

02 May 2022

Ms Monica Barone
Chief Executive Officer
City of Sydney
GPO Box 1591
SYDNEY NSW 2000

Attention: Sally Peters

Dear Ms Barone,

RE: 757 – 763 GEORGE STREET, HAYMARKET – PLANNING PROPOSAL PUBLIC BENEFIT OFFER

I am writing in relation to the Planning Proposal submitted on behalf of Samprian Pty Ltd (the Landowner) which seeks to redevelop the site known as 757 – 763 George Street, Haymarket for a commercial / hotel tower via proposed amendments to the height and FSR development standards nominated by the *Sydney Local Environmental Plan 2012*.

The Planning Proposal relates to the delivery of a commercial / hotel tower within the Haymarket Tower Cluster Area and has been prepared under the guise of the Central Sydney Planning Strategy. The development facilitated by the Planning Proposal will provide active retail uses at ground level and mid-range hotel accommodation above that will address the growing demand for more affordable hotel options in the context of there being an oversupply of high-end accommodation.

The tower as presented in the indicative Preferred Scheme that accompanies the Planning Proposal will provide a myriad of public benefits. These public benefits include opportunities for public art; public domain upgrades; the adaptive reuse of the site's heritage item, retail activation and a greater amount of employment generating floorspace relative to the site's existing buildings and that permitted by the current 'base' LEP height and FSR controls.

In accordance with Section 7.4 of the Environmental Planning and Assessment Act 1979 (EP&A Act), the Landowner is committed to entering into a Voluntary Planning Agreement (VPA) with Council for:

- The payment of a monetary contribution to community infrastructure in Central Sydney of 3% capital investment value in accordance with the Central Sydney Development Contributions Plan 2020. This contribution is offered to be made payable prior to construction certificate.
- The provision of public art – exclusive to any minimum public art requirements at development application stage (0.5% of the total project value) and minimum budget of \$400,000.

Yours faithfully,



Edward Doueihi
Samprian Pty Ltd