

# WFC (PROJECTS) PTY LTD

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6 July 2018

The General Manager  
Liverpool City Council  
Locked Bag 7064  
Liverpool BC NSW 1871

**Subject: Letter of offer accompanying planning proposal for Lot 1 Governor Macquarie Drive, Warwick Farm**

Dear General Manager,

We have prepared and lodged a Planning Proposal request to rezone land known as Lot 1 Governor Macquarie Drive Warwick Farm. The Planning Proposal seeks to rezone the land to permit the development of the land for mixed use residential purposes in buildings of four (4) to 15 storeys.

With the introduction of residential accommodation as a permissible land use, this submission represents an offer to enter into a Voluntary Planning Agreement (VPA) for the provision of affordable rental housing on site. The offer is to enter into a VPA to provide within future development on the land a quantum of housing equivalent to 5% of the dwelling yield ultimately approved and delivered through future Development Consents. This offer to provide affordable rental housing represents a substantial public benefit of approximately 40 dwellings based upon the concepts that have been prepared in support of the Planning Proposal request. The ultimate quantum of dwellings delivered will be contingent on the dwelling yield ultimately achieved. The dwellings would remain in the ownership of the developer/s but be managed as affordable housing by a housing provider to be agreed with Council for the life of the development.

The second element of the VPA offer would be to undertake landscape embellishment of the land between Warwick Street and the Hume Highway broadly between Manning Street to the west and Governor Macquarie Drive to the east.

The third element of the VPA offer would be to provide a retail/commercial space for a period of 5-10 years at a reduced commercial rent for a community organisation/s to be agreed between the proponent and the developer.

When a Gateway approval is granted consistent with the Planning Proposal request, consistent with this offer, we would instruct our lawyers to prepare and submit a draft VPA for Council's consideration and exhibition.

We look forward to working with Council on the progress and consideration of the Planning proposal request.

Yours sincerely,



Charlie Elachi