

19 September 2021

Ken Gouldthorp
The General Manager
North Sydney Council
PO Box 12
North Sydney NSW 2059

Attention: Mr Neal McCarry

52 MCLAREN STREET, NORTH SYDNEY – LETTER OF INTENT TO ENTER INTO A VOLUNTARY PLANNING AGREEMENT

Sydney Metro, current landowner of 52 McLaren Street, North Sydney (the Site) write to North Sydney Council (Council) in relation to a public benefit offering as part of the Planning Proposal for the Site. The planning proposal seeks to amend the maximum height of building and floor space ratio maps in accordance with Council's vision and design guidelines as identified in the Civic Precinct Planning Study (CPPS) that apply to the Site.

The site is adjacent to the Victoria Cross Station northern entrance and is currently being used to help construct the metro station. The land will no longer be required for this purpose upon the completion of the metro infrastructure in 2024. Sydney Metro is thus preparing a planning proposal which seeks to amend the North Sydney Local Environmental Plan 2013 by establishing increased maximum height of the building and floor space ratio (FSR) controls and a minimum non-residential FSR control. Site specific development controls will also be prepared and inserted into the North Sydney Development Control Plan 2013 which will identify as a minimum side setback controls, podium height and the requirement to provide a through site link.

The proposal has been developed in line with Council's vision for the site established in Council's CPPS. The CPPS was endorsed in November 2020 and contains a site specific building envelope allowing for a 14 storey and 24 storey building above a podium for the Site. The study seeks to capitalise on the new infrastructure being delivered within the Civic Precinct, in particular Sydney Metro, and the areas in close proximity to the North Sydney CBD, open space and services. In working with Council since the endorsement of the CPPS study and lodgement of plans in August 2021, the Planning Proposal now proposes an 8 storey and 24 storey building above the podium.

This letter constitutes a formal offer to enter into a Voluntary Planning Agreement for the delivery of the public benefits associated with the rezoning of the Site.

The Offer

In return for the additional uplift proposed on the Site, Sydney Metro is offering to enter into a Voluntary Planning Agreement (VPA) with Council which would provide for the following public benefits in any future development on the site:

- 900sqm (450sqm indoor and 450sqm outdoor) floor space in the first floor of the podium level for provision for a future childcare centre or other community use to be delivered by Council. This also includes the dedication of 6 car spaces in the basement level and dedicated lift access; and
- a 3 metre wide through site link along the eastern boundary of the site. This space is to include landscaping, seating and would be integrated with the podium uses.

The Details

The letter of offer is made on the following conditions:

1. The VPA will apply to the following land: Lot 2 in DP 218407.
2. The application of 7.11 and 7.12 contributions will not be excluded as they apply to the land.
3. Sydney Metro agrees to pay Council's reasonable legal costs in negotiating, drafting and preparing the VPA.

We look forward to discussing the Planning Proposal and this public benefit offer further with Council and can be available at a time suitable to Council.

Kind Regards,

A handwritten signature in black ink, appearing to read 'J. Spitznagel', with a stylized flourish at the end.

John Spitznagel
Director, Property
Sydney Metro

Neal McCarry
North Sydney Council
200 Miller Street
North Sydney NSW 2060

Re: Planning Proposal 6/21 (pp-2021-5024):52 McLaren Street North
Sydney

3 October 2023

Dear Neal McCarry,

Sydney Metro would like to formally respond to the letter and feedback received as part of the North Sydney Local Planning Panel's comments received at its meeting 31 May 2023.

Sydney Metro reiterates that the existing proposed public benefits, specifically the provision of floorspace for the childcare centre and the through-site pedestrian link was seen by Council as critical items to progress the strategic planning decisions required in the North Sydney local government area (LGA).

Currently, there is no requirement for Affordable Housing in the North Sydney Local Environment Plan (LEP) nor are there any strategies in place that provide a consistent and planned approach to addressing Affordable Housing within the LGA.

Notwithstanding the above, Sydney Metro are prepared to commit to the provision of Affordable Housing on the subject site based upon 5% of the residential gross floor area to be managed by a Community Housing Provider for a minimum of 10 years. This provision of Affordable Housing is in addition to the previously agreed public benefit offering.

Sydney Metro notes the panel's recommendation that the Planning Proposal be deferred to allow the opportunity to consider the possibility of providing Affordable Housing at the subject site and believe the proposed quantum of Affordable Housing addresses the opportunity whilst still maintaining the items within the existing public benefit offering.

Should further Affordable Housing be sought or negotiated in the future, this would come as an offset to previously agreed terms within the public benefit offering as part of this proposal.

Based on this feedback, we would appreciate a timely response to the Planning Proposal and that it progresses to Councillors for consideration at the next Council Meeting.

Sincerely,



John Spitznagel
Director Property
Sydney Metro

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PO Box K659, Haymarket NSW 1240

OFFICIAL