

Travis Lythall

From: Stephen O'Connor <stephen.oconnor@altisproperty.com.au>
Sent: Wednesday, 22 April 2020 10:10 AM
To: William Hodgkinson
Cc: Paul Solomon; Chris Ritchie; Andrew Cowan; Travis Lythall; Ian Barter
Subject: FW: Altis / Frasers Kemps Creek VPA
Attachments: Altis Real Estate Trust_Legal Structure Diagram_updated_Feb 2020.pdf; KEMPS CREEK SSD 9522 - SCHEDULE OF CONTRIBUTIONS (004)_Final.docx; Altis Bulky Retail Trust - Constitution - Execution Version_FINAL.pdf

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Will,

Please see the below correspondence between Altis / Frasers and Michael Hingley from the DPIE contributions team.

We are working through the details of land contributions for infrastructure corridors / proposed open space (shown in the attached table) and are waiting on a draft of the VPA that incorporates these areas.

So that we can efficiently progress and finalise the VPA, would it be possible for the assessments team to reach out and give Michael a push? We understand the increased workload DPIE is dealing with, however responses have been slow to date.

Regards

Stephen O'Connor | Project Director
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From: Stephen O'Connor
Sent: Tuesday, 21 April 2020 5:41 PM
To: Michael Hingley <Michael.Hingley@planning.nsw.gov.au>
Cc: Paul Solomon <Paul.Solomon@frasersproperty.com.au>
Subject: FW: Altis / Frasers Kemps Creek VPA
Importance: High

Hi Michael,

Just following up on the below and attached

The DPIE assessments team has also asked us to provide a status on the VPA as this is a critical path item for approval.

Are you able to jump on a video call with Paul and I tomorrow?

Regards

From: Stephen O'Connor
Sent: Wednesday, 15 April 2020 12:28 PM
To: Michael Hingley <Michael.Hingley@planning.nsw.gov.au>
Cc: Paul Solomon <Paul.Solomon@frasersproperty.com.au>
Subject: RE: Altis / Frasers Kemps Creek VPA

Hi Michael,

Thanks for the email below,

I have discussed with Frasers and attach a copy of the table setting out the land dedication and WIC scope + costs associated with our project (SSD9522). The land value figure is being investigated on our end and we will provide you with what we consider market shortly.

Given there are a few new items here for consideration by the DPIE (both land and WIK) it would be appreciated if Altis / Frasers could jump on a video call to discuss in further detail so that all parties understand what will be included in the VPA.

Regarding the entity / applicant details raised, please see attached Trust Constitution Deed for Altis Bulky Retail Pty Ltd and structure diagram showing Altis Property Partners is the responsible entity for the Trust and Subtrust. Similarly, Frasers Property Australia is the Responsible Entity for Frasers Property Industrial Constructions Pty Ltd

Kindly review and let me know when the DPIE is available to discuss by phone / video chat

Regards

From: Michael Hingley <Michael.Hingley@planning.nsw.gov.au>
Sent: Thursday, 9 April 2020 8:45 AM
To: Stephen O'Connor <stephen.oconnor@altisproperty.com.au>
Cc: Paul Solomon <Paul.Solomon@frasersproperty.com.au>
Subject: RE: Altis / Frasers Kemps Creek VPA

Hi Stephen

Thanks for the NDA plan.

The drafting of the VPA is progressing. I have some clarifications from Legal and request the following from you:

- Trust Deed for Altis
- As we are linking the VPA to SSD 9522, we need to ensure the Developers in the VPA (Altis Bulky Retail Pty Ltd as the Trustee for Altis Bulky Sub Trust 3 and Frasers Property Industrial Constructions Pty Ltd) are associated with Applicant for SSD 9522 (Frasers Property Australia Pty Limited is a separate legal entity, as is Altis Property Partners Pty Ltd). Can you please provide the agreement or otherwise the demonstrates the Developer association with the Applicant.

I will be the case manager for the VPA and WIK, so we can discuss the Mamre Road WIK inclusion directly. On that matter you note the costs of the Mamre Road works are significant. What are those costs?

To further consider proposal it would be useful if you could outline those costs along with other items as follows:

Contribution	Value	Manner and extent	Timing	Notes
Land Contribution – Mamre Road	\$xxxx	Approximately xxxxm2 of land for a public road generally in the location shown as Mamre Road in the attached plan titled SSD-MRM-DA-007-B.pdf	Prior to the subdivision certification that creates the 10th industrial lot detailed in SSD 9522.....for example	Land value is \$xxxm2 based upon what evidence. Note the land value is to be determined as a square metre rate before the execution of the planning agreement
Land Contribution – Southern Link Road	\$xxxx	Approximately xxxxm2 of land for a public road generally in the location shown as Mamre Road in the attached plan titled SSD-MRM-DA-007-B.pdf	Prior to the subdivision certification that creates the 15th industrial lot detailed in SSD 9522.....or by April 2023 (the earlier of) for example	Ditto
Road Works – Mamre Road widening	\$xxxx	Construction of 20m width Mamre Road for a length of xx metres. Works to be constructed to a design approved by Transport for NSW and generally within the 'Picton Road 6B North' works area identified in the location plan.		
Road Works – Mamre Road (intersection with Bakers Lane)	\$xxxx	Construction of Mamre Road / Bakers Lane intersection Works to be constructed to a design approved by Transport for NSW. A plan showing the construction is required. We need to clearly delineate between any regional benefits vs the developers driveway as no credit will be provided to development generated/required works. Ie if no development occurs the widening of Mamre Road may still be required with minimal intersection treatment for Bakers Lane		
There are a number of other matters flagged including, Freight rail land corridor, SLR roadworks, Wester Ring Rd, Open Space west of the Ring road.				

Please follow my lead and detail what these look like for our consideration				
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Regards

Michael Hingley

Manager Infrastructure Planning

Department of Planning, Industry & Environment

Place, Design and Public Spaces | Department of Planning, Industry and Environment

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The Department of Planning, Industry and Environment acknowledges that it stands on Aboriginal land. We acknowledge the traditional custodians of the land and we show our respect for elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

I work flexibly. I'm sending this message now because it's a good time for me, but I don't expect you to read, respond or action it outside your own regular working hours.

From: Stephen O'Connor <stephen.oconnor@altisproperty.com.au>

Sent: Monday, 6 April 2020 6:26 PM

To: Michael Hingley <Michael.Hingley@planning.nsw.gov.au>

Cc: Paul Solomon <Paul.Solomon@frasersproperty.com.au>

Subject: RE: Altis / Frasers Kemps Creek VPA

Hi Michael,

Thanks for your email,

Happy to proceed along with your recommendations to commence the VPA drafting on the basis of land dedications – could you advise timing on when we will be provided a draft?

To avoid any delay in the VPA, can you please advise who we liaise with on including the Mamre Road Upgrades as WIK? - these capital costs are significant and will benefit the precinct.

I have attached a copy of the masterplan that shows NDA as requested

Regards

Stephen O'Connor | Project Director

ALTIS PROPERTY PARTNERS

From: Michael Hingley <Michael.Hingley@planning.nsw.gov.au>
Sent: Monday, 6 April 2020 4:07 PM
To: Stephen O'Connor <stephen.oconnor@altisproperty.com.au>
Cc: Paul Solomon <Paul.Solomon@frasersproperty.com.au>
Subject: RE: Altis / Frasers Kemps Creek VPA

Hi Stephen

Items 3, 6, 7 look like new items not included in the letter of offer.

The approach I would like to take is build the VPA so we have the wireframe, and massage in the schedule of works / WIK as those conversations continue to develop.

At this stage we have the approval to proceed with WIK for the dedication of land only (Mamre Road and SLR).

In the meantime, can you provide an estimate of the developments NDA.

Thanks

Michael Hingley
Manager Infrastructure Planning
Department of Planning, Industry & Environment

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From: Stephen O'Connor <stephen.oconnor@altisproperty.com.au>
Sent: Monday, 6 April 2020 3:31 PM
To: Michael Hingley <Michael.Hingley@planning.nsw.gov.au>
Cc: Paul Solomon <Paul.Solomon@frasersproperty.com.au>
Subject: Altis / Frasers Kemps Creek VPA

Hi Michael,

Further to our conversation last week, we understand that your legal team is working on providing us with a draft VPA shortly

The items below are what we believe should be reimbursable under the proposed VPA;

1. Mamre Road Land / road dedication
2. Mamre road upgrade / roadworks
3. Freight rail land corridor
4. Land for the SLR
5. SLR roadworks
6. Wester Ring Rd as requested by PIE
7. Open Space west of the Ring road

We would welcome a phone call with you to discuss in detail

Please advise a suitable time

Regards



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