



EPIC DONCASTER PTY LIMITED

A.C.N. 128 947 811

19 August 2019

The General Manager
Lane Cove Council

Dear Sir/Madam

**Epic Doncaster Pty Ltd
166 Epping Road Lane Cove West
Offer to enter into Voluntary Planning Agreement (VPA) as part of a
Planning Proposal for the land**

This letter constitutes an offer by Epic Doncaster Pty Ltd (Epic) to enter into a VPA for the development of 166 Epping Road Lane Cove West (**Site**).

This offer accompanies Epic's Planning Proposal to facilitate redevelopment of the site for 316 apartments and 8,151sqm of commercial premises floor space (**Planning Proposal**).

1 Background to offer and public purpose

The Site occupies a prominent location on the southern side of Epping Road, immediately to the north-west of the Meriton Arise development which provides for around 367 apartments in towers up to 24 storeys. This development was the subject of a VPA with Lane Cove Council and it is proposed to adopt a similar VPA in relation to the subject site.

The mandatory elements of the proposed VPA under section 7.4(3) of the *Environmental Planning and Assessment Act 1979 (EPA Act)* are set out below.

2 Description of the land (s7.4(3)(a))

The VPA will apply to the Site, known as 166 Epping Road Lane Cove West, being the land contained in Lot 13 DP 807958.

Epic Doncaster Pty Ltd is the registered proprietor of the Site.

Suite 104, 52 Atchison Street, St Leonards NSW 2065 PO Box 1324 Crows Nest NSW 1585

Tel: (02) 9467 5800 Fax: (02) 9460 8715

3 Description of the Planning Proposal (s7.4(3)(b)(i))

The PP proposed to amend the provisions of Lane Cove Local Environmental Plan (LEP) to facilitate a mixed use redevelopment of the site including retention and expansion of the existing commercial floor space plus retail space and around 316 apartments. This will involve changing the permitted uses on the site as well as change to the permitted height (to 87m) and FSR (to 4:1).

4 Nature and extent of the provision to be made by the developer, and the times and manner in which the provision is to be made (s7.4(3)(c))

Epic proposes that, if the Planning Proposal approved, it will provide the following monetary contributions:

- \$2M to be used by Council to improve public infrastructure facilities in Lane Cove.
- \$500,000 for the upgrade of walking tracks in the vicinity of the site including the Great Northern Walk.

Epic will also provide:

- 32 apartments for 20 years for affordable housing value at \$3,993,600;
- Dedication of 459sqm of land along the northern boundary value at \$140,800 for public open space and a walking trail connection;
- Provision of \$100,000 to the Council for a 15-seat electric bus for the development.

The monetary contribution is to be payable prior to issue of the Construction Certificate for redevelopment consistent with the Planning Proposal.

5 Exclusion of s7.11, s7.12 and s7.24 contributions (s7.4(3)(d))

The VPA will provide that sections 7.11, 7.12 and 7.24 of the EPA Act are not excluded.

The development contributions proposed to be made under the VPA will be provided in addition to those payable to Council under sections 7.11 and 7.12.

6 Whether benefits under the VPA are or are not to be taken into consideration in determining development contributions under s94 (s7.4(3)(e))

Not applicable.

7 Mechanisms for resolution of disputes (s7.4(3)(f))

A conventional dispute resolution provision will be included, providing for resolution of disputes by way of mediation.

Epic is grateful for the opportunity to work with the Council to achieve appropriate development outcomes for both the Site and the surrounding public domain, in accordance with the Council's strategic vision for the Lane Cove LGA.

We would appreciate an opportunity to meet with the Council to discuss the terms of this offer as part of the Planning Proposal process.

Please contact Michael Tan if you have any queries.

Yours faithfully

A handwritten signature in black ink, appearing to be 'Michael Tan', is written over the 'Yours faithfully' text. The signature is stylized and cursive.

Michael Tan

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