

The General Manager
Willoughby Council
Leve 4 31 Victor Street
Chatswood NSW 2067

27.07.18

Planning and Infrastructure Unit
Attention: Norma Shankie-Williams

Dear Madam;

Re: Planning Proposal
Offer to enter Voluntary Planning Agreement
3 - 31 Walter Street, Willoughby

We refer to the planning proposal submitted by Walter Projects Pty Ltd to the Council on 27 July 2018 to amend the Willoughby Local Environmental Plan 2012 for the purposes of making a development application for high density residential housing on the site (**Planning Proposal**).

We would like to make an offer for a Voluntary Planning Agreement in the following terms.

Offer

Walter Projects Pty Ltd offer to enter into a voluntary planning agreement with Willoughby Council (**Council**) in connection with the Planning Proposal under Subdivision 2 of Division 6 of Part 4 of the *Environmental Planning and Assessment Act 1979* (**EP&A Act**) to make the following development contributions to the Council on behalf of Walter Projects Pty Ltd:

- a) a works contribution for upgrading works to:
 - (i) Create a new pedestrian and cycle connection from center of Walter street to under the freeway connecting to the existing pedestrian cycle way; and connection to Richmond road; and
 - (ii) a monetary contribution is offered to Council in line with Council policy to provide a wider public benefit beyond the requirements of the development.

The total value of the works and Monetary contribution offer will be in order of \$1,154,000. The proposed amount is to be prorated in reduction of the monetary contribution; should the FSR be reduced below our proposed 1.5:1 ratio inclusive of the Affordable housing contribution and be equitable considering other proposed redevelopment in proximity to our client's sites, the amount even after any reimbursement will provide significant public benefit. This offer excludes works that our client would be responsible for which will include roadworks and Walter St/Willoughby Road junction upgrades that will contribute a benefit to wider public by way of creating a safer traffic conditions.

A draft voluntary planning agreement and explanatory notes will be updated at later date to form part of the **Voluntary Planning agreement**; once council agrees in principal to the offer listed above.

For clarity; our client has ownership of 3-13A;17-19;21-27 Walter Street. Also, negotiations are underway with owners of 15; 29 and 31 Walter street and any agreement reached will be subject to the final outcome of the Planning Proposal.

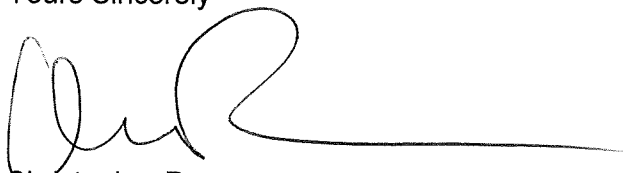
If you would like to discuss any aspect of this offer please contact:

Christopher Rose Director of Walter Projects Pty Ltd on
P:02 9969 9005 M:0488 373 001

OR

Mo. Chehelnabi Director of Architecture Urbaneia Pty Ltd on
P:028094 8420 or M:0404 110 316
E:moc@archurbaneia.com.au

Yours Sincerely

A handwritten signature in black ink, appearing to be 'Chris Rose', with a long horizontal flourish extending to the right.

Christopher Rose
Director of Walter Projects Pty Limited