

14 April 2020

Ms Monica Barone
Chief Executive Officer
City of Sydney
GPO Box 1591
SYDNEY NSW 200)
Attention: Sally Peters / Daniel Thorpe

Dear Ms Barone,

PLANNING PROPOSAL REQUEST - 187 THOMAS STREET, HAYMARKET

On behalf of Greaton Development Pty Ltd, MG Planning Pty Ltd hereby submits a Planning Proposal to amend the existing planning controls applying to 187 Thomas Street, Haymarket to allow an uplift in height and FSR in accordance with the City's Endorsed Central Sydney Planning Strategy

The vision is to redevelop 187 Thomas Street, Haymarket for the purposes of a 'vertical innovation village'. The concept 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. More than just a workplace, it will be an inclusive and energetic destination complemented by a mix of practical and lifestyle amenity. It will be a place that nurtures talent and scales up new ideas by offering a variety of workspaces, tools and equipment, skills, knowledge and support, for a like-minded community.

The submission includes:

- Completed 'Request to Prepare a Planning Proposal Application Form' signed by Mr Nicho Teng, Managing Director, Greaton Development Pty Ltd

- A Justification Report made up of three parts, namely;
 - Part A : Value Proposition & Vision by LeftBank Co. – to describe the VISION
 - Part B : Planning by MG Planning – to describe the PLANNING
 - Part C : Urban Design Report by FJMT Architects – to describe the DESIGN

- Separate electronic payment of the \$146,000 Planning Proposal lodgement fee.

Should you require any further information or wish to discuss any aspect of this Request please do not hesitate to contact me.



Yours faithfully,
Helena Miller
MG Planning

Copy:
Nicho Teng – Managing Director, Greaton
Colin Rockliff – Planning Director for Greaton