

19th February 2021

Chontelle Perucich
Acting Deputy Director,
Commercial Development & Unsolicited Proposals,
Transport for NSW
18 Lee Street,
Chippendale, NSW, 2008

Dear Chontelle,

**EDGECLIFF CENTRE REDEVELOPMENT
OFFER TO ENTER INTO VOLUNTARY PLANNING AGREEMENT**

As you are aware, Longhurst Investments No.1 Pty Ltd (Longhurst) has submitted a Planning Proposal (Proposal) to Woollahra Municipal Council seeking a variation to the planning controls applicable to 203-233 New South Head Road, Edgecliff, NSW, 2027 known as the Edgecliff Centre. The proposal provides for significant improvements and investment into the existing Edgecliff Interchange as part of its public benefit offering.

We enclose an offer to enter into a Voluntary Planning Agreement (VPA) with Transport for NSW (TfNSW) to deliver the proposed Interchange improvements. The VPA Offer provides the basis of the commercial terms Longhurst is proposing as part of the VPA.

If the commercial terms are acceptable to TfNSW, we propose that the VPA be negotiated and finalised as a condition of the gateway planning approval. We would welcome any feedback that you may have over the next 14 days so that we can continue to make progress in this regard.

I have also provided a summary of the wider planning proposal for your information and perusal.

Should you wish to discuss the contents of this letter or VPA offer, please feel free to contact me directly on: 0400 159 029 or at: paolo.razza@longhurstgroup.com.au

Kind Regards,



Paolo Razza
CEO