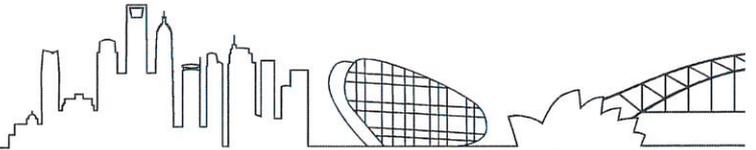


Attachment A4

**Public Benefit Offer Letter
187 Thomas Street, Haymarket**



2nd September 2020

Ms Moncia Barone
Chief Executive Officer
City of Sydney
GPO Box 1591
SYDNEY NSW 2000
Attention: Sally Peters

**RE: 187 THOMAS STREET, HAYMARKET PLANNING
PROPOSAL - PUBLIC BENEFIT OFFER**

Dear Ms Barone,

I refer to the Planning Proposal submitted by Greaton Development in respect of land known as 187 Thomas Street, Haymarket (Lot 100, DP 804958). The Planning proposal seeks Council's support to prepare an amendment to Sydney LEP 2012 to allow the development of a Vertical Innovation Village on a key site within the Southern CBD

The proposed vertical innovation village will comprise a bold new proposition for a mixed-use building, bringing together on a single site a world-class co-working hub and fabrication laboratory for innovation and technology, a diverse range of commercial space for emerging, growing and established technology businesses, a hotel tailored to tech workers, as well as a range of retail, hospitality and service amenities to support the community working, staying and visiting the site

As part of the subject Planning Proposal, Greaton confirms its intention to prepare, negotiate and agree a voluntary planning agreement pursuant to section 93F of the Environmental Planning and Assessment Act 1979 (NSW), which will form part of the future Development Application for the Site. This agreement will provide for a cash or 'work in kind' community infrastructure contribution at a rate of \$600 per m² for floor space achieved above the existing maximum FSR as provided in the Guideline for projects within Area 2 in accordance with the City's Draft Guideline for Site Specific Planning Proposals in Central Sydney

Further Greaton confirms its intention to include an affordable housing contribution in accordance with the City's Draft City of Sydney Affordable Housing Program in the Voluntary Planning Agreement.

Greaton looks forward to working with Council in relation to the preparation of a Planning Agreement in due course.

Yours faithfully,

Nicho Teng
Greaton Development Pty Ltd