

# Seven Hills Road Development Trust

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5 December 2022

General Manager  
Hills Shire Council

Dear Mr Michael Edgar

## **Initial Voluntary Planning Agreement Letter of Offer: 10-16 Seven Hills Road, Baulkham Hills**

Seven Hills Road Development Trust offers to enter into discussions regarding a Planning Agreement to be negotiated with Council under Section 7.4 of the *Environmental Planning and Assessment Act 1979* in connection with a Planning Proposal for the 10-16 Seven Hills Road, Baulkham Hills.

The Planning Proposal seeks an uplift in the residential density on the site, from approximately 50 units to 66 units, an uplift of approximately 16 units compared to the existing planning controls. We acknowledge that local infrastructure demand will increase arising from the uplift that is sought by the Planning Proposal- that is the additional 16 units will create greater demand for local infrastructure.

We note that Section 7.12 Contributions would be payable at DA stage being 1% of development cost however we make the following VPA offer for Councils consideration.

### **Initial VPA Offer**

- We would be willing to offer an amount of \$25,000 per additional unit facilitated by the planning proposal, equating to \$400,000. This could be delivered either by way of a cash contribution or material public benefit (i.e. land dedication and physical works- or a combination of the two(2).
- It is anticipated that the following types of material public benefits would be part of the negotiated VPA:
  - o Infrastructure: Being physical embellishment works (landscaping of public domain) and associated land dedication for the widening of the pedestrian access pathway that runs along the eastern side of the site; and/or
  - Monetary Contribution: Towards public domain upgrades within the Baulkham Hills Town Centre and/or transport infrastructure within the Baulkham Hills Town Centre;
  - The above offer is predicated on excluding the application of Section 7.11 and Section 7.12 Contributions to the proposed development at DA stage.

The final rate per unit is to be further considered and negotiated with Council before a formalised Planning Agreement however this initial letter of offer is provided to enable negotiations to occur with Council as part of the Planning Proposal considerations.

We also note that suitable valuations would be necessary to determine the cost of any infrastructure works and the value of any land dedication to ensure that a suitable 'value' is placed on such items.

We look forward to continuing to discuss this with Council.

Yours faithfully



Antonio Falcone

Seven Hills Road Development Trust