

21st September 2017

Mr. Michael Edgar
General Manager
The Hills Shire Council
P.O. Box 7064,
Baulkham Hills

Dear Michael,

LETTER OF OFFER
VOLUNTARY PLANNING AGREEMENT – 64 MACKILLOP DRIVE, BAULKHAM HILLS

Aqualand Projects Pty Ltd. (Aqualand) has submitted a Planning Proposal requesting an amendment to the Hills Shire Council in respect of land known as 64 Mackillop Drive, Baulkham Hills.

The Planning Proposal seeks to change the zoning and height limit of the land in order to lodge a development application for a residential development comprising of residential flat building.

Aqualand proposes to offer to the Hills Shire council the opportunity to enter into a voluntary planning agreement under Section 6.F of the Environmental Planning and Assessment Act to deliver community benefits that provide for, or can be applied towards, a public purpose.

The Aqualand Team consider that the property at 64 Mackillop Drive, Baulkham hills has potential for increased residential development. Aqualand has engaged DKO, Architects, to prepare a concept scheme for the site to illustrate how the development might address the site and its context. The concept scheme for the site will be reflected in the Planning Proposal.

This Letter of Offer proposes public benefits that can be delivered through a Voluntary Planning Agreement (VPA) linked to the Planning Proposal.

The key items to be offered through the VPA are:

- Dedication of 1600m² ridge line park (\$2.0m)
- Upgrade of Drainage Reserve (Lot 214) to Public Park including landscaping, pathways and plantings. (\$0.65m)
- Dedication of 34 Salamander Grove as Open Space and an extension of the Public Park (Lot 214). Including demolition of improvements, park construction and landscaping. (\$1.85m)
- Public domain upgrades offsite including lighting for pedestrian link to the station (Fairmont Ave to Brookhollow Ave), new footpaths and streetscape works.(\$1.5m)
- Offsite active open space contribution (\$1.0m)

Total \$7.0m

Aqualand will bear the costs of registering the VPA and covenants referred to above on title. In the event that the VPA does not proceed, each party shall bear their own costs.

Aqualand acknowledges that obligations listed above are relevant considerations for Council or any other consent authority when determining any future Development Application or Modification Application and that a failure to comply with those obligations or any inconsistency with the requirements in those obligations may constitute a reason for refusal of any such application.

Aqualand proposes that the public benefit items be in lieu to the Section 94A Contribution of 1% that would be applicable to the project if the project proceeds to a development application following approval of a Planning Proposal.

We would be pleased to discuss with you and the Council the proposed items being offered as part of the Planning Proposal for the site.

If you have any queries in relation to the above, please contact our office on (02) 9228 1888.

Yours faithfully,



Nick Tobin

EXECUTIVE GENERAL MANAGER – URBAN DEVELOPMENT
AQUALAND PROJETS PTY LTD.
Nick.tobin@aqualand.com.au