

8 October 2020

Our Ref: 15003

Ken Gouldthorp
General Manager
North Sydney Council
200 Miller Street
North Sydney
NSW 2060

Dear Mr Goulthorp,

**LETTER OF PUBLIC BENEFIT OFFER IN CONNECTION WITH A PLANNING PROPOSAL FOR
1A LITTLE ALFRED STREET, NORTH SYDNEY**

This letter sets out the offer of Tooma & Tooma P/L to enter into a planning agreement (VPA) with North Sydney Council (Council) in relation to the Planning Proposal for 1A Little Alfred Street, North Sydney, being Lot 1051 DP812614. Tooma and Tooma P/L is the proponent of the Planning Proposal. Michael Tooma is the owner of the subject land.

The Planning Proposal

A Planning Proposal has been submitted to Council seeking to introduce site-specific provisions into Part 6 of the North Sydney Local Environmental Plan (LEP) 2013. The proposed provisions would facilitate the renewal of the site for mixed use development that retains the existing RE2 Private Recreation zoning of the site, increases the quantum and diversity of employment generating floorspace and provides for new serviced apartments and/or co-living shared accommodation in proximity to the North Sydney rail station and North Sydney CBD. The site-specific provisions also seek to establish a maximum FSR of 0.62:1 and introduce a maximum height control of 15m for part of the site on the west.

Details of Public Benefit Offer

In recognition of the changes sought to the LEP by the Planning Proposal, in accordance with Section 7.4 of the *Environmental Planning and Assessment Act 1979*, Tooma and Tooma P/L intends to offer into a VPA with Council. The general nature and extent of the public benefit offer is set out as follows:

- Ongoing maintenance and operation of one tennis court [existing] for a period of 15 years, which will remain open and accessible for use by the public via an online booking system. This contribution is to commence upon release of a Construction Certificate for a future mixed-use development at the site.
- A monetary contribution of \$400,000 to go towards upgrades of local recreational or public domain infrastructure, or towards a new park above Warringah Freeway. Hundred percent of the contribution is to be paid upon release of a Construction Certificate for a future mixed-use development at the site. The monetary contribution amount is to be resolved in discussions with Council.

It is intended that should amendments to the LEP be made generally in accordance with the Planning Proposal request that this offer will be formalised into a VPA with Council.

Should you have any queries in relation to this matter, please do not hesitate to contact Tooma and Tooma P/L at the below details.

Yours sincerely,

[insert signature]

A handwritten signature in dark ink, appearing to be 'M. Tooma', written over the placeholder text.

Michael Tooma
Director