

**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

MOB: 0411 471 850  
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WEB: www.glenoraestate.com.au

**BY EMAIL**

Tuesday, 19 September 2017

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

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Dear Lot Owner,

There is an Ordinary Council Meeting tonight at 7 pm at the Brimbank Community and Civic Centre, 301 Hampshire Rd, Sunshine.

One of the matters to be discussed tonight is the Draft Solomon Heights Precinct Plan 2017, a copy of which can be found on the Brimbank Council's website:

<http://records.brimbank.vic.gov.au/ExternalLinkAPI/api/document/?docKey=dzY2bS8yYUU4UmIOZnFqZkhQc201T3hNUGtCL24xU0IHOWxadjY2TVIVS2lwU2xHVmJLZnBwaFVGQUp1VzAzKw2>.

Glen Ora's responses to the matters raised in the Draft Solomon Heights Precinct Plan 2017 are as follows:

1. The implementation of that plan requires the unanimous consent of all the landowners at Solomon Heights (northern and southern sections). From our own enquiries, there are a number of landowners who are not in agreement with Council's proposal.
2. Council has placed a figure of \$8,000 per lot for an environmental offset. This is substantially below the estimate placed by our qualified consultants, which is close to \$15,000 per lot.
3. Council has not given any idea what each landowner could expect from their proposal. We had until recently formed the view that in the southern area the current realistic market value is \$60,000 per lot. Based upon information we have obtained recently, we may have considerably underestimated the current market value per lot. We would be in a better position to give you a more up-to-date figure within the next 90 days.
4. You will note that the Draft Solomon Heights Precinct Plan 2017 is dependent upon many factors, including the outcome of the court case between Glen Ora and the Council. That case has been set down for trial in May 2018.
5. There is a process currently underway between the Commonwealth Department of the Environment and Energy for the implementation of the Strategic Assessment Agreement that was signed between Glen Ora and the Commonwealth in June 2017. Part of this process involves the environmental effects of the development in the southern section upon land in the north (above Whitehill Avenue) and the land to the east (currently owned by Atlantic Link Pty Ltd).
6. In essence, we oppose the concepts in the Draft Solomon Heights Precinct Plan 2017. We believe that this will further frustrate the ability of landowners to achieve their maximum earnings on their land. Our proposal is simple and achievable. It does not

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require unanimous consent. In fact, it does not require consent from any of the landowners, nor does it require any rezoning. As a matter of record, we have offered to Council to pay \$15,000 per lot to northern landowners, subject to Council paying \$45,000 to per lot to northern landowners and each northern landowner transferring its interest to Council. Our offer is conditional upon the Commonwealth Minister for the Environment and Energy agreeing to permit the northern section as the sole offset required under the Strategic Assessment Agreement.

7. Glen Ora has now lodged a planning permit application with Council to enable the construction of a water pipe underneath the railway. Glen Ora has now obtained approval from VicTrack and the Australian Rail Track Corporation. Subject to that planning permit being granted, Glen Ora could commence works for the construction of water infrastructure.

Yours Faithfully,



R D Silverstein  
Director, Glen Ora Estate Pty Ltd