

21 April 2021

Ms Mary Ann Hamilton  
A/Senior Team Leader  
Heritage NSW  
6/10 Valentine Ave  
Parramatta NSW 2124

Dear Ms Hamilton

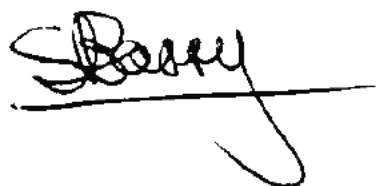
**PROPOSED STATE HERITAGE LISTING OF MLC BUILDING (former) NORTH SYDNEY**

I am writing to advise you of an extension to the Commission's closing date for general public submissions on this matter to 30 April 2021.

The Commission also has a number of questions for which it seeks your assistance in obtaining a response on behalf of the Heritage Council / Heritage NSW. These are set out in the attachment to this letter. The Commission would appreciate a response to these questions by close of business on 28 April 2021.

Should you require any further information please contact me on [REDACTED] or via [REDACTED]

Yours sincerely



Stephen Barry  
**Director, Planning**

**Questions from the Commission to Heritage Council / Heritage NSW**

1. Given the relative significance of the Miller Street and Denison Street wings and that the building owner has submitted that retention of the Miller Street wing, with demolition and redevelopment of the Denison Street wing, could not work [*in part*] due to the constraints imposed by the 2.4m floor-to-ceiling heights in the Miller Street wing, which would have to tie in with any new development on the Denison Street side (transcript of Commission's meeting with the building owner <https://www.ipcn.nsw.gov.au/resources/pac/media/files/pac/transcripts-and-material/2021/mlc-north-sydney/210412-building-owner-meeting-transcript.pdf>, page 27, line 15):

*Does the Heritage Council/Heritage NSW have an opinion on whether this would constitute a significant physical constraint on a possible future Denison Street development, as asserted by the building owner?*

*Is the Heritage Council/Heritage NSW aware of the reasons why the earlier development application for redevelopment of the Denison Street wing did not proceed?*

2. In its submission, the building owner stated that in its experience, B-Grade buildings in North Sydney are undesirable tenancies and therefore a refurbished MLC Building would be difficult to tenant. However, the statistical data presented in the Urbis report seem to indicate that B-grade buildings actually dominate the North Sydney market and that recent vacancy rates in the order of 10% are trending downwards. It also identifies drivers for increased demand for buildings such as a refurbished MLC Building into the future.

*Is Urbis able to clarify why it may be that its experience of the North Sydney market appears to differ from the data presented by the building owner?*