

## Stage 2 Unsolicited Proposal

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

**Proponent:** TOGA Pty. Ltd.

**Proposal Title:** Western Gateway Development

### Proposal Description:

TOGA seeks to:

- Redevelop the TOGA sites (The Adina Hotel Sydney Central and Henry Deane Plaza (HDP), located at Lee Street, Central) into a commercial/retail development including approximately 250 hotel rooms together with conference and meeting facilities.
- Convert its current long term ground leases over the TOGA sites to freehold title (TOGA sites are owned by RailCorp).

TOGA will be required to obtain all relevant planning and environmental approvals which is a separate process to the Unsolicited Proposal process.

### Potential Public Benefits:

The proposal has the following potential public benefits:

- Facilitate the development of the Sydney Innovation and Technology Precinct
- Integrate HDP with Transport for NSW's (TfNSW) plans to revitalise Central Station
- Deliver better urban design and transport (commuter experience/flow/connectivity) outcomes.
- Enable the delivery of a significantly enhanced north-south pedestrian link to Central Station
- Improve the ease of access to Lee Street and the associated Lee Street tunnel
- Provide significantly enhanced and enlarged publicly accessible open space and amenity
- Ensure the conservation of and increased public access to the Heritage Listed Parcel Post Building (Adina Hotel site)
- Enable the coordination of a common ground plane and integrated basement design.

The actual benefits of the proposal will be fully quantified as part of a financial analysis to be completed as part of the Stage 2 assessment process.

## **Justification for Progress to Stage 2:**

TOGA, as the long-term leaseholder of the TOGA sites, is the only party that has the right to redevelop these sites or provide access for pedestrian, vehicle or service infrastructure.

Therefore, TOGA possesses unique property ownership that places it in a unique position to deliver the proposal and potentially deliver better urban, transport and value for money outcomes than what would otherwise be achieved.

The proposal presents a unique opportunity to integrate TOGA's plans to redevelop HDP with TfNSW plans for Central Station, and to help deliver Sydney's Innovation and Technology Precinct. Integrating HDP with the surrounding Central Station precinct may realise superior urban, transport and connectivity outcomes.

## **Stage 2 Governance:**

A Proposal Specific Steering Committee has been established as follows:

- Department of Premier and Cabinet (chair)
- NSW Treasury
- TfNSW

At the end of Stage 2, the Steering Committee will make a recommendation to Government on whether or not to proceed to Stage 3.

An Assessment Panel has been established and will report to the Steering Committee, the membership of which comprises:

- TfNSW (chair)
- Department of Premier and Cabinet
- NSW Treasury

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

## **Probity Advisor:**

Mr Alfred Said, O'Connor Marsden and Associates.

**NSW Department of Premier and Cabinet**  
**29 January 2020**

Updated 11 March 2020 to include details of probity advisor.