

THE CYPRUS COMMUNITY OF N.S.W.

ACN 002 306 336



PRESIDENT:

S. Constantinou

SECRETARY:

R. Christodoulides

13th May 2022

58-76 STANMORE ROAD,
STANMORE NSW 2048, AUSTRALIA

TEL: (02) 9557 1256 (02) 9519 7989

FAX: (02) 9516 1679

Email: cyprusclub@optusnet.com.au

The General Manager
Inner West Council
PO Boc 14
Petersham NSW 2049

Dear Roger,

PP_2021_2911: 58-76 Stanmore Road. 2-20 Tupper Street and 1,3-9 Alma Avenue, Stanmore

Planning Agreement (VPA) in connection with Planning Proposal 58-76 Stanmore Road Cyprus Community Club (the Club) have lodged a planning proposal (Planning Proposal) seeking an Amendment to Marrickville Local Environmental Plan 2011 for additional building height, increased floor space ratio, and an additional permitted use, outlined in the Gateway Approval, Number: PP-2021-2911, (Formerly PP_2018_IWEST_002_00 / PP-2020-34)

As a public benefit associated with the development of the site, we hereby make an offer to enter into a Voluntary Planning Agreement (VPA)

The Club wishes to offer to enter into a VPA, voluntarily, in order to provide a public benefit.

In this regard, the Club makes the following offer to enter a VPA with Council on the terms set out below.

Offer to enter into a Planning Agreement

The Club formally offers to enter into a Planning Agreement with Council pursuant to section 7.4 of the Environmental Planning and Assessment Act 1979 (NSW) (Act), subject to the terms set out in this letter.

1. The works, land detail and items that are the subject of the VPA are described in Annexure "A", with a detailed calculation of items in Annexure "B"
2. The above contributions will be additional to any ordinary monetary contributions payable under section 7.11 (previously s94).
3. The Planning Agreement will be lodged and registered on the title of the land under section 7.6 of the Act as soon as practicable after its execution.

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4. In the event that the Council requires a bank guarantee or other security (Security), the Security will be provided upon Council granting development consent for the Development Application. That is not to say that the applicant agrees at this time that a bank guarantee is necessary or an appropriate form of security, but on any version of events the timing of any further security (beyond registration of the VPA) will be after the grant of development consent when funding is available.
5. The Planning Agreement will contain mechanisms for the resolution of disputes and the enforcement of the agreement by the parties.
6. This offer is made subject to the Planning Proposal being approved on terms acceptable to the Developer. If the Planning Proposal is not otherwise approved on terms satisfactory to our client, this offer may be withdrawn by notice in writing to Council, or may be replaced by a revised offer.
7. Affordable housing is to be provided in accordance with Council's Affordable Housing Policy (May 2022), with the quantum of affordable housing provided to be negotiated and potentially offset by having regard to the proposed provision of a crisis accommodation centre on the site and the value of other public benefit items included in this Letter of Offer.

We look forward to receiving your earliest response.

If you have any questions or require further information, please do not hesitate to contact Eric Costas on 0414 230 070 or awhealy@millsoakley.com.au.

Yours sincerely,

Spiro Constantinou
The Cyprus Community Club of NSW Ltd
President

Enc.

Annexure "A" - Planning Proposal Summary, legal details, proposed works and associated drawings outlined

Annexure "B" - Spreadsheet outlining proposed work in detail as provided by Quantity Surveyor

Annexure "C" - Quantity Surveyors (Napier Blakely) detailed letter