

7 August 2023

City of Parramatta Council
4 Parramatta Square
Parramatta NSW 2150

Attention: David Birds

Dear David,

Teloepa Stage 1A – Architectural Design Competition Waiver Request

Thank you for meeting with Frasers Property Australia (Frasers) on 4 July 2023 to discuss the design competition waiver request submitted to Council on 8 June 2023.

As discussed at that meeting the Department of Planning and Environment has recently issued Frasers with a Request for Information (dated 23 June 2023) requesting Frasers obtain a waiver from Council for an architectural design competition for Stage 1A proposal in accordance with clause 6.12(6) of the Parramatta Local Environmental Plan 2011. The purpose of this letter is to address the Department's RFI by reiterating Frasers' request to Council to waive the design competition requirement.

We trust that the meeting on 4th July 2023 provided Council with confidence that the waiver request is worthy of consideration. As presented by Plus Architecture during our meeting, the Stage 1A Project Application scheme has been the subject of significant site analysis and design testing. The current scheme is the result of intensive design interrogation by several reputable and ward winning architectural design practices including Hassel, Bates Smart and Plus Architecture, and has been subject to an exhaustive State Design Review Panel process. Furthermore, the Stage 1A Project Application has undergone a suite of design refinements to respond to stakeholder feedback (including Council) following the Department of Planning and Environment's statutory exhibition process and subsequent notification of Response to Submissions Report. The current scheme can also demonstrably satisfy the requirements of clause 6.12 of the Paramatta Local Environmental Plan 2011. Accordingly, we offer that Council can form a reasonable view that design excellence will be achieved, and a design competition is not required in this instance.

In further support of the request, please find enclosed the material presented at the meeting on 4 July 2023, accompanied by additional documentation.

Doc	Name	Owner and Date
1	Design Competition Waiver Request Letter	Urbis, 8 June 2023 (resubmitted for completeness)
2	Teloepa Stage 1A Design Excellence Presentation and appendices	Plus, 10 June 2023
3	Feedback registers summarising Council's feedback on Stage 1A and project team responses	Frasers, 4 August 2023
4	Design excellence compliance statement	Urbis, 14 July 2023
5	Stage 1A Architectural Plans	Plus, August 2023
6	Stage 1A Design Report	Plus, 7 August 2023
7	ADG Compliance Schedule	Plus, 3 August 2023
8	Landscape Plans	Hassell, 4 August 2023
9	Civil drawings	JWP, 20 July 2023
10	Stage 1A Subdivision Plans	LTS, 27 July 2023 Bates Smart, 25 July 2023
11	Traffic and Transport Addendum	ASON, 16 March 2022
12	Letter to Paramatta Council - Terrain Categories	Efficient Living, 26 July 2023

In the first instance we kindly request that Council confirm:

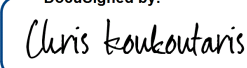
- it has sufficient details to consider the request; and
- a without prejudice indication of the likely timeframe Council will require to consider the request.



Fraser's acknowledges that Council will need to give careful consideration to the request, however we highlight that the program implications of the design competition waiver request are increasingly prudent to the NSW Government achieving its housing agenda. Fraser's are required to report back to LAHC as our project partner, and in turn LAHC has been instructed by the NSW Government to accelerate housing supply. The timely obtainment of a design competition waiver and implications of Stage 1A Project Approval are of keen interest to the NSW Government. Conversely, should Council determine that a design competition waiver cannot be granted, Fraser's requests it be notified as soon as possible.

We trust the package of information provides Council with sufficient detail to favorably consider the design competition request, however, please do not hesitate to contact the undersigned if you require any additional documentation or further engagement with the design team is required.

Yours faithfully,

DocuSigned by:

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Chris Koukoutaris
Development Director
Fraser's Property Australia

Attachment 1 – SPA Terms

Indicative Timeframe for the delivery of State Significant Social Infrastructure:

Item	Description	Proposed Timing
1	Social housing progressive delivered throughout the development; indicative timing as follows: <ul style="list-style-type: none"> • 143 social dwellings • 124 social dwellings • 81 social dwellings • 118 social dwellings • 118 social dwellings • 83 social dwellings • 83 social dwellings 	2026-2030 2029-2032 2030-2033 2034-2036 2035-2038 2035-2039 2037-2040
2	Funding for the SHOP for 20 years, run by a CHP in parallel with Department of Justice and communities to support of social housing residents, linking them to education, employment, training and to transition out of social housing	\$15,750 per dwelling issued CHP prior to Occupation of Social dwellings
3	Affordable housing progressively delivered throughout the development; indicative timing as follows: <ul style="list-style-type: none"> - 95 affordable dwellings - 54 affordable dwellings - 107 affordable dwellings 	2026-2030 2029-2033 2036-2040

Parties to the State Planning Agreement:

Relationship to project	Company	ABN
Landowner and beneficiary of the development approval	New South Wales Land and Housing Corporation	24 960 729 253
Developer (carrying out the works)	Frasers Property Telopea Developer Pty Ltd as trustee for Telopea Development Trust	50 637 732 079

Security arrangements

Nil – as public benefit items are linked into delivery milestones of development (i.e. occupation cannot be achieved without payment or delivery of works in kind).

Minister's Costs

We hereby confirm our agreement to pay the Minister's costs for the preparation and notification of the SPA.