

## **Attachment B**

**Correspondence – Planning Proposal –  
118-130 Epsom Road and 905 South  
Dowling Street, Zetland – Karimbla  
Properties – 25 January 2024**

25 January 2024

Mr Graham Jahn  
Director City Planning Development & Transport  
City of Sydney Council  
454 Kent Street  
SYDNEY NSW 2000

Email: [gjahn@cityofsydney.nsw.gov.au](mailto:gjahn@cityofsydney.nsw.gov.au)

Dear Mr Jahn,

**Planning Proposal - 118-130 Epsom Rd and 905 South Dowling Street, Zetland**

Further to discussions with the City of Sydney Council (Council), Karimbla Properties (No.60) Pty Ltd (Proponent/Developer), which is a wholly-owned subsidiary of the Meriton Group, is willing to enter into the previously agreed and exhibited Voluntary Planning Agreement (VPA) to support the endorsed Planning Proposal (PP) to amend the Height of Building (HoB) standards under the Sydney Local Environmental Plan (LEP) at 118-130 Epsom Rd and 905 South Dowling Street, Zetland (Site).

The previously agreed and exhibited VPA aligns with the Public Benefit Offer (PBO) issued to Council on 4 November 2022 after extensive discussions with Council staff, and which was subsequently supported and endorsed by Council to proceed through the Gateway process. This VPA was drafted, exhibited and included a commitment to reticulated water supply infrastructure within future buildings, minimum non-residential floor space, stretch sustainability targets for BASIX (even though they are no longer applicable) and provision of EV charging capability for all future residential parking spaces.

Subsequent offers to construct an Affordable Housing Building (AHB) on the Site to meet the Affordable Housing Contributions (AHC) under Clause 7.13 of the SLEP are accordingly withdrawn. This offer was made upon a request from Council in June 2023 but has not been finalised. Given the PP was supported by relevant committees and the Council without the AHB being proposed, and the method to deliver the AHC is not directly linked to the changes to the LEP (to amend building heights), we do not believe it should change the Council's support to finalise the PP.

As already demonstrated in the previous council assessment reports, the PP has significant strategic and site-specific merit to deliver a better-built form, building amenity, dwelling type, urban design and public amenity outcomes than currently permitted under the existing controls. The method to deliver the AHC under Clause 7.13 of the LEP does not otherwise affect the planning and built form outcomes.

Accordingly, we propose to deliver the AHC through a monetary contribution under future Development Applications which is currently estimated at approximately **\$29,000,000**. This approach has been taken on all previous Meriton developments in this area subject to Clause 7.13

and would take our collective monetary contribution under Council's scheme to around **\$110,000,000**.

This approach does not dismiss or otherwise erode the value of the AHC for this Site. It appropriately aligns this commitment to future DA's where the obligation applies.

As outlined above, we confirm that the PBO for this PP is outlined in the letter issued to Council on the 4<sup>th</sup> November 2022 which has previously been reviewed, endorsed and a draft VPA prepared and exhibited. Accordingly, there is a VPA available that can be executed and registered on title expeditiously to facilitate the finalisation of the PP.

Based on our discussions, we trust that reverting to the previous offer and subsequently endorsed/exhibited VPA is deemed adequate and can be reported to Council for consideration at the earliest opportunity with support from staff.

Please advise should you require anything further to progress the matter.

Yours sincerely  
**KARIMBLA PROPERTIES (NO. 60) PTY LTD**



Albert Chan  
**Director**



Matthew Lennartz  
**Executive Manager – Planning and  
Government**