

**J G Developments Pty Ltd  
ACN 167 086 679  
810 Northern Road  
Middle Dural  
NSW 2158**

**David Farmer  
CEO Central Coast Council  
P O Box 20  
Wyong NSW 2259**

**Attention: Kathryn Heintz- Senior Strategic Planner**

Dear David

**DRAFT LETTER OF OFFER TO ENTER INTO VOLUNTARY PLANNING AGREEMENT – ASSOCIATED WITH PLANNING PROPOSAL FOR 15 MULLOWAY ROAD CHAIN VALLEY BAY.** Your Ref RZ/01/2017

I write to you on behalf of JG Developments Pty Ltd Pty Ltd (**JG**) to offer to enter into a Voluntary Planning Agreement (**VPA**) with the Central Coast Council (**CCC**) in relation to the Planning Proposal (PP\_2017\_CCOAS\_003\_00) submitted for No. 15 Mulloway Road, Chain Valley Bay.

The planning proposal will deliver a significant public benefit to the Central Coast by meeting serious housing supply needs within the northern sector of the LGA, as well as providing the local community with an infill residential development, currently on a parcel known to have concern as a significant fire risk to the adjoining Valhalla MHE and existing residential precinct of Chain Valley Bay.

These objectives are achieved by allowing a low-density residential subdivision in the order of approximately 90 lots, and one Environmental Management C3 parcel, concurrently with the embellishment and protection of conservation lands including the provision of a connecting conservation corridor, incorporating bushfire protection measures all benefitting the existing urban development.

This offer pertains to Monetary Contributions by the Developer to the Council for the public purpose of funding the construction of, or improvements to, local infrastructure in the vicinity of the subject land. These contributions will be appropriately indexed and paid in accordance with any development consent that may be issued and actioned by the issue of a subdivision certificate, prior to the coming into operation of an amendment to the "Northern Districts Development Contributions Plan" (**NDCP**) pursuant to Section 7.11 of the EP & A Act.

If the ND Contribution Plan Amendment has not commenced prior to the applicable time of payment of the Monetary Contributions, then the amount of the Monetary Contribution as set out in the VPA is to apply.

If the ND Contributions Plan has commenced prior to the applicable time for payment, then the amount set out in that Amended NDCP is to apply.

The proponent also agrees to pay Council's reasonable costs in relation to the legal review of the planning agreement, to a maximum of \$2,500 and \$350 towards advertising and exhibition.

If you require any further information related to this offer, please do not hesitate to contact Mr Chris Oliver, our planning consultant at Optima Planning & Development Consultants on 0418 647 581.

Sincerely

Domenic Ursino  
One.Cor. Group  
Authority on behalf of  
J G Developments Pty Ltd.

DATE: 06/06/2022

DRAFT