

1912/2024

AP Ref: K128069

Nowra Office:
75 Plunkett Street, Nowra

Kiama Office:
1/28 Bong Bong Street, Kiama

Wollongong Office:
Suite 1, Level 2,
83-85 Market Street, Wollongong

Ms Jane Stroud
Chief Executive Officer
11 Manning Street,
Kiama NSW 2533

Attn: Mr Ed Paterson, Director Planning

PLANNING PROPOSAL – INDICATIVE PUBLIC BENEFIT OFFER

Elambra West Lot 2 DP 1168922, No. 48 Campbell Street, Gerringong

On behalf of the Landowners, we write to you regarding the Planning Proposal which has been submitted in relation to the above property.

This letter sets out the indicative public benefit offer that is proposed to be associated with the Planning Proposal for Lot 2 DP 1168922, No. 48 Campbell Street, Gerringong, and which is intended to be delivered through a future Voluntary Planning Agreement (VPA). It is acknowledged that a future public benefit offer and VPA may be required at the development application stage for other works. This offer is provided in confidence.

Detailed components of the indicative public benefit offer are provided as follows.

- Delivery of a new bridge crossing to Elambra Parade

The requirement for a bridge crossing has arisen from discussions with Kiama Municipal Council (KMC) strategic planning officers.

It will provide an alternative access for the site and assist with the movement of residents to and from the site when it is redeveloped in the future.

Once agreement has been reached in principle with the KMC, it is the intent of the proponent to prepare a draft VPA that will be available for public exhibition together with the Planning Proposal. The VPA will be executed prior to the gazettal of any LEP Amendment, with delivery of the agreed public benefit to occur prior to issuance of an Occupation Certificate for the future

The proponent believes that working with KMC from the outset and in a collaborative capacity is essential if we are to meet Gerringong's growing housing needs and we welcome the opportunity to have further discussions with Council in relation to this initial offer and the proposal more broadly.

Should you have any further queries, please do not hesitate to contact us.

Yours faithfully

Allen Price Pty Ltd

ATTACHMENTS

- Landowner's consent for public benefit offer

19 November 2024

Ms Jane Stroud
Chief Executive Officer
11 Manning Street,
Kiama NSW 2533

Attn: Mr Ed Paterson, Director Planning

RE: Landowner's consent for public benefit offer Lot 2 DP 1168922, No. 48 Campbell Street, Gerringong

I refer to the aforementioned Public Benefit Offer dated 19 December 2024 prepared by Allen Price Pty Ltd on behalf of BS Pearce and NB Campbell who are the registered owners of the property of Lot 2 DP 1168922.

We consent to the aforementioned Public Benefit Offer being submitted to Kiama Municipal Council.

If you have any queries, please do not hesitate to contact the undersigned.

Yours sincerely

NB Campbell

A handwritten signature in black ink, appearing to read 'NB Campbell', written over a horizontal line.