

**ANGEL PLACE
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SYDNEY NSW 2000**

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Urbis Ltd
ABN 50 105 256 228

5 April 2024

Megan Munari
Principal Coordinator, Forward Planning
Hills Shire Council
Via NSW Planning Portal

Dear Megan,

PRELIMINARY ASSESSMENT RESPONSE – LETTER OF OFFER - 1/2024/PLP

1. INTRODUCTION

This letter has been prepared by Urbis Ltd on behalf of Stockland and Allam Property Group (the proponent group) in relation to the West Gables Planning Proposal (1/2024/PLP) and the proposed amendment to the Hills Shire Local Environmental Plan (HLEP 2019), relating to land at 93-105 & 109-113 Old Pitt town Road, 1,2 & 4 Cataract Road, and 145-151 Boundary Road, Gables.

A preliminary feedback letter was issued by Council on 22 February 2024, with a response provided by the proponent group on 15 March 2024 via the NSW Planning Portal. The response noted that a Letter of Offer for a Voluntary Planning Agreement (VPA), and a response to the matters relating to infrastructure and contributions raised in Council's letter is in the process of being drafted and that this would be submitted to Council by 5 April 2024, as agreed with Council.

The following attachments accompany this letter:

- GLN Response Memo to West Gables (GLN memo), including relevant supporting information contained in Annexure 1-3.
- Draft Letter of Offer, from Stockland Homes (Annexure 4 to the GLN memo)
- Draft Letter of Offer, from Allam Homes (Annexure 5 to the GLN memo)

2. REQUEST FOR INFORMATION RESPONSE

The draft Letters of Offer prepared by GLN Planning are attached with this letter. The Letters of Offer for Stockland Homes and Allam Property Group have been prepared in accordance with Council's Planning Agreement Policy. The proponent group is committed to executing a VPA that provides for the necessary infrastructure outcomes and contributions framework for West Gables.

Of note:

- To provide Council with certainty that appropriate provision of local infrastructure will be made for West Gables, it is proposed that a 'Satisfactory Arrangements' clause be added to Part 7 of The

West Gables - Covering Letter, Letter of Offer

Hills Local Environmental Plan 2019 which is similar to the wording of Clause 66 of the Environmental Planning and Assessment Regulation 2021 and requires that a development application for the purpose of residential subdivision at West Gables must not be determined unless a contributions plan is approved or planning agreement has been entered into for the land which the development application applies to, unless the application is minor in nature. This allows Council to negotiate future planning agreements which include the delivery of infrastructure and the payment of monetary contributions in a manner consistent with the draft infrastructure schedule with other landowners/developers in West Gables.

- The Letters of Offer addresses Council's request to incorporate a Dwelling Cap under the VPA. This has been done in lieu of the dwelling cap being incorporated into the HLEP 2019.
- GLN Planning (**GLN**) prepared an Infrastructure Delivery Plan to support the planning proposal, including a preliminary schedule of infrastructure. The information contained in their memo attached, including the updated draft infrastructure schedule, supersedes the Infrastructure Delivery Plan.

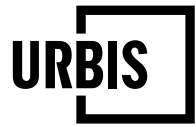
3. CONCLUSION

Separate draft planning agreement offers from Stockland and Allam have been prepared for Council review and feedback prior to the finalisation and submission of formal letters of offer. It is acknowledged that further negotiation and discussion between Council and the Proponent Group will be required to refine and execute the VPA.

Kind regards,

A handwritten signature in black ink, appearing to read "Andrew Hobbs". The signature is fluid and cursive, with the first name "Andrew" and last name "Hobbs" clearly distinguishable.

Andrew Hobbs
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APPENDIX A

GLN RESPONSE MEMO & SUPPORTING DOCUMENTATION