

18 December 2025

Louise Kerr
General Manager
Lane Cove Council
49 Longueville Road, Lane Cove 1595
PO Box 20, Lane Cove NSW 1595

Dear Miss Louise Kerr,

Lane Cove Developments No.1 Pty Ltd (the Proponent) has prepared this letter of intent pertaining to a Voluntary Planning Agreement (VPA) to support the development of land at 300 Burns Bay Road, Lane Cove (the site). The Proponent has prepared this Public Benefit Offer with the intent to enter into a Voluntary Planning Agreement (VPA) with Lane Cove Council for the purposes of section 7.7(3) of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

Lane Cove Developments No.1 Pty Ltd wishes to enter into a VPA with Council in conjunction with specific aspects of the proposed state significant development application (SSDA) SSDA-87925706. This letter outlines the proposal and provides an indicative offer, detailing the particulars and intended public benefits. We welcome the opportunity to meet with Council to further discuss the contents of this offer, with the view to progressing preparation of a formal draft VPA once the components of the offer have been agreed in principle.

1.1 Statutory Framework

Under the *Environmental Planning and Assessment Act 1979* (the EP&A Act), Part 7 relates to infrastructure contributions, including planning agreements made between a planning authority (Council) and a person (Lane Cove Development No.1 Pty Ltd). Section 7.4(1) of Part 7 in the EP&A Act defines a planning agreement as follows:

(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)—

...(b) who has made, or proposes to make, a development application or application for a complying development certificate, or...

(our emphasis added)

In accordance with the EP&A Act, Lane Cove Developments No.1 Pty Ltd is able to enter into a VPA with Council for the delivery of public benefits associated with the proposal, which are detailed within this letter.

1.2 Public Benefit Offer

Lane Cove Developments No.1 Pty Ltd propose a range of public benefits which are derived from the proposed development under SSDA. Such public benefits proposed by Lane Cove Developments No.1 Pty Ltd as part of this letter of offer include:

- **Delivery of Affordable Housing** – provision of 15% of the proposed gross floor area of the development as affordable housing for a period of 15 years. This equates to thirty-four (34) units within the overall proposed development of 225 residential units. These apartments are to be managed by Bridge Housing Limited (a tier 1 Community Housing Provider).
- **Embellishment to footpaths / public domain** – In addition to the monetary contributions payable under the Section 7.11 Development Contributions Plans, the Applicant is committed to making an additional

monetary contribution towards a 'pedestrian link from park to bay' of circa \$643,550 toward a new pedestrian link connecting the park to bay as, in line with the Lane Cove Section 94 Works Schedule. This contribution is provisional upon achieving the proposed development outcome sought as part of SSD-87925706, which is 225 residential units and 24,431m² of Gross Floor Area GFA). Lane Cove Developments No.1 Pty Ltd reserve the right to review this contribution amount accordingly to reflect any reductions to the proposed GFA.

Importantly, Lane Cove Developments No.1 Pty Ltd commits that the proposed works under the SSDA and this agreement will not reduce the developer's financial obligations for future development contributions to be levied by Council in accordance with Section 7.11/ Section 7.12 of the EP&A Act.

1.3 Conclusion

We welcome the opportunity to meet with Council to further discuss the contents of this offer, with the view to progressing preparation of a formal Voluntary Planning Agreement as a necessary condition of consent prior to the commencement of construction works within the site.

Should you have any further queries, please do not hesitate to contact me directly on the details below.

Yours sincerely



Eddy Haddad (Homebush Developments No.1 Pty Ltd)
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