

21 August 2017

The General Manager
Northern Beaches Council

By Email: Neil.Cocks@northernbeaches.nsw.gov.au

Attention Neil Cocks – Manager Strategic and Place Planning

Dear Mr Cocks,

28 Lockwood Avenue, Belrose: Statement of Proposed Public Benefits to be included in a future VPA

Willana Associates is the applicant for the recently submitted Planning Proposal Application for 28 Lockwood Avenue, Belrose (PEX2017/0007). We appreciate Council's initial comments and discussion regarding the intention to enter into a Voluntary Planning Agreement (VPA). In response, this letter provides a brief statement of potential public benefits proposed to be delivered through a future VPA process, in association with the submitted Planning Proposal.

1. Pedestrian Connections

The subject site previously contained the Belrose Library, which has since been relocated. Due to the previous use, the site contains well established pedestrian links from Lockwood Avenue to Glenrose Place. These provide efficient and safe connections from the residential areas to the south and west of the site, specifically to Glenrose Village Shopping Centre and the Glen Street Cultural Hub. The formalisation of a pedestrian link and the associated public benefits may be offered through a future VPA process.

2. Plaza

The Concept Master Plan prepared by DKO Architects and submitted with the Planning Proposal Application demonstrates the ability to provide a plaza concept adjoining commercial land uses, located near Glenrose Place. There is the opportunity to offer a high-quality, structured public open space, in the form of a plaza. A plaza would improve public domain to Glenrose Place. The Applicant would propose to design and construct the final plaza in line with Council requirements.

3. Green Space

The current Planning Proposal Application and Concept Master Plan indicate the retention of the landscaped area in the south-eastern corner of the site. This land may be offered as a land dedication for a park to retain the natural setting and enhance the character of the locality.

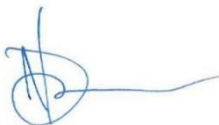
4. Affordable Housing

Council's recently adopted Affordable Housing Policy seeks for affordable rental housing to be incorporated with planning proposals for urban renewal. There is potential for a percentage of the development to be provided as affordable rental housing.

The proposed public benefits will be subject to future negotiation and dependent on the preliminary outcomes of the submitted Planning Proposal. The above benefits are all considered to provide positive planning outcomes for the community in accordance with Council's Community Strategic Plan and Affordable Housing Policy.

We trust that the above assists in Council's and the public's consideration of the Planning Proposal. Subject to Council feedback in relation to the proposed benefits, the Applicant intends to submit a formal offer to enter into a planning agreement pursuant to Section 93F of the EP&A Act 1979, which outlines the details of the proposed benefits and identifies the circumstances which have given rise to the offer. Please do not hesitate to contact me on (02) 4929 6442 should you wish to discuss anything further.

Yours sincerely,
Willana Associates Pty Ltd



Nicholas Dowman
Senior Project Planner