

# **Attachment C**

**Planning Agreement – Public Benefit Offer –  
242-258 Young Street, Waterloo – dated 2  
May 2024**

2 May 2024

Ms Monica Barone

Chief Executive Officer

City of Sydney Council  
456 Kent Street  
Sydney NSW 2000

Attention: Mr Graham Jahn AM, Director of City Planning, Development & Transport

**242 -258 Young Street, Waterloo**

**Planning Proposal – Indicative Public Benefit Offer**

On behalf of the Landowners, we write to you regarding the Planning Proposal which has been submitted in relation to the above property.

This letter sets out the indicative public benefit offer that is proposed to be associated with the Planning Proposal for 242-258 Young Street, and which is intended to be delivered through a future Voluntary Planning Agreement (VPA). It is acknowledged that a future public benefit offer and VPA may be required at the development application stage for other works. This offer is provided in confidence.

Detailed components of the indicative public benefit offer are provided as follows.

- Delivery of a new pedestrian crossing on Young Street
- Delivery of a new pedestrian crossing on Powell Street
- Construction of public domain improvements to meet RMS standards for pedestrian crossings

The street improvements have arisen from discussions with City of Sydney Council (the City) planning officers. They will enhance the pedestrian network around the site and assist with the movement of students and staff to and from the site when it is redeveloped in the future.

Once agreement has been reached in principle with the City of Sydney Council, it is the intent of the proponent to prepare a draft VPA that will be available for public exhibition together with the Planning Proposal. The VPA will be executed prior to the gazettal of any LEP Amendment, with delivery of the agreed public benefit to occur prior to issuance of an Occupation Certificate for the future development.

The Sustainable Development Group Ltd (SDG) presents a unique opportunity to provide a high-quality all-through school, which embodies a true community focus. SDG is committed to working with the City to create a genuinely meaningful public benefit on the site, which is connected and leveraged upon the City's successful existing programs in the community.

The proponent believes that working with the City from the outset and in a collaborative capacity is essential if we are to meet Waterloo's growing social needs and we welcome the opportunity to have further discussions with Council in relation to this initial offer and the proposal more broadly. Should you have any further queries, please do not hesitate to contact the team.

Yours sincerely,



**Matthew Thrum**  
Urbanist, Planning  
mthrum@ethosurban.com  
0434 858 564



**Ben Craig**  
Director, Planning  
bcraig@ethosurban.com  
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**International Screen Academy Property Pty Ltd**

c/o Pacific Equity Partners  
Level 31, 126-130 Phillip Street  
Sydney NSW 2000

Ph: +61 2 8238 2600 Fax: +61 2 8238 2690

3 May 2024

Ms Monica Barone  
Chief Executive Officer  
City of Sydney Council  
456 Kent Street  
Sydney NSW 2000

Attention: Mr Graham Jahn AM, Director of City Planning, Development & Transport

**RE: Landowner's consent for public benefit offer  
242 Young Street, Waterloo NSW 2017**

I refer to the aforementioned Public Benefit Offer dated 2 May 2024 prepared by Ethos Urban on behalf of Sustainable Development Group. International Screen Academy Property Pty Ltd ACN 160 984 574 is the registered owner of the property of LOT 1 / DP 84655.

I confirm that I am a Director of International Screen Academy Property Pty Ltd and consent to the aforementioned Public Benefit Offer being submitted to City of Sydney Council.

If you have any queries, please do not hesitate to contact Richard Huynh at [Richard.huynh@sdg.org.au](mailto:Richard.huynh@sdg.org.au)

Yours sincerely,



**Tim Sims**  
Director

# CHARVIC PTY LTD

A.B.N. 25 003 181 093

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Redfern NSW 2016  
AUSTRALIA

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Address all correspondence to:  
PO Box 444  
STRAWBERRY HILLS NSW 2012

6 May 2024

Ms Monica Barone  
Chief Executive Officer  
**CITY OF SYDNEY COUNCIL**  
456 Kent Street  
**SYDNEY NSW 2000**

**Attention:** Mr Graham Jahn AM  
Director of City Planning, Development & Transport

**RE:** Landowner's consent for public benefit offer:  
244 - 258 Young Street, Waterloo NSW 2017

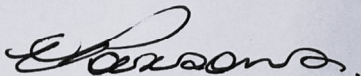
We refer to the aforementioned Public Benefit Offer dated 2 May 2024 prepared by Ethos Urban on behalf of Sustainable Development Group.

Charvic Pty Ltd ACN 003 181 093 is the registered owner of the property of LOT A & B / DP 161650.

Charvic Pty Ltd consent's to the aforementioned Public Benefit Offer being submitted to City of Sydney Council.

If you have any queries, please do not hesitate to contact me on 02 9910 4100.

Yours sincerely



**V M PARSONS**  
Director