

18 September 2019

Mr Michael Deegan  
CEO  
Inner West Council  
2-14 Fisher Street  
Petersham NSW 2049

Dear Mr. Deegan,

**LETTER OF PUBLIC BENEFIT OFFER IN CONNECTION WITH A PLANNING PROPOSAL FOR  
245 MARION STREET, LEICHHARDT**

This letter sets out the offer of P & C Consulting P/L to enter into a planning agreement (VPA) with the Inner West Council (Council) in relation to the Planning Proposal for 245 Marion Street, Leichhardt, being Lot 1 DP507525. P & C Consulting P/L is the registered owner of the land and proponent of the Planning Proposal.

**The Planning Proposal**

A Planning Proposal has been submitted to Council seeking to introduce site-specific provisions into Part 6 of the Leichhardt Local Environmental Plan (LEP) 2013. The proposed provisions would facilitate the renewal of the site for a mixed use development that retains the existing IN2 Light Industrial zoning of the site, increases the quantum and diversity of employment generating floorspace and provides for new residential dwellings in proximity to the Marion Street light rail station. The site-specific provisions also seek to establish a maximum FSR of 3:1 and introduce a maximum height control of 30m.

**Details of Public Benefit Offer**

In recognition of the changes sought to the LEP by the Planning Proposal, in accordance with Section 7.4 of the *Environmental Planning and Assessment Act 1979*, P & C Consulting P/L intends to offer into a VPA with Council. The general nature and extent of the public benefit offer is set out as follows:

- Dedication of five percent of the gross floor area (GFA) of the residential component of the development to an affordable housing provider for a period of 10 years.
- A monetary contribution of \$250,000 to go towards upgrades and/or general maintenance of Lambert Park football stadium. Fifty percent of the contribution is to be paid upon finalisation of the Planning Proposal and the remaining fifty percent will be paid upon release of a Construction Certificate for a future mixed use development at the site. The contribution value is to be offset against future s7.11 contribution obligations.
- The provision of a north-south through-site pedestrian link between Marion Street and Walter Street to operate during daylight hours. Further details of this pedestrian link will be set out at DA stage.

It is intended that should amendments to the LEP be made generally in accordance with the Planning Proposal request that this offer will be formalised into a VPA with Council.

Yours sincerely,

P & C Consulting P/L