

27th March 2023

The General Manager  
North Sydney Council  
200 Miller Street  
North Sydney NSW 2060.



Dear Sir,

**RE: DRAFT PUBLIC BENEFIT OFFER,  
PLANNING PROPOSAL SUBMISSION  
183-185 MILITARY RD, NEUTRAL BAY**

We refer to the Planning Proposal for the above address ("the PP") submitted on or around this date and now summarise the features embodied in the proposal, the public benefit they provide and their approximate monetary value.

In formulating this public benefit offer we have considered the North Sydney Council's Voluntary Planning Agreements Policy (Direction 3. Our Innovative City), as re-adopted by Council 26th September 2022. We submit that this PP and the following public benefits meet the objectives (item 1.2) of the Policy.

Predicated on the favourable consideration of the PP by Council, we submit the following offer subject to the terms of the Planning Agreement that ensues, the details and values of which will be validated following the valuation principles set-out in Council's Voluntary Planning Agreement Policy.

#### **Summary of This Planning Proposal's Public Benefit**

1. PUBLIC DOMAIN OUTDOOR PLAZA.
2. PUBLIC DOMAIN SET-BACK & WIDENED FOOTPATH ON MILITARY ROAD.
3. PUBLIC DOMAIN PLAZA CONNECTING WITH RANGERS ROAD PLAZA (PP 9/2022/6).
4. PUBLIC DOMAIN BICYCLE PARKING SUPPORTING ADJACENT PUBLIC TRANSPORT HUB.
5. COMMUNITY INTERNAL CENTRE, COMMERCIAL OFFICE STANDARD AMENITIES.

**Providing a combined estimated public benefit value of \$6,805,000.**

## The Public Benefits, a Response to The Objectives of Council's Policy

Four objectives are detailed in the North Sydney Council's Voluntary Planning Agreements Policy, and we summarise our response in table below;

Objectives of the Policy, item 1.2	Achieved by Elements of this Planning Proposal
To broaden the range and extent of development contributions (monetary, dedications of land or material public benefits)...	The range of five public domain contributions listed above come with a delivery cost to the Applicant of the PP, and will be additional to the mandatory s7.11 contributions arising from the ultimate Development Consent.
To give all stakeholders a greater involvement in determining the type, standard, location of public facilities and benefits...	This PP has been prepared with reference to and in consistency with the Military Road Corridor Planning Study February 2021, prepared by Council following extensive community engagement.
To facilitate public participation, allowing the community to gain an understanding of the benefits of planning agreements for the provision of public benefit.	This PP has been prepared with reference to and in consistency with the Military Road Corridor Planning Study February 2021, prepared by Council following extensive community engagement.
To achieve outcomes from development which ensure the public has full access to North Sydney's public natural assets.	Public domain spaces provided in this PP give the community access to outdoor precincts enabling enjoyment of the sun, the sky, while also providing safe, accessible exterior and interior spaces providing shelter from the weather elements and shelter from the intense traffic of Military Road.

## Valuing Public Benefits

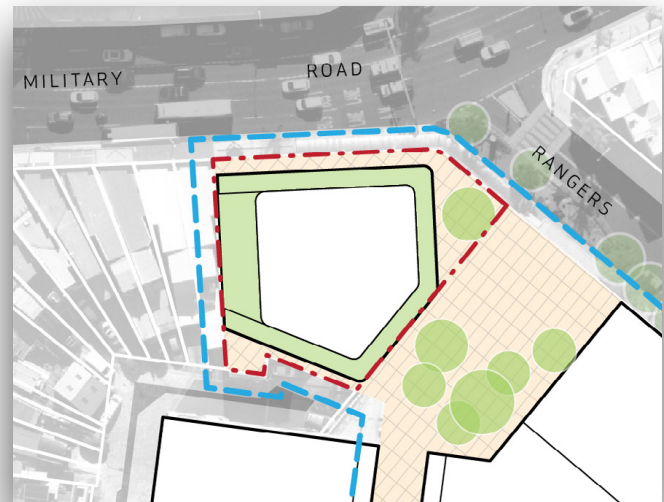
The methodology for valuing public benefits under a planning agreement is detailed in Council's Voluntary Planning Agreements Policy (Appendix 1, Procedures relating to the use of planning agreements, item 3). In broad terms the advice of a professional Valuer and/or Quantity Surveyor is called for, depending on the type of public benefit. For the purpose of this submission and discussion, however, we have formulated estimated valuations of social-economic benefit ourselves. We intend to validate these numbers in accordance with the Policy, with further consultation with an appropriate professional advisor on economic and social benefits, in due course.

## The Public Benefits

### 1. Public Domain Outdoor Plaza and Military Road Set-Back (Public Domain Benefits 1,2,3)

Outlined by the broken red line in the adjacent image, the PP provides for a 2.5m wide setback along the Military Road frontage (totalling 95m<sup>2</sup>), plus a larger setback along the eastern boundary forming a 135m<sup>2</sup> plaza on grade fronting both Military and Rangers Road.

This plaza is designed to join with the Community Plaza proposed at 1-7 Rangers Road (PP 9/2022/6), providing a respite from the busy Military Road in a paved, landscaped and furnished space. for the Public's use in recreation, holding events and cultural activities. The Military Road set-back additionally works to create a wider footpath addressing pedestrian comfort and safety concerns detailed in Councils. Both design features have been integrated into this PP in direct response to Council's stated wish (Military Road Corridor Planning Study 2021) for a new town square on this site ("Site 3") and an improved Military Road footpath environment.



**We estimate the value of this combined outdoor space to be \$4,370,000.**

## 2. Public Domain Bicycle Parking in Support of Adjacent Public Transport

A public bicycle amenity at ground level to support the Public's use of the public transport infrastructure situated directly in front of the proposed building at its Military Road frontage.

**We estimate the value of this bicycle parking space and system to be \$380,000.**

## 3. Community Internal Centre

A secure interior space of approximately 323m<sup>2</sup> within the building, most likely on Level-1 or -2, illustrated in yellow on the adjacent image, 'figure-50'. To be built to commercial-office fitout standard, incorporating climate control, ceilings, painted and carpeted, or as required by Council and the Community.

**We estimate the value of this community centre to be \$2,055,000.**

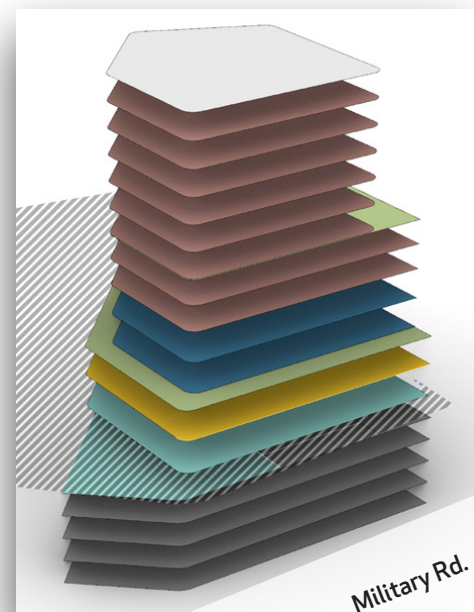



Figure 50. Proposed building envelope (northeast)  
Illustration from the PP's Urban Design Report by AJC.

The Planning Proposal for this site will facilitate its redevelopment into a new generation of mix-used building, contributing to Council's vision for a Town Centre providing significant direct social and economic outcomes. With its commercial retail- and office- capacity, this building will contribute to the future day-time economy of the precinct by increasing economic activity and employment opportunities. Doing so while also providing new homes directly adjacent to existing and future public and road transport.

We thank Council for the opportunity to submit this Planning Proposal and welcome further opportunity to discuss our submissions, and to working collaboratively with our neighbours and Community to achieve a high quality new Town Centre.

Yours faithfully,

EQUITIBUILD PTY. LIMITED

A handwritten signature in black ink, appearing to read 'HARRY ANDREWS', with a long horizontal stroke extending to the right.

HARRY ANDREWS

Director