

26 August 2021

Nascon Pty Ltd
C/John Mouawad
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RE: LAND OWNER'S CONSENT FOR THE LODGEMENT OF A DEVELOPMENT APPLICATION FOR DEMOLITION AND CONSTRUCTION OF A MIXED USE DEVELOPMENT WITH BASEMENT CARPARK, ANCILLARY AND LANDSCAPING WORKS, LOCATED AT 2-6 PILGRIM AVENUE & 11-13 ALBERT ROAD, STRATHFIELD

I refer to your request for consent from Transport Asset Holding Entity (TAHE) as owner of the land comprised in Lot 2 DP 862623 (**TAHE Land**) to the lodgement of a Development Application under the *Environmental Planning and Assessment Act 1979*, as required by clause 49 of the *Environmental Planning and Assessment Regulation 2000*.

Your request to lodge a Development Application (DA2020/256 CNR-16845) for demolition and construction of a mixed use development with basement carpark, ancillary and landscaping works at 2-6 Pilgrim Avenue and 11-13 Albert Street in Strathfield, has been reviewed. It is understood that the TAHE Land is required to be used for construction of driveway access to the proposed underground basement carparking, and generally for pedestrian access to the development.

TAHE provides its consent as owner of the TAHE Land to the lodgement of the subject Development Application. This land owner's consent is provided subject to the following conditions:

1. The proposal is in accordance with *Response to Request for Information – DA2020/256 2-6 Pilgrim Avenue and 11-13 Albert Road, Strathfield (with Attachments A - S)*, dated 30 June 2021 as prepared by Ethos Urban.
2. No amendments are to be made to the Development Application without TAHE's prior written consent which TAHE may, in its absolute discretion, withhold or in respect of which TAHE may impose any conditions.
3. This consent does not imply or presume any approval by TAHE, Sydney Trains or Transport for NSW to the proposed development and it reserves the right to review and comment on the application during the assessment process by Council.
4. The Contract for Sale of the TAHE Land from TAHE as vendor to Convertia Pty Ltd (ACN 164 327 717) atf The Saade and Mouawad Unit Trust as purchaser dated 26 August 2021 is completed prior to the commencement of construction of the development.

Should you have any enquiries relating to this matter please do not hesitate to contact Rita Nakhle on (02) 8574 2484.

Yours sincerely

Anthony Moeller
Director, Property & Commercial Services
Transport for NSW

Note: RailCorp was converted to a SOC on 1 July 2020 and renamed Transport Asset Holding Entity of NSW (TAHE). Transport for NSW has been appointed TAHE'S agent to grant landowner consent.