

Attachment C

**Public Benefit Offer Letter
dated 3 September 2025**



PAN PACIFIC
HOTELS GROUP

A Member of UOL Group

03 September 2025

Graham Jahn
Chief Planner / Executive Director
City of Sydney
GPO Box 1591
Sydney NSW 2000

ATTN: Sally Peters

Dear Mr Jahn

150 DAY STREET, SYDNEY – PLANNING PROPOSAL PUBLIC BENEFIT OFFER

I am writing in response to your letter dated 27 August 2025 with regard to our initial public benefit offer dated 27 March 2025 associated with the proposed Planning Proposal for 150 Day Street, Sydney.

In light of your letter, we wish to revise our initial public benefit offer to align with Council's draft Affordable Housing Program.

In accordance with Section 7.4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), the Landowner (Success Venture (Darling Harbour) Unit Trust) is committed to entering into a Voluntary Planning Agreement (VPA) with Council as follows:

- 1% Affordable Housing Contribution – applicable to new non-residential floor space achieved via Planning Proposal (Please refer new non-residential floor space calculation in Appendix A).

Please note that the intention of this letter of offer is *not* to exclude the operation of Section 61 of *City of Sydney Act 1988* and Section 7.12 of the *Environmental Planning and Assessment Act 1979*, which requires monetary contributions towards local infrastructure. These will be addressed as part of the future development application.

Additionally, it is recognised that monetary contributions in accordance with Clause 7.13 of the *Sydney Local Environmental Plan 2012* will also be payable for new gross floor area, above existing gross floor area, proposed as part of the future development application. This aligns with Section 2.2.2 of the draft Affordable Housing program noting the substantive adaptive reuse development retains existing hotel floor space and does not intensify the use of the existing floor space.

Please do not hesitate to contact Ben Hendriks for further information and details on 0414 236 174 or via bhendriks@mecone.com.au.

Yours sincerely



Neo Soon Hup
Director



David Tonkin
Director

Success Venture Pty Limited
101 Thomson Road
#33-00 United Square
Singapore 307591
T: +65 6255 0233
F: +65 6252 9822
PANPACIFIC.COM
A.C.N. 060 569 539
(Incorporated in Australia)

Appendix A - New Non-Residential Floor Space Achieve Via Planning Proposal

Existing Gross Floor Area

- Base FSR = 7.5:1
- Accommodation Floor space = 1.5:1 (Area floor, Clause 6.4 of SLEP)
- Design Comp = 10% (0.9:1)

Total = 9.9:1

Proposed Gross Floor Area = 13.5:1 (30,793.5m²)

New non-residential Gross Floor Area = 3.6:1 (8,211.6m²)