

3 March 2021

**George Dedes (General Manager)**

City of Ryde Council  
1 Pope Street,  
Ryde, NSW, 2112

Dear George,

**RE: PLANNING AGREEMENT OFFER**

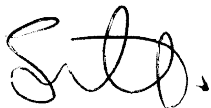
This Planning Agreement Offer (**the Offer**) has been provided by the applicant and landowner Thunderbirds are Go Pty Ltd atf The Gardeners Trust. The Offer comprises a development contribution which accompanies, and is in conjunction with, a development application (DA) dated March 2021 for the property located at 307 Lane Cove Road, Macquarie Park, otherwise known as Eden Gardens (**the site**). The components of the Offer are as follows:

1. Upgrading of the pedestrian footpath on the western side of Lane Cove Road between Talavera Road and the site to the same standard as the existing pedestrian footpath on the western side of Lane Cove Road between Waterloo Road and Talavera Road.
2. Construction of a pedestrian safety fence on the footpath on the western side of the M2 overpass.
3. Extension of the turning bay providing access to the site for traffic travelling north bound on Lane Cove Road.

It is intended that the benefits under the offer are provided in lieu of developer contributions under section 7.11 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

It is intended that should development consent for the DA be granted, this offer will be confirmed in a formal planning agreement with City of Ryde Council. The agreement will comply with the requirements of the EP&A Act and the *Environmental Planning and Assessment Regulation 2000*.

Yours Sincerely,



Simon Ainsworth