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Avenor Pty Ltd ABN: 17 609 542 252

19 October 2017

North Sydney Council
200 Miller Street
North Sydney NSW 2060

Re: Cover Letter: 173-179 Walker Street, North Sydney – Application for Planning Proposal

The State Government of NSW's Sydney Metro project, North Sydney Council's CBD Capacity and Land Use Strategy and Draft Ward Street Masterplan is a significant leap forward for North Sydney. It is clear acknowledgement of the scale of investment and breath of vision required for North Sydney to strengthen its role as a key component of Sydney as a leading global city.

On behalf of Avenor Pty Ltd (Avenor) and Oxley Holdings Limited (Oxley), we are pleased to present our Planning Proposal for 173-179 Walker Street North Sydney. The amalgamation and acquisition of the neighbouring properties for development of a residential tower provides a landmark opportunity for North Sydney to complement the future North Sydney CBD skyline. Our vision is that the development proposal 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 Victoria Cross Metro Station.

Applicant Details

This Application for a Planning Proposal has been prepared by Avenor Pty Ltd on behalf of Walker Street No. 100 Pty Ltd. This company, Walker Street No. 100 Pty Ltd is a subsidiary company of Oxley Holdings Limited (Oxley).

This Application covers 24 property titles at 173 – 179 Walker Street North Sydney NSW 2060. Walker Street No. 100 Pty Ltd is the owner of 173-177 Walker Street. Director Low See Ching (Oxley) has provided owners consent on the attached consent form.

179 Walker Street North Sydney (Lots 1-6, SP64615) has been purchased under option by Walker Street No. 100 Pty Ltd. The six owners of SP64615 have provided six separate letters of consent, attached to this application.

We believe that we have developed a proposal that delivers the best possible outcome for North Sydney. Not only do we seek to develop an underutilised residential precinct that supports the need for housing diversity in close proximity to Sydney CBD and North Sydney CBD, our proposal benefits the local

community, and will provide exciting amenity and activation to the Walker Street Precinct. Oxley Holdings Limited and Avenor are best placed to deliver at 173-179 Walker Street due to the following reasons:

1. Financial capacity to deliver the project on time and to an international standard;
2. A deep understanding of the development of quality high rise residential and community facilities;
3. An impressive track record in delivering headline international developments in partnership with communities including in North Sydney, Singapore, London, and Dublin; and
4. A community-driven approach to create a vibrant hub comprising interesting and stimulating public spaces, including a focus on revitalisation, and public use.

Oxley is a global property developer headquartered and listed in Singapore, specialising in the development of high quality urban residential, commercial, and leisure projects. Since listing on the Singapore Stock Exchange in 2010, Oxley has developed more than 28 iconic sites throughout Europe and Asia, including award-winning major projects at London's Royal Wharf and Dublin's city centre.

Oxley's primary motivation for submitting this proposal is to demonstrate their capabilities in Australia and abroad by delivering an outstanding, world-class development that acts as a global exemplar project.

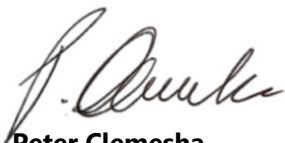
As testament to the strength of this vision, Avenor working in partnership with Oxley, has assembled a team of Australian and world leading project partners – including Kannfinch Architects, Urbis, AE Design Partnership, Weir Phillips Heritage, Arup, Hill PDA, and WT Partnership, including expert advisory from Dr Richard Lamb and Dr Steven King.

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

Due to the size of the site, its amalgamated ownership, and its proximity to the Victoria Cross Metro Station, we believe that the site 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,



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 catalyst 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 is currently 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 township 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.



Kannfinch Group – Architect

Kannfinch is a multidisciplinary design firm with over forty-eight years of experience in masterplanning, architecture, interior design and facilities planning. Delivering well-designed, innovative, sustainable buildings has been the driving principle behind Kannfinch's expanding architecture practice for almost 50 years. Kann Finch's work covers a wide range of building types – commercial, residential, industrial, community, government and hospitality. Kannfinch's architectural experience and expertise ranges from large scale, high rise CBD projects to medium and low density developments on greenfield sites. Some recent projects include The Hyde in Sydney, Stamford Residences in The Rocks, and Aqua in Bondi Junction.

Kann Finch has a wide range of international experience including numerous projects in China and the United Arab Emirates. These projects are testimony to a multidisciplinary and collaborative design approach – that resonate with multiple cultures and clients around the globe.