

Our Ref: CC180099

5 May 2022

CEO
Central Coast Council

Att: Lucy Larkins
Senior Strategic Planner
Local Planning and Policy
E: Lucy.Larkins@centralcoast.nsw.gov.au
ask@centralcoast.nsw.gov.au

Dear Lucy,

**Planning Agreement Letter of Offer – Lakes Ridge
Planning Proposal (Department Ref: PP_2020_CCOAS_004_00): to rezone land for
residential and environmental conservation purposes at 285-335 Pacific Highway, Lake
Munmorah**

On behalf of Alda Property, Rose Group and Urban Villager, and in accordance with section 7.4 of the Environmental Planning and Assessment Act, 1979 we have been instructed to submit a Letter of Offer to enter into a Planning Agreement with Central Coast Council to offset s7.11 and 7.12 developer contributions.

This Letter of Offer supersedes previous correspondence dated 30 September 2021, to reflect changes in land ownership since the date of the original letter.

The Planning Agreement is to include:

- 285 Pacific Highway, controlled by Alda Property;
- 295-305 Pacific Highway controlled by Rose Group; and
- 315-325 Pacific Highway controlled by Urban Villager.

The owners of the remaining properties affected by the Planning Proposal, 287 Pacific Highway (telecommunications tower lot) and 335 Pacific Highway (service station lot) have indicated that they do not object to the Planning Proposal but both parties intend to continue use of their land for non-residential purposes.

The continued long term use of No.s 287 and 335 for non-residential purposes will not generate any additional demand on roads, drainage, cycleway/pedestrian paths, open space or community facilities.

Accordingly, in the unlikely event these properties are ever redeveloped for residential purposes, we recommend application of standard developer contribution rates for the Northern Districts Contribution Plan at the time of redevelopment, rather than incorporation of these properties into the Planning Agreement.

It is understood that the Letter of Offer is the first step in an iterative process and we look forward to working constructively with Council to advance the Planning Agreement in a timely manner.

Concept plans and supporting documentation has been previously supplied to Council to assist with Planning Agreement negotiations. Documentation of particular relevance to the Planning Agreement includes:

- Revised Traffic Impact Assessment prepared by Barker Ryan Stewart and submitted to Council 24 March 2022.
- Lakes Ridge Master Plan prepared by Peter Andrews + Associates submitted to Council 31 March 2022 and re-attached to this letter for ease of reference. The concept master plan identifies proposed areas of open space, conservation zoned land, vehicle access points and internal cycleway/pedestrian links.
- Concept external road and drainage plans and preliminary costings prepared by Barker Ryan Stewart and submitted to Council 6 April 2022.

If you require anything further to advance discussions around the Planning Agreement, please let us know and we will endeavour to reply as quickly as practicable.

Kind Regards,



Ian Stewart | Director
Barker Ryan Stewart Pty Ltd

Encl: Lakes Ridge Concept Master Plan