

9<sup>th</sup> June, 2017

The General Manager  
City of Canterbury-Bankstown Council

Dear Sir/Madam,

**Offer to Enter Voluntary Planning Agreement**  
**Property: 749-757 Canterbury Road, Belmore (Lots 12, 13 and 14 in**  
**Deposited Plan 4387)**  
**Development Application Number: DA-506/2016**

Bella Ikea Belmore Pty Limited (formerly BGI Developments Pty Limited) is the Applicant in relation to Development Application Number DA-506/2016 (the DA) lodged with Canterbury-Bankstown Council (Council) on 1 November 2016. The DA seeks development consent for the demolition of existing structures and the construction of a six-storey residential flat building comprising 46 dwellings with basement car parking on Lots 12, 13 and 14 in Deposited Plan 4387 (the Site).

On the assumption that development consent is granted to the DA, the Applicant offers to enter into a Voluntary Planning Agreement pursuant to section 93F of the *Environmental Planning & Assessment Act 1979* for the dedication of the area of land measuring 3 metres in depth along the northern (Wilson Lane) and eastern (Thompson Lane) boundaries of the Site for road widening.

Further, the Applicant offers, at its expense, to undertake roadworks within this portion of the Site for the road widening as follows:

Wilson Lane

- New laneway works for land dedication;
- Joining of laneway to existing laneway;
- Removal of existing kerb and gutter and construction of new kerb and gutter;
- Top resheet of new and existing laneway with hotmix;
- Relocation of two power poles;
- Potential for up to two new poles; and
- Relocation of dish on the corner of Wilson and Thompson Lane.

Thompson Lane

- New laneway works for land dedication;
- Joining of laneway to existing laneway;
- Removal of existing kerb and gutter and construction of new kerb and gutter;
- Top resheet of new and existing laneway with hotmix;
- Relocation of one power pole;
- Potential relocation of Telstra pit. However this is subject to the laneway design (which could leave the pit in its existing location) and resistance from Telstra to relocate.

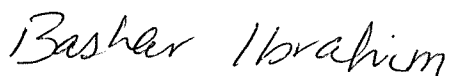
# BELLA IKEA

DEVELOPMENTS PTY LTD

The dedication of land to Council represents the provision of a material public benefit towards a public purpose, being to facilitate road widening. The dedication of land and road widening will benefit the Canterbury-Bankstown local government area by assisting in ensuring the orderly function of its road network.

The proposed Voluntary Planning Agreement does not exclude the operation of section 94 contributions.

Yours sincerely,



Bashar Ibrahim  
Director  
Bella Ikea Belmore Pty Ltd