

Glen Ora Estate Pty Ltd

ACN 004 118 674

Incorporated 14 July 1925

Lot Owners at Solomon Heights

27th April 2019

4 CORONATION STREET
WEST BRUNSWICK VIC 3055

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BY EMAIL

Dear Property Owner,

Correction to letter dated the 26th April 2019

The Commonwealth Department of Environment and Energy have now made the following decisions.

1. The existing road network that was used before 14th July 2000 can continue to be used for access to the lots.
2. There is no objection to rubbish and weeds being removed from the site.
3. The southern roads are not to be graded as the Department regards grading of the road network as making the roads fit for use **being a so called intensification of use** and not an existing use. **We are not prepared to challenge that ruling. We could not prove to the Department the roads were being graded after the 14th July 2000.**

Based on our previous correspondence with the Department, it would now appear that in the southern section, a staged plan would be acceptable, providing the appropriate offsets were provided within the context of the Strategic Assessment Agreement (SAA) dated 5th June 2017.

Unless and until the majority **85%** of the lot owners by **way of number** in any **proposed** stage in either the North and or the South agree to offer **substantially** compensate us for **the cost of** the environmental offsets that are required to satisfy both Commonwealth and State authorities **in a stage**, we are not in a position to proceed any further **with the development of the land.**

We are prepared to seek a variation of the SAA for the north section, including a staged plan, once we have an agreement as to compensation from 85% of the lot owners by way lot number. Example- if all the 180 lots in the North are to be cleared in one instance we need agreement for compensation that covers 153 lots. Alternatively if there are 50 lots in one road, agreement is required from lot owners that hold at least 42 lots.

We have previously provided advice regarding the Federal compensation for each lot. For your convenience, we set out a summary below, ~~including compensation~~ **for both State Government and Federal Government.**

Stage in this letter means any road in the subdivision North or South with all the lots that adjoin that road.

Federal:

\$15,000 per lot for Southern section

\$17,500 per lot for Northern section.

State

The State compensation for clearing the roads is about \$150 per lot.

Please feel free to contact us about any of the above matters. We would like to proceed to settle all the environmental issues as soon as practicably possible.

Yours Faithfully,



R D Silverstein
Director, Glen Ora Estate Pty Ltd