

2 June 2022

Department of Planning, Industry and Environment
GPO Box 39
Sydney NSW 2001

Attention: Rezoning Review Team,

Dear Sir/Madam,

**RE: 84 Memorial Avenue, Liverpool – Lot 100, DP 1014714
Schedule 1 Amendment to the Liverpool Local Environmental
Plan 2008 to Allow Residential Flat Buildings, Serviced
Apartments and Limited Commercial Premises, including
Height of Buildings and Floor Space Ratio Amendments**

This letter is to accompany the rezoning review for the above planning proposal at the land known as 84 Memorial Avenue, Liverpool.

The purpose of this letter is to state the Voluntary Planning Agreement (VPA) that was put on offer in association with the planning proposal.

A key facet of the masterplan was to provide for the public benefit of the development for the wider community. It was proposed that the following would be provided for the community by way of the VPA process:

- The construction of a new pedestrian bridge over Hume Highway/Copeland Street, connecting Woodward Park with the Liverpool City Centre;
- The dedication of the portion of the subject site's land that includes the Whitlam Leisure Centre and an internal road to Liverpool Council;
- A monetary contribution to facilitate upgrades to Hillier Oval facilities and open space/recreation infrastructure; and
- A monetary contribution to facilitate the upgrade or reconstruction of the Whitlam Leisure Centre.

Woodward Park is currently disconnected from the Liverpool City Centre by the busy intersection of Hume Highway and Memorial Avenue. The pedestrian bridge would serve to improve connectivity for the general public from the City Centre to the vital public open space of Woodward Park, and the Whitlam Leisure Centre.

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As the survey plan prepared by SDG indicates, portions of an internal road connecting Memorial Avenue to the Whitlam Leisure Centre and other facilities in Woodward Park is actually within the subject allotment. Similarly, a physical portion of the Whitlam Leisure Centre building is technically on the same allotment. The VPA would dedicate these lands to Liverpool Council.

The monetary contributions toward the planned upgrades to the Whitlam Leisure Centre and Hillier Oval would assist in Liverpool Council improving the public open spaces available for residents of the Liverpool City Centre as well as those nearby and further afield.

These were offered in the planning report as part of the planning proposal lodgement process and remain part of the planning proposal through the review process.

We trust that this is an acceptable proposition and welcome open discussions to formalise the offer. This offer is linked to the favourable consideration of the planning proposal.

Furthermore, we are happy to prepare and assist in the preparation of any other relevant documents associated with any formal VPA.

Should you have any questions please do not hesitate to contact me.

Kind regards

A handwritten signature in blue ink, appearing to read 'Gerard Turrisi', with a stylized flourish at the end.

Gerard Turrisi
GAT & Associates
Plan 2660