

The General Manager
Byron Shire Council
70 Station Street
MULLUMBIMBY

19th September 2023

Dear Sir,

Re: Planning Proposal 2021-747-1 and Voluntary Planning Agreement (VPA) for BILS Area 5 Gulgan North Part of 66 The Saddle Road, Brunswick Heads, 2483

We refer to Council discussions relating to the proponent entering into a Voluntary Planning Agreement ("VPA") with Byron Shire Council for the undertaking of road and intersection upgrade works triggered by the proposed development. We confirm that the Directors of Gulgan Road Property Pty Ltd have discussed this matter agree to such a VPA.

Parties to the agreement

- Byron Shire Council
- Gulgan Road Property Pty Ltd

Land to which the VPA will relate:

- 66 The Saddle Road , Brunswick Heads
- Lot 2 in DP 1159910.

Development to which the VPA relates:

- The anticipated increase in employment land resulting from the following proposed LEP amendment;
- DP&E Planning Portal Reference number: 26.2022.2.1.

It is acknowledged that:

1. The planning agreement will require the developer to construct the intersection upgrading and other works generally as described in Option B in the Ingen Consulting *Traffic Impact Study for Gulgan North, Brunswick Heads* Document number: J1143_TIS Revision I 20th April 2023 subject to further advice received from the Council during detailed design phase.
2. The works would need to be constructed prior to the release of a subdivision certificate.
3. The cost of the intersection upgrade is the responsibility of the developer.
4. Developer contributions under the provisions of section 7.11 would still apply.
5. Further details will be articulated in the VPA pertaining to engineering standards, safety standards and design outcomes. These details are to be determined by Council engineers following the issue of a Gateway determination and ahead of the public exhibition period for the planning proposal.
6. The planning agreement will be exhibited contemporaneously with the LEP amendment.

Please contact the writer or Stephen Connelly of Planners North if you require clarification on the above.

Yours faithfully,



Brandon Saul

Director