

Our Ref: 0125/14 ltr 6

9 February 2017

The Administrator
Innerwest Council
c/- Marrickville Branch
PO Box 14
PETERSHAM NSW 2049

Attention: Maxine Bayley – Strategic Planner

Dear Maxine,

**LETTER OF OFFER – VOLUNTARY PLANNING AGREEMENT
IN ASSOCIATION WITH AN APPLICATION FOR A PLANNING PROPOSAL
CYPRUS CLUB, STANMORE ROAD, STANMORE**

We act on behalf of the Cyprus Community of NSW Ltd with respect to the lodgement of an application for a Draft Planning Proposal for land at Stanmore Road, Stanmore. This is a letter of offer to enter into negotiations for a Voluntary Planning Proposal (VPA) in conjunction with the application for a Draft Planning Proposal. This initial letter of offer takes into consideration on-going discussions with Council staff and Council's feedback during the assessment process to date.

The VPA is to be in connection with land formally identified in Section 2.0 below and herein referred to as the site.

The site is anticipated to receive uplift in development potential in conjunction with an application for a draft Planning Proposal lodged with Council in May 2016.

The VPA will be in addition to Council's Section 94A Contribution Plan.

The following sets out the key terms of the proposed VPA:

1.0 Parties to the Planning Agreement

- Inner West Council
- Cyprus Community of NSW Ltd

2.0 Land to which the VPA relates

- Lots A and B in Deposited Plan 308880;
- Lot 1 in Deposited Plan 167529;
- Lots 1, 2 and 3 in Deposited Plan 444675;
- Lot 1 in Deposited Plan 971516;
- Lot 1 in Deposited Plan 105806;
- Lot 1 in Deposited Plan 121240;
- Lots 1 and 2 in Deposited Plan 301956;
- Lot 1 in Deposited Plan 119242;
- Lot 1 in Deposited Plan 923826; and
- Lots C and D in Deposited Plan 308880.



The site is shown outlined in red in the locality plan in Figure 1.



Figure 1: Land to which the VPA relates

3.0 Development to which the VPA relates

A Design Scheme for potential new building envelopes are attached to this letter and are also contained in the application for a draft Planning Proposal. In summary the application for a Planning Proposal seeks to facilitate 2 x four-storey mixed use buildings fronting Stanmore Road, residential flat buildings of four to nine storeys in the centre of the site and three-storey multi dwelling housing along the southern edge of the site.

New publicly accessible spaces are proposed to be created throughout the site including two new vehicle and pedestrian through-site links between Alma Avenue and Tupper Street and a publicly accessible plaza area between the two buildings fronting Stanmore Road.

4.0 Nature and extent of development contributions and timing of delivery

The monetary contributions and/or works-in-kind are to be informed by the pre-lodgement feedback provided by Council dated 2 February 2016 which recommended the following:

- Improvements to other areas of public open space in the vicinity of the development such as Enmore Park and Ryan Playground;
- Improvements to the public domain surrounding the site particularly the key movement routes of Stanmore and Enmore Roads;
- The provision of affordable housing within the site; and

- Dedicated space for community use to meet needs identified in the Facilities Needs Research – Strategic Directions for Marrickville Report (June 2012).

We acknowledge the above options and anticipate further discussion regarding these and other matters which have potential public benefit associated with the application for a Planning Proposal.

5.0 Application of s94, s94A or s94EF

The cost of development is not yet known. However, it is anticipated that the VPA will, in accordance with Section 94F(3)(d), be in addition to the application of Section 94 and Section 94A of the *Environmental Planning and Assessment Act 1979* to the development.

6.0 Additional Community Benefits

Additional community benefits are anticipated to be created from future redevelopment of the site and may include:

- Additional housing supply and choice contributing to improved housing affordability;
- Additional commercial floor space contributing to the vitality of the commercial core;
- Mixed uses and active street frontages which contribute to the vibrancy, safety and security of the site and surrounds;
- Additional off-street parking, safe vehicle access and egress, traffic management devices and changes to intersections to Stanmore Road to improve the safe movement of traffic to and from the site; and
- Provision of road widening and a new footpath to Alma Avenue.

7.0 Costs

It is anticipated that the VPA will include provisions for the payment of costs of, and incidental to, negotiation, preparation and entering into the agreement as well as administration and enforcement of the VPA from a date to be determined.

Should you have any questions regarding this letter please contact me direct at our offices on Phone 9531 2555 or by email jeff@planningingenuity.com.au

Yours faithfully,

Planning Ingenuity Pty Ltd



Jeff Mead

MANAGING DIRECTOR