



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

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

Dear David

**LETTER OF OFFER TO ENTER INTO A VOLUNTARY PLANNING AGREEMENT – ASSOCIATED WITH PLANNING PROPOSAL FOR 45 MULLOWAY ROAD CHAIN VALLEY BAY. RZ/3/2019 (PP-2021-691)**

I write to you on behalf of MHE Property Pty Ltd as trustee for MHE Operator Trust 3 to enter into a Voluntary Planning Agreement (**VPA**) with the Central Coast Council (**CCC**) in relation to the Planning Proposal for No. 45 Mulloway Road, Chain Valley Bay.

Further to recent discussions with Council the Northern Districts S7.11 Developer Contributions Plan (ND contributions plan) is currently being updated and is programmed for adoption by late 2022. Council has requested the proponents to provide surety that appropriate contributions will be levied for the purpose of public upgrades including road works. To allow the planning proposals to be finalised, the proponents have offered to enter into a planning agreement which will adopt draft contributions rates. In doing so the planning agreement will provide Council with an appropriate mechanism to levy contributions if the ND contributions plan is delayed.

The planning proposal will deliver a significant public benefit to the Central Coast through the provision of affordable housing for retirees as well as protection and ongoing management of the existing biodiversity corridor and funding towards local and state road infrastructure. The development of the new community will also include private recreation space and facilities such as a clubhouse, bowling green and tennis courts.

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 will be payable prior to the issue of a Section 68 for the occupation of the homes.

If the ND contributions plan 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 planning agreement 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 ND contributions plan 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 Tom Copping on 0425 555 383.

Sincerely

Tom Copping  
Planning Manager  
Vivacity Property

DATE: 06/06/2022

