



Merc Capital

15 August 2018

Mr Stewart Seale
The Hills Shire Council
3 Columbia Court
Norwest NSW 2153

Dear Mr Seale,

RE: PLANNING PROPOSAL - 93-107 CECIL AVENUE & 9-10 ROGER AVENUE, CASTLE HILL

I refer to our meeting on 12 July 2018 regarding our Planning Proposal for 93-107 Cecil Avenue and 9-10 Roger Avenue, Castle Hill at which you advised Council does not have the resources to prepare another new precinct-wide traffic study recommended by RMS and the Proposal will be reported to a Council meeting this September. In their submission to Council dated 2 July 2018 (RMS ref SYD17/01148, Council Ref 12/2016/PLP), RMS provided an alternate set of conditions that if met, should allow Council to proceed with the Planning Proposal, without a precinct wide traffic study. We have attached a briefing note which carefully considers each condition and provides our response.

We note from our meeting that a date has been set in September for Council to consider the Planning Proposal and submissions. All of RMS' concerns have, however, been addressed and the Council should proceed with the Planning Proposal. This is justified on the basis that even though our traffic consultants did not find that this development would require any additional traffic management upgrades, we are prepared to contribute more than our fair share to upgrades identified in the Council's Castle Hill South traffic study.

We note that the draft VPA contribution we submitted to Council is far above that of any comparable development in the area, in some cases as high as ten times that of other developments on a per dwelling basis. This higher than normal contribution has been provided to enable the proposal to proceed with confidence that apportioned contribution costs are covered. Any further studies or upgrades needed could therefore be funded in the time between the approval of the planning proposal and the expected project completion date which we expect will be six years from now at the earliest. Our detailed response is attached in the form of a briefing note.

In light of the response we have provided, we believe that Council can proceed with the planning proposal without further delay.

If you have any questions about our response or wish to discuss the matter further, please do not hesitate to get in touch.

Your sincerely

Andrew Wilson
Development Manager
Merck Property Pty Ltd

CC Michael Edgar, General Manager, The Hills Shire Council
Mayor Dr Michelle Byrne, The Hills Shire Council

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