

17 January 2019

Gail Connolly
General Manager
Georges River Council
Cnr MacMahon & Dora Streets
Hurstville NSW 2220

Dear Ms Connolly

Subject: Letter of offer for Voluntary Planning Agreement (VPA) - 193-201 Rocky Point Rd, Ramsgate.

I refer to the planning proposal for 193-201 Rocky Point Road, Ramsgate which was lodged with your Council in January 2019.

The proponent is seeking an increase in the FSR for the site of 1.5 – 2.5 to 3.4:1.0. Subject to this level of development being ultimately approved, we have set out below a summary of public benefits that the proponent, Capital Hill Group Pty Ltd, is willing to offer as part of the planning proposal. Subject to agreement on these items it is envisaged that the public benefit offer would be formalised in the future via a Voluntary Planning Agreement affecting the site.

We note that the items outlined in this public benefit offer equate to a total estimated contribution value of approximately \$29.5m. Separate to this we also note that any future development application over the site will also be required to pay s94 contributions, which based on our analysis equates to a further \$5.5m in public contributions. In addition to this, implementation of this development is likely to generate in the order of 300 jobs during construction and when complete provide jobs for 200 people on a permanent ongoing basis, as well as housing for some 400 people.

In formulating this public benefit offer we have examined Georges River Council's Voluntary Planning Agreements Policy of 10 August 2016 and the Department's Draft Practice Note on Planning Agreements issued November 2016. The components of our offer are directed towards meeting three of the four objectives outlined in section 2.3 of the Practice Note (page 11) namely:

- "meeting the demands created by development for new public infrastructure, amenities and services,
- prescribing the nature of development to achieve specific planning objectives,

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- securing off-site planning benefits for the wider community so that the development delivers a net community benefit”

They are also consistent with the “Principles of planning agreements” contained in Council’s VPA policy at Clause 2.3.

Consistent with these objectives we offer the following additional benefits as part of a VPA.

- 1 **Community facility.** This involves the provision of a community centre on the site of approximately 100sqm. As the site is expected to attract a significant number of customers per day in addition to the 400 new residents the space will be accessible to a large % of the local population and could be used for a variety of community purposes. This facility could be dedicated to Rockdale Council if Council wishes.

Value: ~\$ 2.1m

Timing: Upon completion and issuing of an occupancy certificate for the retail component of the development.

- 2 **Public Square.** This would involve the provision of new publicly accessible open space comprising approximately 2,850sqm of paved and landscaped area for public recreation, events and cultural activities. The space will include grassed areas, outdoor furniture, lighting and water features. This is provided to assist in meeting the desires of local residents for a community meeting place expressed following community consultation in connection with the Ramsgate Town Centre Study undertaken in 2015.

Value: ~\$20.0m (land value plus construction cost)

Timing: Upon completion and issuing of an occupancy certificate for the retail component of the development.

- 3 **Public Wi -Fi.** This would involve the provision of a new publicly available free Wi-Fi service within the Ramsgate Village Centre.

Value: ~\$0.50m (over 10 years)

Timing: Upon completion and issuing of an occupancy certificate for the retail component of the development.

- 4 **Through Site Link / Laneway.** This would involve the provision of an extension to the existing laneway network linking Ramsgate and Targo Roads. This is provided to improve the pedestrian network within the town centre and allow premises fronting Rocky Point Rd to be serviced from a rear laneway.

Value: (included in Public Square assessment above)
Timing: Upon completion and issuing of an occupancy certificate for the retail component of the development.

- 5 **Public Domain Improvements & Landscaping.** This would involve the provision of paving upgrades to the footpaths surrounding the development, including new street trees, street furniture and public parking bays adjacent to the development on Targo Road.

Value: ~\$2.2m
Timing: Upon completion and issuing of an occupancy certificate for the retail component of the development.

- 6 **Public Art.** This would involve the provision of a public art programme for the Ramsgate Centre to brief, select and commission a variety of public art installations within the centre.

Value: ~\$1.1m (~1% of construction cost)
Timing: Works are to be completed prior to issuing of an occupancy certificate for the retail component of the development.

- 7 **Funds for traffic improvements.** This involves the provision of funds to create controlled intersections at the Ramsgate and Rocky Point Rd intersections with Targo Road proposed in association with the development.

The purpose of this funding is to assist with any extra traffic demands as may be generated by the development and allow for better traffic movement to support the growth of retail shops within the Ramsgate Village centre and the general growth of traffic in the area

Value: ~\$1.0m
Timing: payable to Council on approval of the construction certificate for the development.

- 9 **Assistance with local sporting clubs.** This involves the provision of funding to be allocated to local sporting clubs for a period of 5 years post completion of the development.

This benefit assists with any additional demands for sporting facilities created by the development as well as securing off-site benefits for the wider community.

Value: ~\$0.05m

In keeping with the Department's Practice Note these benefits, valued in total at circa \$26.95m, not only relate to the objectives set out for planning agreements but also provide facilities and services related to or arising from the proposed development. The applicant also sees this as an important criterion and one in which the additional measures will be of obvious benefit to the local community.

These proposals also meet the acceptability tests in Council VPA Policy at Clause 2.5.

We note that this package of benefits proposed is predicated upon receiving development approval for redevelopment of the site consistent with the Indicative Concept Design that accompanies the Planning Proposal. Should, for any reason, this not be achieved we would intend to reduce the value of the benefits offered proportionately such that if less than 13,930sqm gross floor area is achieved then no VPA benefits would be offered or be required.

Yours sincerely

Capital Hill Group Pty Ltd

Moosa Taouk

Director