



Dear Madam,

VPA offer in relation to Planning Proposal for 871-877 Pacific Highway Chatswood

In relation to the accompanying Planning Proposal we would like to offer the following: -

- Total of 45% value uplift of the development yield of the site which includes but is not limited to the following items:
 - Approx. 10% of site area (fronting Pacific Highway) to be allocated for landscaped public open space (which will enable future connection to the through site link provided by 879 Pacific Highway – Petrol Station Site)

PLUS

- 4% of residential GFA to be provided as affordable housing on site
- \$300k to be allocated for public art and used within the landscaped public open space (public art strategy will be included in the future DA as part of developer's work to offset future Section 94 contribution at DA stage)

We would be pleased to discuss the above offer as part of the consideration of the Planning Proposal.

Yours Faithfully,

Hays Xie
Megland Group Pty Ltd
Director