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17 August 2021

Your references F16/486, 17/132098

Ms Meredith Wallace
The General Manager
Bayside Council
444-446 Princes Highway
ROCKDALE NSW 2216

Attention: John Furestad, Contract Manager

Dear John,

Letter of Offer to Enter a Voluntary Planning Agreement

588-592 Princes Highway, Rockdale

Please accept this Letter of Offer to Bayside Council to enter a planning agreement under s7.7(3) of the Environmental Planning and Assessment Act 1979 (Act) made by Moweno Pty Ltd, Pefomina Pty Ltd and and Rockdale No.1 Development Pty Ltd being the landowners and developer of the subject property, Lot 21 DP 1220749, 588-592 Princes Highway, Rockdale.

The offer comprises the dedication, free of cost and in fee simple to Council of land within Lot 21 DP 1220749 identified as Local Road (R4) Land in the Land Reservation Acquisition Map LRA_004 5 Jun 2015, Rockdale Local Environmental Plan 2011 as modified by advice received from Council.

This offer replaces all previous offers made to Council in regard to the dedication of the subject road reservation and is made under s7.4(1)(b) of the Act having made a development application (DA-2020/391) for a mixed use residential development under which the developer is required to dedicate land free of cost to be used for a public purpose.

The land to be dedicated comprises approximately 88 m2 to widen Lister Avenue requested by Council as shown on the attached draft subdivision plan and is to be dedicated prior the issue of an occupation certificate for the subject development.

Please find attached a signed Notice of Intention Council Form and draft voluntary planning agreement for Council's consideration noting that:

- it does not exclude the application of sections 7.11, 7.12 and 7.24 of the Act but may be taken into account when determining any contributions payable;
- given the VPA is for a land dedication, it is not envisioned that any security will be provided under the VPA by way of a bank guarantee, bond or the like.

The landowners also offer to cover all fees and Council costs for drafting, exhibiting, executing, registration and enforcing a voluntary planning agreement (VPA) through to completion.

I trust that the terms of this offer are satisfactory to Council and are in accordance with relevant legislation and practice notes for planning agreements.

Please do not hesitate to contact me should Council require further details or clarifications.

Yours Sincerely



Greg Dowling
BAS (Env Pl) M Urb Des (Syd) MPIA

- Annexures
- Notice of Intention Form
 - Draft Plan of Subdivision
 - Draft Voluntary Planning Agreement
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This offer to enter a planning agreement for the dedication of land for a public purpose as described above, is made by the owners and developer of the land known as Lot 21 DP 1220749, 588-592 Princes Highway, Rockdale.

Signed on behalf of Moweno Pty Ltd, Pefomina Pty Ltd and and Rockdale No.1 Development Pty Ltd

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(Date)

(Name)

Director

Secretary

