Attachment C

Public benefit offer dated 9 October 2026

WENTWORTH

9 October 2026

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

Attention Brett Calear, Senior Project Manager – Planning Agreement

Dear Ms Barone,

Revised Public Benefit Offer: 88-94 Parramatta Road Camperdown

Spark Sub TC Pty Ltd (Wentworth) (the Proponent) has prepared this revised Public Benefit Offer (PBO) to accompany a request for a planning proposal relating to land at 84-94 Parramatta Road, Camperdown (the site). The Proponent has prepared this PBO with the intent to enter into a Voluntary Planning Agreement (VPA) with the City of Sydney Council (City) for the purposes of section 7.7(3) of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

The proposal relates to the collective sites fronting Parramatta Road which will directly support the ongoing growth of health related startups associated within the Tech Central Cluster, with a building envelope shaped with consideration of solar access to surrounding residents and in consideration of first principle environmental controls to protect public amenity. Wentworth recognises that as this area continues to grow, it is critical that there is investment in new and upgraded local infrastructure to meet the needs of the people who live and work in the vicinity of the development. In this regard, the proposed terms of our PBO are set out in the following subsections.

Proposed land and development to which the PBO relates

This PBO only applies to land identified as 88-94 Parramatta Road, Camperdown. Specifically, the site to which this PBO relates comprises of three (3) allotments, legally identified within Table 1 below. The PBO relates to a request for a Planning Proposal for the same site, plus an additional lot at 84 Parramatta Road (not subject to this PBO).

The purpose of the request for a Planning Proposal is to introduce new maximum Height of Buildings and Floor Space Ratio (FSR) development standards for the site, specifically enabling:

- A new maximum building height of part 80 metres, part 30 metres.
- A new mapped maximum floor space ratio for 84 Parramatta Road of 4.8:1.
- A new site specific provision for 88-94 Parramatta Road that enables an additional 6.5:1 (on top of the mapped FSR and design excellence bonus) for non-residential uses.
- Retention of the existing warehouse at 88-90 Parramatta Road.
- Amendments to the Sydney Development Control Plan 2012 (Sydney DCP 2012) to address site specific outcomes.

Table 1 Lot details relevant to this PBO

Address	Legal description	Site area	Owner
88 – 90 Parramatta Road	Lot 1 DP 178634	977m^2	University of Sydney
92 – 94 Parramatta Road	Lot A DP 402925	3,320m^2	University of Sydney
	Lot 1 DP 965792	1,064m^2	University of Sydney

Public benefit offer terms

Wentworth acknowledge that there is a nexus between new non-residential development uplift beyond the existing FSR development standard and the need for infrastructure contributions to fund local public infrastructure and facilities. In this regard, the terms of this PBO will allow Wentworth to engage with the City of Sydney Council on how public benefits can be delivered through both monetary contributions and works-in-kind to better the immediate precinct environment and support any additional demands generated by the proposal.

Wentworth's proposal seeks to provide the following public benefits (responding to Council's feedback provided on 26th August), to be formalised via a future VPA with the City.

Public Art Commitment

Wentworth is committed to delivering Public Art on site, comprising up to 0.5% of the total cost of development. Specific details and design will be formalised via a future VPA with the City.

Sustainability Commitments

In accordance with the Request for a Planning Proposal, Wentworth is committed to delivering the following:

- 5-star Green Star rating, ensuring the future development is Net Zero ready
- Best practice procurement and management to be embedded via Green Star rating

Works-in-Kind

- **Sparks Street Upgrade**

  Upgrade of Sparkes Street from the development up to and including the intersection with Larkin Street to improve pedestrian amenity, such as:

  - Installation of new street lighting and relocation of existing light poles as necessary to meet City standards, and accommodate servicing traffic to and from the development.
  - Installation of a painted pedestrian crossing on Larkin Street.
  - Aligning kerb ramps to the Sparkes and Larkin Street intersection and installation of kerb blisters if possible.
  - Relocation of street signage as necessary.
  - Installation of additional in-street tree planting if possible.
  - Widening the footpaths (particularly the northern footpath) to be accessible and compliant with the City of Sydney Streets Code if possible.

The specific design details of the renewed Sparkes Street will be subject to detailed design development, which will be supported by plans that clearly outline the parameters of this works in kind contribution.

Other Contributions to be dealt with in future development application

- **Local Infrastructure Contribution**

  A proposed offer for a local infrastructure monetary contribution is proposed, in accordance with the Section 7.11 City of Sydney Development Contributions Plan. This contribution it to be inclusive of all infrastructure contributions applicable, and is to be calculated at the detailed DA stage based on the following calculation:

  The net population increase of residents, workers and visitors × The contribution rate per resident, worker and visitor

- **Affordable Housing Levy**

  A proposed offer consistent with the Sydney LEP for a monetary contribution offer towards affordable housing at 1% of any non-residential GFA and 3% for any residential GFA, based on the amount of floorspace proposed as part of a detailed DA.

- **Public domain and footpath upgrades**

  As part of the proposed development, Wentworth will upgrade finishes along the Parramatta Road interface to the satisfaction of Council. These works will be included in the design competition brief and will be undertaken in accordance with the design codes and technical specifications contained within the City's Public Domain Manual.

Wentworth has prepared this Public Benefit Offer to accompany a request for a planning proposal relating to land at 84-94 Parramatta Road, Camperdown. We submit the abovementioned offer, now agreed with City of Sydney Council, to be included in a Voluntary Planning Agreement to support the Planning Proposal. We trust that this offer clearly demonstrates our commitment via public art commitments, sustainability initiatives and works-in-kind to better the immediate precinct environment and meet the needs of the people who live and work in and in the vicinity of the site.

With the benefits of this proposal in mind, we are seeking to formalise this offer through a VPA that will be prepared and executed as part of the finalisation of the planning proposal. Should you require any additional information, or should you have any queries about this matter, please do not hesitate to contact the undersigned.

Yours sincerely,

[redacted]

Paul Apostoles
Director
Spark Sub TC Pty Ltd

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THE UNIVERSITY OF SYDNEY

Debbie McNamara
Chief University Infrastructure Officer

12 October 2026

Mr Graham Jahn AM
Chief Planner / Executive Director – City Planning, Development and Transport
City of Sydney
456 Kent Street
Sydney NSW 2000

Your Ref: 2026/485748 | VPA File No: VPA/2026/4

Dear Mr Jahn

Camperdown Life Sciences Planning Proposal, 84–94 Parramatta Road, Camperdown – Landowner acknowledgment of Revised Public Benefit Offer

I refer to the City's letter of 26 August 2026 (Ref 2026/485748) regarding the draft Public Benefit Offer associated with the Planning Proposal for 84–94 Parramatta Road, Camperdown (lodged 4 March 2026), and to the Revised Public Benefit Offer dated 09 October 2026 (the PBO) submitted in response by Spark Sub TC Pty Ltd (the Proponent).

The University of Sydney (the **University**) is the registered proprietor of the land to which the PBO relates, being 88–94 Parramatta Road, Camperdown (being the whole of the land contained in folio identifier 1/178634, A/402925 and 1/965792) (the **Land**).

The University acknowledges that the Proponent has submitted the PBO to the City and that, should the Planning Proposal proceed, a planning agreement giving effect to the PBO will be required to be entered into and registered on the title of the Land as part of the finalisation of the Planning Proposal. The University confirms that it has no objection in principle to the registration of such an agreement on the title of the Land, subject to the University approving the final terms of the planning agreement.

The University provides this acknowledgment on the understanding that the planning agreement will be drafted so that the obligations to deliver the public benefits set out in the PBO are triggered only by a future State Significant Development Application (or other development application) for the life sciences development contemplated by, and consistent with planning controls introduced by, the current Planning Proposal, and are not triggered by any other development application in respect of the Land (including any smaller-scale application) that the University may pursue should that development not proceed. The University notes that the Proponent is the party responsible for delivering the public benefits set out in the PBO, and that the University does not assume any obligation to deliver the public benefits or any other obligation under the planning agreement beyond those (if any) which the University expressly agrees to in the final planning agreement. The University will review the terms of the planning agreement prior to its execution.

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The University of Sydney
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Yours sincerely

Signed by:
[redacted]
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Deborah (Debbie) McNamara
Chief University Infrastructure Officer

Signed for **The University of Sydney (ABN 15 211 513 464)** by its attorney **Deborah Anne McNamara** pursuant to **Power of Attorney Bk 4855 No197** (who states that by executing this document that the attorney has received no notice of revocation of the power of attorney).

cc: Brett Calear, Senior Project Manager – Planning Agreement, City of Sydney
cc: Paul Apostoles, Director, Spark Sub TC Pty Ltd (Wentworth)