

14 September 2018

General Manager
Canterbury Bankstown Council
via email

Attention: Simon Manoski

Dear Simon

5-9 CROYDON STREET LAKEMBA – VPA LETTER OF OFFER

Further to our recent discussions regarding the current Planning Proposal for this site (rezoning to 2:1 FSR and 33m HOB) and the proposed 8.9m wide lane connection through the site to be incorporated into a site-specific DCP.

We confirm we are prepared to enter into a VPA with council to dedicate (in stratum) the land requirement for the lane connection and to construct the lane to agreed standards.

We understand that the preparation and exhibition of the draft VPA will be undertaken as part of a future DA process once the current Planning Proposal and LEP amendment are finalised.

We believe that the offer will provide a significant public benefit – providing road frontage and improved public access to Jubilee Reserve and introducing permeability through this development precinct that will benefit surrounding developments and future occupants of these developments. This public benefit is considered more than commensurate with the modest increased development potential that the current Planning Proposal and LEP amendment will deliver to the site.

We trust this offer enables council to finalise the Planning Proposal and LEP amendment as soon as possible so that site development can be progressed through a DA.

Yours sincerely



Alex Harb
Development Manager

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