

20 May 2014

The General Manager
Leichhardt Municipal Council
7-15 Wetherill Street
Leichhardt NSW 2040

ATTN: Peter Conroy, Director of Environment and Community Management

Dear Peter,

Re: Letter of offer for proposed Voluntary Planning Agreement – 67-73 Lords Road, Leichhardt

I am writing on behalf of Lord Sixty Seven Pty Ltd to provide a letter of offer for a Voluntary Planning Agreement associated with the proposed rezoning of the site at 67-73 Lords Road Leichhardt. The rezoning and redevelopment of the site will help Leichhardt Council to achieve the strategic goals outlined in Leichhardt 2025+ including:

- Increase the supply of housing in the vicinity of public transport services;
- Increase the residential density and employment around transport nodes; and
- Increase the supply of affordable housing.

This letter provides a detailed outline of the substantial public benefits that can be delivered through the rezoning of the site. In summary, the following key contributions are proposed:

- Affordable Housing – the provision of 5% of total dwellings for affordable housing.
- Public domain upgrades – A range of upgrades to enhance the streetscape, increase and improve open space areas, provide pedestrian and cycling paths and improved streets and footpaths at a total cost of \$1.079 million.

We propose the following next steps:

- Council consider this offer and provide any comments back to the proponent.
- Proponent to consider Council comments on letter of offer.
- The services of a lawyer will be engaged to draft the VPA in line with Council's standard VPA (if any).
- VPA negotiated and exhibited with the planning proposal.

We would be happy to provide a briefing on the proposed public benefits to any Council staff as required. We look forward to working cooperatively with Council to achieve a high quality development that provides significant public benefits. If you have any queries please do not hesitate to contact me on 8667 8668.

Yours sincerely,



Aras Labutis

Outline of Proposed Public Benefits

1. Affordable Housing

General offer:

Affordability in Leichhardt is considerably worse than metropolitan Sydney for both purchase prices and rents. The rezoning and redevelopment of the site includes a range of dwelling sizes including affordable housing for the locality.

Outline:

1.1 The provision of 5% of total dwellings for affordable housing. This represents approximately 16 dwellings being affordable housing dwellings based on the current proposed controls in the Planning Proposal.

2. Public domain upgrades

General offer:

A range of upgrades to enhance the streetscape, increase and improve open space areas, provide pedestrian and cycling paths and improve streets and footpaths.

Outline:

- 2.1 Improved streetscape with plantings of street trees on Kegworth Street and Lords Road;
- 2.2 Extension of the open space in Kegworth Street to the north to incorporate additional trees, lawn areas, a fitness circuit and a playground for children with seating for adults;
- 2.3 Provision of a pedestrian path with the potential to connect to the Marion Street Light Rail Station on the eastern side of the light rail corridor should access through Lambert Park eventuate;
- 2.4 Replacement of a 1.8m wide local bicycle route with a dedicated bicycle lane along Lords Road to connect the western end of Lords Road and Foster Street;
- 2.5 Street pavement upgrades on Lords Road and Davies Lane; and
- 2.6 Footpath pavement upgrades on the northern side of Lords Road to connect the western end of Lords Road and Davies Lane.

VPA contributions

Item	Description	Proposed contribution (excluding GST for costs)
Affordable housing	Provision of affordable housing units within the finished development to be managed by a community housing provider as affordable housing	5% of total number of units
Public domain upgrades	Roadworks, landscaping works, fitness circuit, children's playground	\$1,079,385
Future pedestrian through site link	Provision of a pedestrian path benefitting Council with the potential to connect to Marion Street light rail station in the future.	Easement benefitting Council over through site link

