

**Glen Ora Estate Pty Ltd**

ACN 004 118 674

**Incorporated 14 July 1925**

Our Reference: RDS/LTM

Lot Owner  
Solomon Heights  
Sunshine North VIC 3020

4 CORONATION STREET  
WEST BRUNSWICK VIC 3055

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**BY EMAIL**

Monday, 19 June 2017

**RE: Your property/ies at Sunshine North VIC 3020**

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Dear Lot Owner,

On 14 June 2017, there was a community consultation session held at Brimbank Community and Civic Centre. Jason Black, who has been appointed as consultant to the Brimbank Council, referred to Glen Ora Estate Pty Ltd's proposition as the First Option.

At the meeting, we indicated that we believe that the current market price for land in the southern section in the current zoning is \$60,000 unserviced and would be between \$220,000 and \$250,000 per lot when serviced.

We also indicated at the meeting that it would take Glen Ora approximately 12 months to complete the construction and that we were capable of fulfilling all the current requirements of the Commonwealth Department of Environment in respect of obtaining the required offsets. Furthermore, we indicated that the current costs for obtaining the offsets would impose a liability on individual landowners of between \$13,000 and \$15,000 per lot and that using the northern section as an offset would not satisfy the current policy requirements of the Commonwealth Department of Environment.

After the meeting, we met a number of landowners who have property in the northern section and who were clearly upset at our proposal as they believe that it favoured the southern landowners and discriminated against the northern landowners. Since the date of the meeting, we have had further discussions with some of the landowners in the north. We have indicated to the landowners in the north that we would be prepared to pay each individual landowner the sum of \$15,000, subject to the following conditions:

1. The Minister of Environment would have to agree that he would be satisfied that we would only have to use offsets in the northern section and we would be relieved of any obligation to seek offsets elsewhere including offsets for spiny rice flower. It would be Council's and the Victorian Planning Authority's (VPA) obligation to seek the Minister's agreement. We have acted on the basis the required offset will be for all matters (Native Grass, Striped Legless Lizard, Golden Sun Moth and Spiny Rice-Flower) a 1 to 5 ratio which appears to be the normal offset ratio. We have indicated to the Department of Environment that we will comply with the current normal offset ratio as set out in their offset policies.
2. Council would have to agree to maintain the northern land under an EPBC approved management program for the next 10 years at its own expense.

3. We would pay to each land owner (180 lots) the above compensation figure of \$15,000 per lot.
4. We would require consent from 100% of northern land owners to transfer ownership to all lots to Council. We do not want the lots. We do not want the rate and land tax burden.
5. Council acknowledges that Glen Ora owns all the 9 southern roads.

In essence, Council should pay a sum of \$45,000 per lot for the northern section. This would ensure that the landowners in the north are not discriminated by the Glen Ora proposal. Council will be receiving a substantially increased rate amount from Glen Ora's development and they should use the increased rate base to pay the landowners in the north.

In respect of the development in the south, we do not require unanimous agreement for our development proposal. It is really a matter for the individual landowner to determine whether or not they wish to connect in to the infrastructure service that we would provide.

I note that Jason Black is to provide within 30 days from the date of the meeting an indicative value per square metre for each parcel of land at Solomon Heights.

Yours Faithfully,



R D Silverstein  
Director, Glen Ora Estate Pty Ltd