



10 February 2022

**The General Manager
City of Canada Bay Council
1A Marlborough Street
Drummoyne NSW**

Attention: Paul Dewar

Dear Sir,

**Updated Letter of Offer – Planning Proposal PP2017/005,
160 Burwood Road, Concord**

PURPOSE

This letter has been prepared by LFA (Pacific) Pty Ltd, on behalf of the owner of the site. This letter represents an offer to enter into a Voluntary Planning Agreement (VPA) in relation to an Amended Planning Proposal that seeks to rezone the land at 160 Burwood Road, Concord. It sets out various public benefits that are included as part of the Amended Planning Proposal and attributes values to these benefits which is supported by analysis prepared by others. This updated letter of offer supersedes and replaces any previous letter of offer.

The Proponent reserves its right to review the offer set out within this letter in the event the contents of the Planning Proposal (and the architectural Concept Plan which supports it) require any alteration by Council as part of its assessment.

THE AMENDED PLANNING PROPOSAL

This offer accompanies and supports the Amended Planning Proposal dated June 2020, which has been prepared in response to the recommendations made by the Sydney Eastern City Planning Panel following the Rezoning Review held on 31 March 2020.

The Amended Planning Proposal seeks to provide for the development of the site as per the Concept Plan and Urban Design Report (Appendix C of the Amended Planning Proposal) as follows:

- Retention and adaptive re-use of the Central Roasting Hall factory building;
- Approximately 400 new dwellings in the form of shop top housing, residential flat buildings and multi-unit dwellings. The buildings will range in height from 3 storeys to 6 storeys (21m), including the adaptive re-use of the existing Central Roasting Hall factory building;
- Approximately 10,000m² on non-residential uses, of which a minimum 3,000m² shall be provided for urban services (aka light industrial uses)
- Approximately 774 car parking spaces (or as required by Council);
- Approximately 5,900m² of public open space in the form of a new foreshore park;
- New local roads connecting to Zoeller Street and the foreshore park; and
- Bicycle and pedestrian access to the foreshore.

**LFA (PACIFIC)
PTY LTD**

02 9327 6822
lfa@lfa.com.au
lfa.com.au

Suite 4 /2 New Mclean St
Edgecliff NSW 2027

PO Box 259
Edgecliff NSW 2027

NOMINATED ARCHITECTS
ALF LESTER NO.2128
STEPHEN ANDERS NO.5764

ABN 92 830 134 905



Accordingly, the proposed development scheme seeks to:

- Create a mixed-use neighbourhood with residential, retail, commercial, light industrial/urban services, and community uses to support the changing social and demographic characteristics of the community;
- Provide for increased employment opportunities than currently available on the site with the existing factory use
- Improve pedestrian, cycle, vehicular and waterfront access to the site
- Enhance the industrial character of the site through the retention and adaptive re-use of the Central Roasting Hall
- Provide new public open space and associated landscape embellishments
- Activate the foreshore harbour frontage by improving the site connectivity, public access and landscape amenity of the site; and
- Protect and enhance of the natural environment through appropriate landscaping and various ESD initiatives.

VPA OFFER

1. Public Benefit

The public benefits provided as part of the Amended Planning Proposal include:

- 5,900m² of land for public open space, including remediation (if required) and embellishment of that land, to be dedicated to Council upon completion of the development project (Attachment A); and
- Restoration works to the seawall and additional waterfront edge landscaping to provide access to the water (estimated value of \$2,100,000). These restoration works will be completed prior to the dedication of the land to Council for public open space.

2. Section 7.11 Contributions

Development contributions for a subsequent development application (DA) would be levied under Council's Section 7.11 Development Contributions Plan (November 2017).

Given the value of public benefits provided within this offer exceed the notional target of 50% of the uplift in land value, this offer seeks to confirm that an off-set be applied to any Section 7.11 contributions that would otherwise be applied to the DA.

NEXT STEPS

Any subsequent VPA will comply with the requirements of the EP&A Act and Environmental Planning and Assessment Regulation 2000,

We look forward to working with Council to finalise the terms of the VPA.

Kind Regards,

LFA (Pacific) Pty Ltd

Jason Duda
Director

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Attachments:

- Attachment A – Proposed Public Open Space



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