

1 May 2026

Annie Leung
Team leader
Key Sites Assessment
Department of Planning, Housing and Infrastructure
4 Parramatta Square
PARRAMATTA NSW 2124

Response to RFI

SSD—80102979 40 Memorial Avenue Bella Vista

Dear Ms Leung,

We refer to the Request for Further Information (RFI) dated 29 April 2026 and in particular the request that confirmation be provided that the architectural design amendments required by the amended Flood Impact and Risk Assessment (FIRA) Report will not require an updated Clause 4.6 Variation Statement - Floor Space Ratio (clause 4.4).

We can confirm that the gross floor area (GFA) for the proposed development, being 50,272m² as detailed in our supporting clause 4.6 Variation Statement (FSR) dated 12.3.2026, will not change as a result of the lifting of habitable floor levels for Buildings A, B, C & D as required by the amended FIRA, Revision 8 and dated 22.04.2026.

Hence, the proposed development does not require an amended Clause 4.6 Variation Statement addressing clause 4.4 of The Hills LEP 2019.

We have provided an amended Clause 4.6 Variation Statement (Height of Building) which responds to the requirements of the FIRA namely the changes to habitable floor levels (**attachment 1**).

We trust this satisfies the request from the Department.

Kind regards,



Nicholas Cavallo
Associate Director
Knight Frank Town Planning (Sydney)

Attachment 1 – Clause 4.6 Variation Statement (Height of Building)