



30 August 2022

The City Manager
Fairfield City Council
PO Box 21
Fairfield NSW 1860

Attention: Andrew Woodley

Dear Andrew,

Re: Kamira Court, Villawood – Voluntary Planning Agreement Offer – Parkland Embellishment

Thank you for your ongoing discussions with respect to the urban renewal of the lands at 2 Kamira Ave, Villawood. This letter is to accompany the letter from the Department of Planning and Environment, dated 2 June 2022, outlining the terms of VPA offer for the development of the lands.

Further to the details in the Department's letter, Traders in Purple (Traders) acknowledges that it will pay the required s7.11 contributions outlined in Fairfield Council's Contributions Plan 2011 Amendment 12 – as calculated and indexed at time of payment. June 2022 figures show a current net contribution of **\$3,087,360** to Council, exclusive of \$248,841 as offset from the *Open Space Embellishment* contributions.

Traders also propose to deliver 3,000 sq.m. of embellished parkland to the Villawood community. The details of this park are still subject to staff review and Council approval, but early estimates indicate a construction value of **\$1,840,000 (ex. GST)** for the proposed Villawood Park.

Traders therefore offers a total value of **\$4,927,360** to Council through contributions and embellishment works, not including the construction and handover of nearby Howatt St extension and the widening of Kamira Court for bus services.

We trust this is favourable to Council for the progress of an exciting new development at 2 Kamira Ave, Villawood, and very much look forward to contributing further to the Villawood community through the advancement of our Stage 1 development application under review by staff, and the Stage 2 development application recently lodged.

Kind regards,

Charles Daoud