to discuss this matter further, please contact Jessie Wiseman, Associate at jwiseman@mecone.com.au.

Kind Regards,

Gemma Bassett

Associate Director