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12 October 2022

Kelly van der Zanden
Group Manager City Design
City of Parramatta Council
PO Box 32
Parramatta NSW 2124

Dear Kelly,

DESIGN EXCELLENCE - TELOPEA CONCEPT PLAN AND STAGE 1A [SSD-14378717]

Further to our meeting on Thursday 29 September 2022, we write on behalf of *Frasers Property Telopea Developer Pty Ltd* (Frasers) to provide a response to the 'design excellence' matters raised by City of Parramatta Council in response to the exhibited Environmental Impact Statement and subsequent Submissions Report for SSD-14378717.

Design Excellence Strategy

The Design Excellence Strategy for the Telopea Concept Plan Area has been amended to address comments provided by the NSW Department of Planning and Environment (DPE) and Council officers. Notably:

- The Strategy now adopts the thresholds for architectural design competitions as per Clause 6.12(5) of the *Parramatta Local Environmental Plan 2011* (PLEP 2011), including:
 - Development in respect of a building that is, or will be, higher than 55 metres above ground level (existing),
 - Development having a capital value of more than \$100,000,000,
 - Development for which the applicant has chosen to have such a competition.
- The Strategy identifies those sites within the Telopea Concept Plan Area that currently meet the thresholds for architectural design competitions (based on the current proposed staging and indicative Capital Investment Value).
- The Strategy includes a commitment to prepare a template 'model brief' and supporting terms of reference articulating the critical metrics Frasers is contractually obligated to deliver under the executed Project Delivery Agreement. The model brief is proposed to be prepared to the satisfaction of the Government Architect NSW prior to the commencement of any future architectural design competitions.

- The composition of the selection panel (Jury) has been amended to require a minimum of five members and is to include a Council representative for all architectural design competitions, consistent with the *Draft Government Architect's Design Excellence Competition Guidelines, 2018*.
- The Strategy outlines design integrity and post competition processes including the establishment of a Design Integrity Panel, consistent with the *Draft Government Architect's Design Excellence Competition Guidelines, 2018*.

The amended Design Excellence Strategy is provided at **Attachment A**. It will be submitted to DPE as part of the Response to Request for Information in late October 2022.

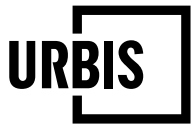
Stage 1A Architectural Design Competition Waiver Request

As discussed at our meeting, Frasers is seeking Council's endorsement for an alternative design excellence process for Stage 1A in place of an architectural design competition that is otherwise required to satisfy Clause 6.12 (5) of the PLEP 2011.

A formal waiver request has been prepared and is included at **Attachment B**. The waiver is sought on the basis that:

- The Stage 1A proposal involves an integrated public domain and built form outcome that must adhere to the operational and technical requirements of TfNSW, Parramatta Light Rail, the State Transit Authority, and Council for the light rail station plaza, light rail crossing, and road and intersection upgrades.
- An alternative design excellence process has already been undertaken to ensure that the final design outcome of Stage 1A is capable of exhibiting design excellence, including:
 - A selective process to appoint the design team.
 - Robust site analysis and interrogation including consideration of Connecting with Country.
 - Design review and refinement through engagement and collaboration with Council and the SDRP.
 - A commitment to ensuring design integrity through retention of the design team for the duration of the detailed design and delivery phases and establishment of a Design Integrity Panel.
- Undertaking an architectural design competition is not expected to achieve a significantly superior design outcome than currently proposed given the rigour and analysis invested to date.
- Council has indicated its support for the Stage 1A application, subject to resolution of outstanding details. The outstanding matters relate to the amount of visitor parking, ground level setbacks, footway widths and tree retention within the public and private domain. These matters are to be addressed in the Response to Submissions package currently being prepared by Frasers.
- An architectural design competition would significantly delay delivery of the public domain and compromise critical coordination with Parramatta Light Rail.

Under the provisions of Clause 6.12 (6) of the PLEP 2011, Council may grant a waiver if it determines that the development is one for which an architectural design competition is not required.



We request that Council reviews the information provided in the waiver request and endorses the alternative design excellence process for Stage 1A. We note written confirmation will be required by Council (or its delegate) prior to development consent being granted.

Please do not hesitate to contact the undersigned should you require any further information to assist in your assessment of the Stage 1A waiver request.

We are happy to meet with Council again to discuss any aspect of the 'design excellence' response.

Yours sincerely,

A handwritten signature in black ink, appearing to read "J. Wilson" with a stylized flourish at the end.

Samantha Wilson
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