

Tuesday 9 August 2022

Mr Michael Edgar
General Manager
The Hills Shire Council
P.O Box 7064
Norwest 2153

Dear Michael,

**REVISED LETTER OF OFFER (V4) TO ENTER INTO A VOLUNTARY PLANNING AGREEMENT
IN RELATION TO THE HILLS CLUB 6-18 JENNER STREET BAULKHALM HILLS**

I refer to our revised planning proposal dated August 2022 which is submitted to council in conjunction with this letter of offer.

As the result of further dialogue with council's strategic planning and traffic engineering personnel, we have updated our summary offer as reflected herein. Furthermore, we confirm that our offer is made with the intent of excluding the future application of section 7.11 and section 7.12 contributions.

We believe that the commercial value of our VPA offer, along with the continued community services, facilities and contributions The Hills Club offers the people of the Hills will provide improvements to the local area that will exceed the needs of the additional residents proposed on our site.

As Council is no doubt aware, our club supports a range of local community groups through low-cost / free access to group meeting spaces, low-cost community activities and public use of bowling greens. Furthermore, we support local sporting groups and charities, through financial contributions which totalled more than \$100,00 in the 2021 financial year. I make note of this to reinforce the fact that The Hills Club has made a conscious effort to ensure that our redevelopment proposal will enable us to increase our level of community support through our new club facilities for many years to come.

Some of the community benefits in our redevelopment proposal include:

- New international grade synthetic bowling greens which require no water or chemicals for maintenance
- New enclosed bowling green / multi-purpose surface that can be used for a range of activities such as futsal, badminton, croquet, exercise classes, community events, and is flexible enough to allow for the needs of generations to come.
- A new and improved community club with a diverse food and beverage offering, members lounge, recreation spaces, business hub and function facilities to which will cater for Club members, the business community and local residents alike.
- Delivery of publicly accessible open space at ground level, accessible to visitors to the site.
- The creation of a pedestrian through-site link between Jenner St and Old Northern Rd.

As noted earlier, we provide the below updated VPA offer table.

ITEM	METHOD	VALUE
Upgrades to George Suttor Reserve, delivering improvements to open space, play equipment and public amenities.	Monetary contribution	\$650,000
Two pedestrian through-site links, via public access easements (totalling approx. 1,600m ²) from Jenner Street to Old Northern Rd.	Works	\$2,700,000
Monetary value of the easement for public access through the site. This easement will be made in favour of The Hills Shire Council.	Easements in favour of council	\$ 1,000,000
Traffic and pedestrian improvements surrounding the site including: <ul style="list-style-type: none"> New signalised pedestrian crossing (east – west) at the intersection of Old Northern Road & Olive Street New elongated roundabout to combine the intersections at Jenner, Railway & James Street as discussed with council's engineers. 	Works	\$1,000,000
Traffic upgrades to Old Northern Rd intersections to improve safety and traffic flow around the Baulkham Hills Town Centre: <ul style="list-style-type: none"> Traffic islands and signage to Hill St and Old Northern Rd Installation of traffic lights at Cross St and Old Northern Rd 	Monetary contribution	\$1,000,000
Contribution toward local infrastructure such as local roads, parks and community facilities within and around Baulkham Hills Town Centre.	Monetary contribution	\$1,300,000
TOTAL VPA OFFER		\$ 7,650,000

The above VPA offer represents a contribution of **\$33,552 per dwelling**, and in conjunction with the expanded community services that we will be able to provide through our new facility, the Hills Club and its members believe this offer to be well considered and representative of an equitable outcome for council, the local community and the club.

We would be pleased to discuss our proposal with yourself and Council on the proposed VPA offer as part of Planning Proposal.

Yours Faithfully,



Ken Carroll
 Chairperson The Hills Club