



M ARUNASALAM, T ARUNASALAM
1 Billabong Street,
Pendle Hill NSW 2145

Our Ref: GMC:KG:37352

5 February 2026

Attention: M ARUNASALAM AND T ARUNASALAM

By Email

Dear M Arunasalam, T Arunasalam

Re: Offer to purchase property 1 Billabong Street NSW 2145
Property: 3-5 Gilba Road, Pendle Hill
Client: SK2V 2 Pty Ltd

We refer to the above matter and confirm we act for SK2V 2 Pty Ltd, the owner of 3–5 Gilba Road, Pendle Hill (“our client”) and understand you own 1 Billabong Street, Pendle Hill.

The purpose of this letter is to outline the Land and Environment Court planning principle relevant to this matter and to make a formal offer of purchase for your property at 1 Billabong Street, Pendle Hill (“the property”).

Proposed development application

As your client may be aware our client has lodged a development application with Council seeking approval for the development of a mixed-use project comprising the construction of 74 co-living units, commercial premises, and a childcare centre accommodating up to 34 children. In accordance with the planning principles established in the cases of *Melissa Grech v Auburn Council* [2004] NSW LEC 40 (“*Grech*”) and *Karavellas v Sutherland Shire Council* [2004] NSW LEC 251 (“*Karavellas*”), we send this formal letter of offer to satisfy the requirements of Council and the Court in relation to site isolation and in order to assist in the approval of the pending development application.

Our client has also ensured that the development potential of the property, having regard to the planning controls, is protected by the design of their proposed building.

Relevant caselaw

In the cases of *Grech* and *Karavellas*, the Land and Environment Court provided guidelines that must be followed in circumstances where there is likely to be an impact on the development potential of adjoining properties. This is often referred to as site isolation.

Limited Liability by a scheme approved under Professional Standards Legislation

p 02 9635 1100

Suite G.18 / 25 Solent Circuit, Macarthur Point, Baulkham Hills NSW 2153

PO Box 7909, Baulkham Hills BC NSW 2153 (*Preferred*)

www.mckees.com.au

05 February 2026

We are now instructed to make a genuine offer to purchase the property. Our client has obtained updated valuations reports, which are *enclosed* for your information. The reports assess the market value of the property at \$1,175,000.00 and \$1,500,00.00.

Offer to purchase

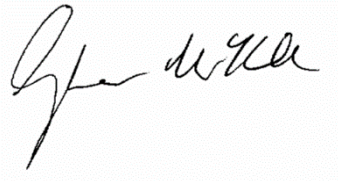
In accordance with the enclosed updated valuation reports, we have received instructions to make a final offer of \$1,650,000.00 for the purchase of 1 Billabong, Pendle Hill. This offer, which is \$150,000 above the highest valuation figure will, in our opinion, be determined by the relevant consent authority to be reasonable and appropriate, given the development of the site must remain economically viable when taking into consideration the purchase of the property, as well the additional costs in obtaining approval for a boarding house development.

We request that you consider the offer and respond to this letter within 14 days, being 19 February 2026.

Should you wish to discuss this letter we invite you to call Graham McKee on 0408 240 099.

Yours faithfully

McKEES LEGAL SOLUTIONS

A handwritten signature in black ink, appearing to read 'Graham McKee', is written over a light grey rectangular background.

Graham McKee
Principal

Encl.
