



4 March 2015

Fiona Gibson  
Department of Planning and Environment  
23-33 Bridge Street  
SYDNEY NSW 2001

Dear Fiona,

**330 CHURCH STREET PARRAMATTA MP 10\_0171 MOD 6**

We refer to the above matter and your email dated 25 February 2015.

Subsequent to your discussions with our Walter Gordon in relation to this matter, please find accompanying this letter the following additional required information and documentation (4 printed copies; 1 CD):

- Shadow diagrams to illustrate the impacts of the additional 6 storeys. The diagrams show that the additional shadow cast at mid-Winter is minimal and does not fall over any key public domain spaces.
- An updated View Impact Assessment including additional photomontages from key vantage points. The assessment concludes that the additional height will be acceptable within the context of the existing and future built form of the Parramatta CBD.
- An addendum to the Heritage Impact Statement. The addendum states that the proposed additional height will not have any adverse heritage impacts.
- An amended wind report. An updated wind report has been prepared and makes interim recommendations. A more detailed wind tunnel test is underway currently to address conditions in the existing MP consent. Final and confirmed mitigation recommendations will be made once that process is complete.
- Information outlining how the consideration of any public benefit, services and infrastructure will be provided for the revised proposal. If discussions have commenced with Council regarding contributions, please outline this information in the modification application. Meriton is continuing negotiations with Council regarding the need for an amendment and/or new VPA to support the 75W Application. Final details are yet to be reached, however any agreement would not exceed the previously agreed rate of \$600/m<sup>2</sup> for the additional GFA being proposed. Accordingly, we would be willing to accept a condition similar to the following:

*The Proponent and Council (if deemed necessary by Council) are to enter into a Planning Agreement (or amend the existing Planning Agreement under Condition A8A) to take account of the additional floor space approved under MOD ## within 6months of the date of this project approval. It is up to Council and the Proponent to determine the appropriate contribution to be made, but must not be any more than the rate of \$600/m<sup>2</sup> for the additional GFA outlined in Condition A8A.*

We trust this satisfies the Department's request for additional information and will enable public exhibition of the MOD to commence.

Should you require anything further in this regard, please contact the undersigned.

Yours sincerely,

**KARIMBLA CONSTRUCTIONS SERVICES (NSW) PTY LIMITED**



**TOM HUTCHISON**

**Senior Development Planner**