

WINTON

16 February 2026

Expert Panel
Sunfield Fast-track Application
FTAA – 2503 -1039

Fast-track Approval Application FTAA-2503-1039 – Sunfield Development

1. Background

I refer to the draft decision for Fast-track Approval Application FTAA-2503-1039 issued on 10 February 2026, with proposed conditions attached (the **Draft Decision**). I want to take this opportunity to thank the Expert Panel for the extensive amount of work undertaken to date on the Sunfield Substantive Application, and for the recommended approval in the Draft Decision.

I wish to be pragmatic and balanced regarding various amended conditions in the version attached to the Draft Decision and Winton is therefore prepared to accept many as currently proposed. However this letter is provided to the Expert Panel to provide some context as to why Conditions 112A and 112B, which relate to maximum parking ratios within the employment precinct, are considered overly burdensome as currently proposed.

2. Expertise

As noted in our Statement of Intent of 11 February 2025 and the Sunfield Substantive Application documents, Winton is a highly experienced, publicly listed real estate development company. Winton has a reputation for building quality, master planned neighbourhoods that are carefully designed and cohesive and community focused. I have an extensive 30-year history of delivering successful master planned communities.

As noted in my letter to the Honourable Chris Bishop which accompanied the Sunfield Application to be a listed project within Schedule 2A under the Fast-track Approvals Bill 2024:

'... the approach Winton and the design team have adopted for Sunfield represents a forward-thinking approach to the traditional design of masterplanned communities which are constrained by their road hierarchy / layout. I am tremendously excited about what this change in design philosophy represents and firmly believe that this is the way forward to creating healthier and more environmentally and economically sustainable communities.'

A key driver of the design philosophy Winton adopted for Sunfield was due to the ability to include a significant contiguous parcel of employment precinct land into the

masterplan. The scale of the employment precinct is such that it will generate a significant number of jobs for the future residents of Sunfield. Sunfield's 15-minute sustainable neighbourhoods mean employment opportunities are close to the home and are easily accessible. However, for the employment precinct to be a success it needs to be an attractive proposition for tenants to occupy, to invest their capital into and to create employment opportunities. Simply put, without tenants occupying the employment precinct it will not be successful.

3. Commercial Viability

Based on the above, the maximum parking ratios adopted for the employment precinct at Sunfield must be set to ensure the commercial viability of the employment precinct.

As noted above, the timely development of the employment precinct and its leasing by tenants is key to the success of the Sunfield master planned community. It is my belief that the proposed draft conditions of consent that relate to the maximum parking ratios within the employment precinct are currently overly burdensome and will deter potential tenants from occupying Sunfield's employment precinct. Sunfield will not be able to compete in an open market with these parking restrictions.

I support the conclusion reached by Commute that no maximum parking ratios are needed. However, failing this I believe the adoption of market standard ratios of 1 car park per 30m² for office activities and 1 car park per 250m² for manufacturing / warehouse / industrial activities would ensure tenant take up within the employment precinct which would in turn lead to its ultimate success and that of the Sunfield masterplanned community.

I urge the Expert Panel to consider this request on the basis of a holistic view of the Sunfield master planned community, and the suite of conditions proposed to manage traffic on the surrounding road network.

Yours sincerely

A solid black rectangular box used to redact the signature of Chris Meehan.

Chris Meehan
CEO