

24 July 2018

General Manager
Randwick City Council
30 Frances Street
RANDWICK NSW 2031

Dear Sir

1408 ANZAC PARADE, LITTLE BAY

Meriton is the owner of the residual development land at 1408 Anzac Parade, Little Bay with an area of approximately 10.87ha. The site has a long history and currently has an approval for mixed residential development based on a masterplan conceived over 10years ago and approved in January 2010. As you would be aware there has been a substantial change in strategic and site-specific circumstances that apply to this site as outlined below:

- Adoption of the Greater Sydney Commissions (GSC) District Plans calling for substantial housing supply in the City East District in which the site is located.
- Release of the Anzac Parade Priority Precinct in which the site is located to identify areas for increased housing and plan for large Government landholdings which adjoin our site.
- Release of the NSW Transport Strategy which aligns with the District Plans and identifies a future Metro Rail link to Malabar (Long-Bay Jail) which is only 200m from our site. This is necessary to support the confirmed future sale of the 32ha jail site.
- Construction of the CBD and SE Light Rail that will increase transport options within the local area.
- Amplification of bus services in the area to provide access to the CBD, Light Rail and Mascot Station.

We note the Councillors have endorsed the recommendation for Randwick Council to apply to the Department of Planning and Environment (DPE) to seek additional funding to accelerate their Local Environmental Plan (LEP) review from three years to two years. The criteria outlined by DPE to secure the funding is:

- *Council has an identified housing undersupply relative to the District Plan targets and implied demand over the medium and long term (5 to 20 years)*
- *Council has capacity to increase housing supply and address pent-up demand due to historic undersupply*
- *Council needs to update its housing strategy to ensure housing in the right locations and local character*

We agreed with the Council and acknowledge these housing challenges. Accordingly, we seek a meeting with you to identify how our site can contribute to the identified undersupply given that in the future it is likely to be within walking distance to a major town centre with support of a Metro Rail station. This site presents a unique opportunity to realise a more appropriate housing density that recognises the current and future strategic planning opportunities that would be lost forever if it were built under the outdated existing approvals.

We would appreciate if you could schedule a meeting at your earliest convenience to discuss options for this site.

Please contact me on 9287 2691 if you require further information and to schedule a meeting.

Yours faithfully

MERITON GROUP



Matthew Lennartz

Executive Manager – Planning and Government