



Metropolitan Local Aboriginal Land Council
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28th July 2023

Peter Debnam
Chair, Sydney North Planning Panel
c/o Planning Secretariat

lisa.kennedy@planning.nsw.gov.au

Dear Mr Debnam,

NON BINDING LETTER OF OFFER – PATYEGARANG PROJECT

We refer to the Planning Proposal prepared by Gyde Consulting on behalf of the Metropolitan Local Aboriginal Land Council (MLALC) for our site in Morgan Road, Belrose .

The Planning Proposal seeks to rezone the site to facilitate the delivery of new housing and social infrastructure in conjunction with the conservation of important ecological and Aboriginal cultural elements of the site.

MLALC propose to enter into a Planning Agreement to support the Planning Proposal. This letter provides an outline of the nature and extent of potential contributions that will form the basis of a formal offer and is provided for the purpose of facilitating future discussions that would be documented prior to finalisation of the LEP.

The proposed contributions will provide key public benefits and infrastructure and will comprise:

Biodiversity Conservation

- Retention of 19.8 ha of land within the Morgan Road site for conservation purposes.

Public Infrastructure

- Design and construction of a new slip lane at the intersection of Morgan Road and Forest Way.
- The timing of the delivery of the new slip lane is to be advised by the traffic & bushfire consultants and/or RFS/RMS as appropriate.
- Provide community benefits through the provision of open space and pedestrian connections for recreation and a community cultural centre.

Supporting Site Infrastructure

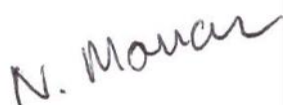
- Provision of the following infrastructure (in various stages, as appropriate):
 - Relocation or undergrounding of existing overhead powerlines within the site
 - Design and construction of necessary lead in works and reticulated network on site construction to connect with Sydney Water's trunk water infrastructure
 - Design and construction of lead-in electrical infrastructure on site to enable connection into the wider network
 - Design and construction of the internal road network including associated public domain improvements such as lighting
 - Design and construction of the stormwater and bushfire infrastructure
 - Design and construction of public open space and recreation infrastructure for public use.

Ongoing Management

- On-going maintenance and management of the supporting site infrastructure via a Community Title Management Scheme
- Ongoing maintenance and management of conservation lands.

The timing of the provision of any contribution, dedication or works in kind will be subject to further discussions with the Department and Northern Beaches Council.

Yours in Unity

A handwritten signature in dark ink, reading "N. Moran", written diagonally across the page.

Nathan Moran
MLALC CEO