

Address

Level 17, 9 Castlereagh Street
Sydney NSW 2000 Australia

Contact

T +61 2 9152 8668
W www.avenor.com.au

Avenor Pty Ltd ABN: 17 609 542 252

22 March 2019

Att: General Manager
North Sydney Council
200 Miller Street
North Sydney NSW 2060

Dear Sir,

Re: Planning Proposal for East Walker Street, North Sydney

Recent initiatives by North Sydney Council and the NSW Government are successfully posturing North Sydney as one of the greatest places in Australia to find the ideal healthy work/life balance. With the Victoria Cross Metro Station being delivered, there is no better time for the Capacity and Land Use Strategy and the Ward Street Precinct rejuvenation to kick start the revitalisation of North Sydney. While retaining the leafy community character that the city it is renowned for, this progressive activation will solidify North Sydney as a core contributor to Sydney's global presence.

We are pleased to present our Planning Proposal for the East Walker Street Precinct (173-179 Walker Street and 11-17 Hampden Street, North Sydney) on behalf of Avenor Pty Ltd (Avenor) and Oxley Holdings Limited (Oxley). The East Walker Street Precinct is a collection of properties on the eastern corridor of the North Sydney Centre and is perfectly and uniquely postured to provide high quality homes close to the commercial core to help bring vibrant activation to the city both after hours and throughout the day.

We have undertaken a holistic and diligent urban design process based on the same comprehensive process North Sydney Council undertook in the preparation of the Ward Street Precinct Masterplan. With input from specialist consultants, public consultation, meetings with Council officers and detailed reviews of all North Sydney Council reports on planning for the precinct, we have carefully prepared a best practice proposal. It is both sensitive of its surroundings and sits well within the existing North Sydney CBD skyline, and it accounts for the proposed development of the adjacent Ward Street Precinct.

Our vision for the Precinct is to enable future redevelopment that will support and strengthen North Sydney Centre's role in the global economic arc, create a vibrant and engaging public domain, and deliver housing supply and housing diversity in close proximity to the Victoria Cross Metro Station.



Applicant Details

This Planning Proposal has been prepared by Avenor Pty Ltd on behalf of Walker Street No. 100 Pty Ltd, a subsidiary of Oxley Holdings Limited (Oxley). Oxley is the owner of the properties located at 173-179 Walker Street, North Sydney.

We believe our proposal delivers the best possible outcome for the East Walker Street Precinct. Not only do we seek to develop an underutilised residential precinct that supports the need for housing diversity in close proximity to the Sydney CBD and North Sydney CBD, our proposal benefits the local community, and will provide exciting amenity and activation.

Oxley and Avenor have a demonstrated track record in urban renewal and are well placed to undertake future development in the precinct, with financial capacity, a deep understanding of quality high rise residential development, and a reputation of delivering headline international projects in partnership with local communities and governments including in North Sydney, Parramatta, Singapore, London, and Dublin.

As testament to the strength of this vision, Avenor and Oxley have assembled a team of leading project partners – including SJB, Urbis, Order Architects, Aspect Studios, Weir Phillips Heritage, Arup, Hill PDA, Kathy Jones & Associates, including expert advisory from Dr Richard Lamb.

Our mission is to excel in innovation and exemplary design at an international level. In this spirit we proudly present this proposal, which I am sure conveys our vision and excitement.

Due to the size of the site and its proximity to the Victoria Cross Metro Station, we believe that the East Walker Street Precinct has the potential to provide a thoroughly considered urban design outcome, housing diversity, favourable public benefits, in line with North Sydney Council's vision for the Ward Street Precinct and North Sydney Centre.

We thank you for the opportunity to lodge this Planning Proposal Application and look forward to working in partnership with North Sydney Council.

Yours sincerely,

A handwritten signature in black ink, appearing to read "P. Clemesha".

Peter Clemesha
Director, Avenor Pty Limited
For and on behalf of Walker Street No. 100 Pty Ltd



About Us

Avenor Pty Limited

Avenor is an Australian development firm with expertise in the initiation, planning, design and delivery of institutional grade commercial and mixed-use projects.

Established in 2015 by a number of former Leighton Properties executives, Avenor works with domestic and international partners to deliver world-class projects with a rigorous focus on due diligence and uncompromising risk management. We leverage a wealth of experience in tier-one property development. Avenor executives have diverse development management and project management experience across a wide range of property classes including commercial, residential, mixed-use, industrial, retail and health projects.

Recent projects developed by the Avenor team include 177 Pacific Highway North Sydney a 40,000sqm, 31-storey, A-Grade commercial office development which was the catalysis for the rejuvenation of commercial office buildings in North Sydney and similarly at 1 Parramatta Square, Parramatta, a 27,000sqm, 14-storey, A-Grade commercial office and vertical campus for Western Sydney University was the first development of Parramatta's CBD urban renewal infrastructure project.

Avenor has recently been delivering the \$1.1 billion Herston Quarter urban renewal project on behalf of Australian Unity in Brisbane. This project features the development of a new public rehabilitation and ambulatory hospital, a new private hospital, mixed use residential tower, aged-care and retirement living, childcare, retail, car park and adaptive re-use of heritage assets for student accommodation.

Oxley Holdings Limited

Oxley Holdings Limited is an international property developer headquartered and listed in Singapore. Oxley specialises in the development of quality residential, hospitality, commercial, and industrial projects. Since listing on Singapore Stock exchange in March 2010, it has developed 32 major projects in Singapore and internationally.

Through forging strong partnerships with reputable developers and business partners, Oxley Holdings Limited has a business presence across nine geographical markets today, including Singapore, the United Kingdom, Ireland, Cambodia, Malaysia, Indonesia, China, Japan, Australia and Myanmar. Most of its projects incorporate retail elements, and lifestyle features and facilities.

The Group's iconic commercial project in Singapore, Oxley Tower was completed in 2016. Key overseas projects under development include the mixed-use development, Oxley Towers Kuala Lumpur City Centre in Malaysia, a waterfront development of over 4,000 apartments in London, UK, and two mixed use developments in Phnom Penh, Cambodia. In Dublin, Ireland, the Group is developing a site of 2.35 hectares next to the proposed new headquarters of the Central Bank of Ireland, combining 65,000 sqm of Grade A office and retail space with 273 luxury residential apartments.