

## Stage 2 Unsolicited Proposal

The NSW Government has determined that the proposal described below, in concept form, is of sufficient interest to warrant further development and progression to a more defined project. The NSW Government has not agreed to the proposal.

**Proponent:** Aqualand Development 10 Nominee Pty Ltd

**Proposal Title:** 15 Blue Street, North Sydney – Proposed Redevelopment

### Proposal Description:

Aqualand has proposed to:

- Invest to develop a new premium residential tower and retail arcade connected to North Sydney Station.
- Invest in public works, including a new, at-grade station entry and pedestrian concourse to deliver enhanced public domain, access and customer satisfaction outcomes.
- Provide structural enhancement works to the station.
- Deliver affordable housing units.

To enable this development, Aqualand is seeking to enter into a new 99-year lease with the landowner, Transport Asset Holding Entity (TAHE).

### Potential Public Benefits:

The proposal has the potential to deliver public benefits including increased housing supply (including affordable housing) and access improvements to North Sydney station.

The potential benefits of Aqualand's Proposal will be quantified and confirmed as part of due diligence to be completed during Stage 2 of the USP process.

### Justification for Progress to Stage 2:

The proposal was assessed in accordance with the NSW Government's *Unsolicited Proposals: Guide for Submission and Assessment (2022)* (USP Guidelines).

Consistent with the USP Guidelines, a cross-Government Assessment Panel and Steering Committee was satisfied that there was potential for a detailed proposal to satisfy each of the USP assessment criteria.

In particular, the Assessment Panel concluded that:

- Aqualand and its proposal are unique due to its leasehold interest over the site and the ability to deliver a housing outcome in the manner proposed that responds to the Government's priorities.
- The proposal has the potential to align with key Government plans and priorities.
- The proposal has the potential to achieve a value for money outcome which will be confirmed through quantitative due diligence undertaken in Stage 2.

### Stage 2 Governance:

Transport for NSW will lead Stage 2 of the USP process.

A proposal specific Steering Committee will be established and will be comprised of representatives from relevant agencies. At the end of Stage 2, the Steering Committee will make a recommendation to Government on whether the Proposal should proceed to Stage 3 of the USP process.

An Assessment Panel, comprised of members from government agencies, will also be established and will report to the Steering Committee.

The Assessment Panel will be supported by a range of commercial, technical and legal advisors.

**Probity Adviser:**

Details of the Stage 2 probity advisor will be published once appointed.

**Premier's Department**

**30 July 2024.**