

Attachment D

**Public Benefit Offer – 44-78 Rosehill Street,
Redfern**

12th November 2025

Monica Barone
Chief Executive Officer
City of Sydney
GPO Box 1591
Sydney NSW 2000

Journal Student Living Pty Ltd
Level 1A, 54 Wellington Street
Collingwood 3066
Australia
+61 3 9001 0675
journalstudentliving.com.au

ATTN: Tamara Bruckshaw

Dear Ms Barone

44-78 ROSEHILL STREET, REDFERN – PLANNING AGREEMENT LETTER OF OFFER

Journal Student Living Pty Ltd acts as Development Manager on behalf of Kyanite Rosehill Landowner Pty Ltd as trustee for Kyanite Rosehill Landowning Trust (**proponent**) in relation to the proposed future redevelopment of the 44-78 Rosehill Street, Redfern (**the site**) for co-living housing which is made in connection with:

- a) A planning proposal to amend the Floor Space Ratio (**FSR**) and height of building development standards applicable to the site from 2:1 to 3.5:1 and 18m to 20m respectively; and
- b) A future development application for a co-living housing development.

In accordance with Section 7.4 of the *Environmental Planning and Assessment Act 1979* (**EP&A Act**), we are committed to entering into a Planning Agreement with the City of Sydney Council (**Council**) as detailed in Table 1 and summarised below:

- Construction and dedication of approximately 27.27m² of land to enable the widening of Margaret Street; and
- 17% affordable housing monetary contribution - applicable to new residential floor space achieved through the planning proposal.

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 EP&A Act, which requires monetary contributions towards local infrastructure. These will be considered as part of the future development application for the site.

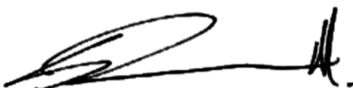
Additionally, it is recognised that monetary contributions in accordance with Clause 7.13 of the *Sydney Local Environmental Plan 2012* will also be payable for the total gross floor area as part of the future development application.

Please do not hesitate to contact Jack Rixon for further information and details on 0431 332 495 or via jrixon@mecone.com.au.

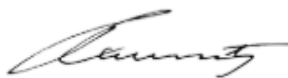
Yours sincerely,

Journal Student Living Pty Ltd

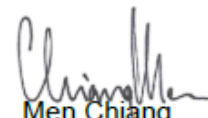
Kyanite Rosehill Landowner Pty Ltd



Saul Davidoff
Director



Ruban Kaneshamoorthy
Director

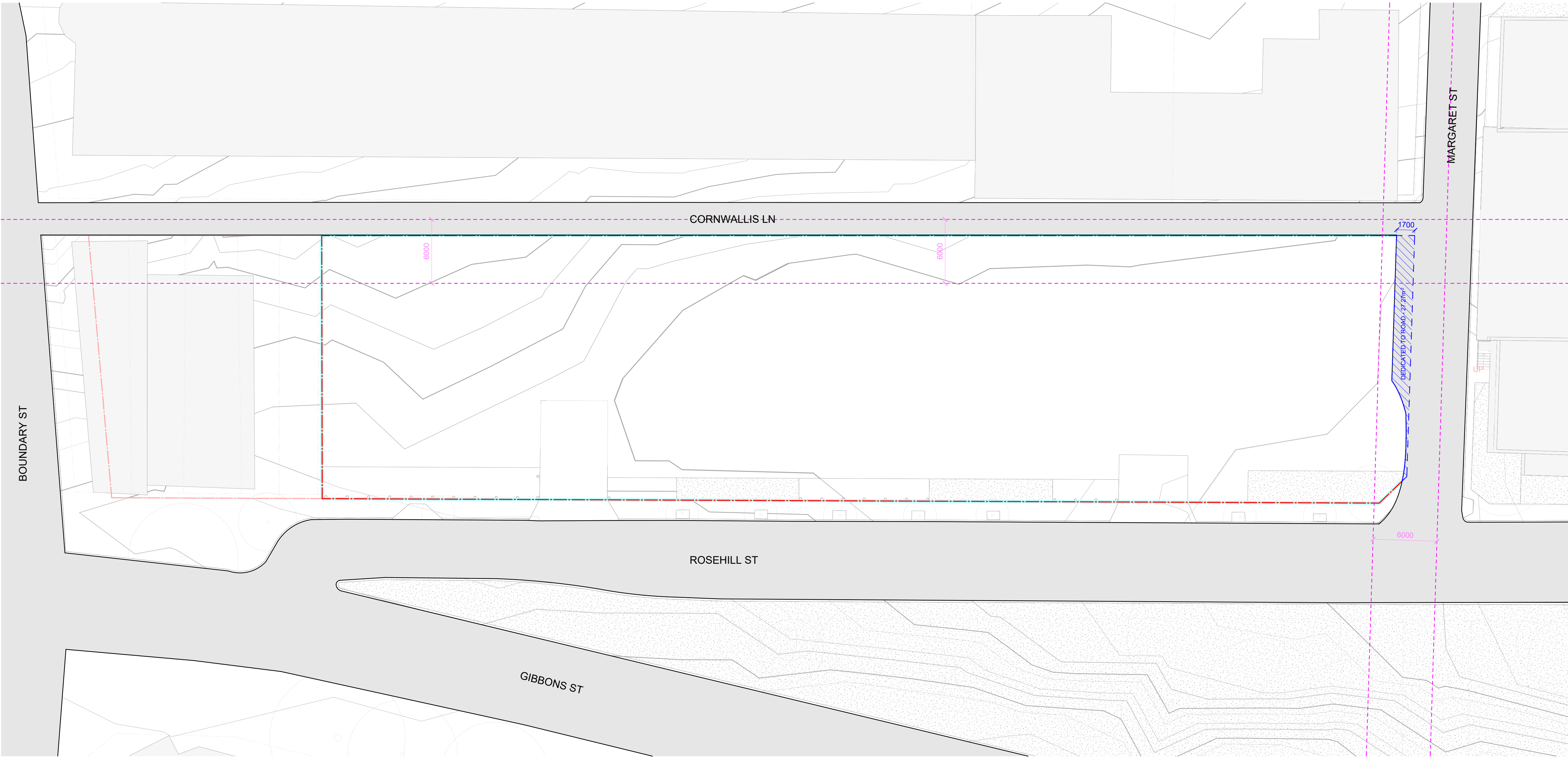


Men Chiang
Director / Secretary

Table 1 – Letter of Offer Terms

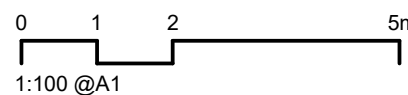
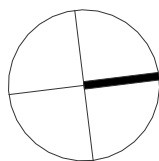
Item	Terms
Parties	City of Sydney Council, and Kyanite Rosehill Landowner Pty Ltd as trustee for Kyanite Rosehill Landowning Trust as proponent. See landowner consent annexed.
Land	Lot 1 in Deposited Plan 792628 known as 44-78 Rosehill Street, Redfern
Planning Proposal / Development Application	Co-living housing development comprising approximately 327 rooms.
Monetary Contribution	Monetary contribution applicable to 17% of new residential floor space achieved through the planning proposal. Equivalent Monetary Contribution Amount will be that which applies at the time payment in accordance with the City of Sydney Affordable Housing Program. Monetary contribution to occur prior to the issue of the first Construction Certificate for the Development.
Land Dedication	Construction and dedication of approximately 27.27m ² for Margaret Street road widening works as indicatively shown in drawing DA-8009, provided in Appendix 1. All existing poles or lighting infrastructure impacted by the proposed road widening will be removed and/or relocated as required by public authorities, including any associated costs. Works and dedication of land to occur prior to final occupation certificate.

Appendix 1 – Proposed Road Dedication Drawing



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FOR INFORMATION



Nominated Architects: Adam Haddow-7188 | John Pradel-7004

Rev	Date	Revision	By	Chk.
1	07.11.2025	FOR INFORMATION	MM	SH

Client
CITIPLAN
PROPERTY

Project
Student Accomodation
44-78 Rosehill Street, Redfern NSW 2016

Drawing Name
COMPLIANCE DRAWINGS - ROAD DEDICATION

Date	Scale	Sheet Size
07.11.2025	1 : 200	A1
Drawn	Chk.	Job No.
MM	SH	6911
Drawing No.	Revision	
DA-8009	/ 1	

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NOT FOR CONSTRUCTION

**ASIC**

Australian Securities & Investments Commission

Forms Manager

Registered Agents

Company: KYANITE ROSEHILL LANDOWNER PTY LTD ACN 691 447 337**Company details**

Date company registered 30-09-2025
Company next review date 30-09-2026
Company type Australian Proprietary Company
Company status Registered
Home unit company No
Superannuation trustee company No
Non profit company No

Registered office

'BROOKFIELD PLACE' LEVEL 19 , 10 CARRINGTON STREET , SYDNEY NSW 2000

Principal place of business

'BROOKFIELD PLACE' LEVEL 19 , 10 CARRINGTON STREET , SYDNEY NSW 2000

Ultimate holding company

BROOKFIELD CORPORATION
691447346
Incorporated in CANADA

Officeholders

HOLLOWAY, SCOTT ALAN
Born 22-04-1987 at GOSFORD NSW
UNIT 76 , 41 ROCKLANDS ROAD , WOLLSTONECRAFT NSW 2065
Office(s) held: Director, appointed 30-09-2025

CHIANG, MEN
Born 27-09-1968 at BEIJING CHINA
140 CORNELIA ROAD , TOONGABBIE NSW 2146
Office(s) held: Secretary, appointed 30-09-2025

KANESHAMOORTHY, RUBAN
Born 24-03-1983 at HONG KONG HONG KONG
4 PEARL BAY AVENUE , MOSMAN NSW 2088
Office(s) held: Director, appointed 30-09-2025

Company share structure

Share class	Share description	Number issued	Total amount paid	Total amount unpaid
ORD	ORDINARY	10	10.00	0.00

Members

BROOKFIELD AUSTRALIA INVESTMENTS 'BROOKFIELD PLACE' LEVEL 19 , 10 CARRINGTON STREET ,
PTY LTD ACN 008 687 063 SYDNEY NSW 2000

Share class	Total number held	Fully paid	Beneficially held
ORD	10	Yes	Yes

Document history

These are the documents most recently received by ASIC from this organisation.

Received	Number	Form Description	Status
30-09-2025	6EKG1875	201 APPLICATION FOR INCORPORATION (DIVN 1)	Processed and imaged

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