

24<sup>th</sup> January 2022

Department of Planning, Industry and Environment  
4 Parramatta Square  
Parramatta NSW 2150

Attention: Peter Kim, Team Leader, Infrastructure Partnerships and Agreements  
Nathalie O'Toole, Senior Manager Planning Concierge

Cc: Richard Wood, Program Director, Delivery North  
Northern Sydney & Central Coast

Dear Peter and Nathalie,

**Teloopa State Voluntary Planning Agreement SVPA2021-220  
Response to SVPA formal offer**

Further to our meeting held on 30<sup>th</sup> September 2021 between Frasers, DPIE (major projects and state voluntary planning agreement teams), LAHC and the PDU, it was discussed that Frasers State VPA offer was to provide an overall view of what the proposed development was providing in terms of public purpose (state, local, and private items) as well as the social and affordable housing being delivered. By doing so the State VPA team could then take a wholistic approach when assessing the level of contribution applicable to this project. This was the strategy to move forward, considering the draft SIC for the area was not released to the public and the imminent RIC, that the project had no chance to consider.

The offer Frasers then submitted (attached) was prepared based on the EP&A act, Division 7.1, *extract below*. Frasers ensured that each of the proposed items in the Frasers State VPA offer fell within these categories. Frasers also included a copy of the local VPA submitted to Parramatta City Council and the further items of public purpose that we were not seeking offsets for, for overall consideration.

*(1) A planning agreement is a voluntary agreement or other arrangement under this Division between a planning authority (or 2 or more planning authorities) and a person (the **developer**)—*

- a) who has sought a change to an environmental planning instrument, or*
- b) who has made, or proposes to make, a development application or application for a complying development certificate, or*
- c) who has entered into an agreement with, or is otherwise associated with, a person to whom paragraph (a) or (b) applies,*
- d) under which the developer is required to dedicate land free of cost, pay a monetary contribution, or provide any other material public benefit, or any combination of them, to be used for or applied towards a public purpose.*

*(2) A public purpose includes (without limitation) any of the following—*

- a) the provision of (or the recoupment of the cost of providing) public amenities or public services,*
- b) the provision of (or the recoupment of the cost of providing) affordable housing,*
- c) the provision of (or the recoupment of the cost of providing) transport or other infrastructure relating to land,*
- d) the funding of recurrent expenditure relating to the provision of public amenities or public services, affordable housing or transport or other infrastructure,*
- e) the monitoring of the planning impacts of development,*
- f) the conservation or enhancement of the natural environment.*

The response we have received from the state VPA team does not appear to follow the approach as agreed in the meeting held 30<sup>th</sup> September 2021. Further the response we have received refers us to a rate of \$12,868.86 per lot based on other planning agreements being considered. Notwithstanding this, we note that draft RIC has now been released and this draft nominates a \$10,000 per dwelling contribution rate for the high-density dwellings. The draft RIC also includes savings provisions to discount this number.

Frasers firmly believes the proposed development and our state planning agreement offer at \$148m (~\$40k per market dwelling), which includes a \$20m cash contribution towards state infrastructure, plus the \$45m local VPA offer (~\$12k per dwelling) which delivers a mix of local and state infrastructure is a substantial offer, well exceeding the both the \$12,800 per dwelling rate mentioned below or the more recent \$10,000 per dwelling RIC.

We would welcome to opportunity to present and discuss this offer to both the PDU and the SVPA teams to ensure it is considered and understood.

If you have any further queries, please do not hesitate to contact the undersigned.

Yours faithfully,



Cameron Jackson  
Development Director  
**Frasers Property Australia**