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Modification Assessments

Attention: Joel Herbert

Department of Planning & Environment

GPO Box 39

SYDNEY NSW 2001

GM (CIS)

14 June 2018

Dear Joel,

RE: 1 DENISON STREET, NORTH SYDNEY – MP 08_0238 MOD 10

I refer to your letter of 30 May 2018 inviting North Sydney Council to comment on the proposed modification No.10.

Council understands that the following changes are proposed:

- Updated landscape design for Berry Square in consultation with North Sydney Council;
- Minor adjustments to the façade system including fins and frits, inclusion of additional louvers located at Ground Level, Level 2 and plant room Level 10, and changes to façade at roof level;
- Minor increase to commercial GFA at Level 36;
- Provision of a recessed LED lighting element within the roof profile to provide an architectural feature within the roofline; and
- Minor internal reconfigurations of lifts and building services.

Council has no objection to the changes to the building proposed. Council suggests that the lighting of the roof profile might be referred to the Sydney Observatory for comment as concerns have been raised in the past by the Observatory with some of the roof signs in North Sydney CBD.

Council raises no objection to the updated landscape design for Berry Square as this had been discussed with Council previously. Council does raise concern with the two electricity substations shown on the Landscaping Plan for Berry Square. These substations were temporary locations during construction at 1 Denison Street to provide power for the construction site and for Beau Monde after the Shopping World building was demolished. Council was advised that the substations would be removed when the substations in the new building were commissioned. This was also an issue for residents of Beau Monde. It is requested that the substations be removed off the plans so that they are not included as part of the approval or that a condition be imposed requiring the substations to be removed prior to the final Occupation Certificate for the proposal.

There is an increase in GFA so that the proposed modification will have a GFA of **65,506m²**.

New amounts will need to be inserted in Section 7.11 conditions *based on 2017-2018 rates and 65,506 proposed GFA minus 6,261 existing GFA minus 264m² (level 2 77 Berry Street demolition) contribution calculated on 58,981m² increase*. It is important to indicate in the condition what the contribution is based on so that the amount can be adjusted at the time of payment in accordance with the quarterly consumer price index (All Groups Index of Sydney):

B4 Monetary Contributions for the Commercial Building

The Proponent shall pay the following monetary contributions in accordance with the North Sydney Section 94 Contributions Plan:

(1) Amount of Contribution

<i>Contribution Category</i>	<i>Amount</i>	
<i>Public Domain Improvements</i>	<i>\$5,375,898.29</i>	<i>\$5,412,420.96</i>
<i>Traffic Improvements</i>	<i>\$324,608.40</i>	<i>\$326,813.72</i>
<i>Total</i>	<i>\$5,700,506.69</i>	<i>\$5,739,234.68</i>

E25 Section 94 Contributions for the Commercial Building

The Proponent shall pay the following monetary contributions in accordance with the North Sydney Section 94 Contributions Plan:

<i>Contribution Category</i>	<i>Amount</i>	
<i>Administration</i>	<i>\$131,489.54</i>	<i>\$132,382.85</i>
<i>Child Care Facility</i>	<i>\$556,714.25</i>	<i>\$560,496.44</i>
<i>Community Centres</i>	<i>\$320,566.18</i>	<i>\$332,744.03</i>
<i>Library Acquisition</i>	<i>\$65,378.63</i>	<i>\$65,822.80</i>
<i>Library Premises and Equipment</i>	<i>\$198,713.54</i>	<i>\$200,063.55</i>
<i>Multi-Purpose Indoor Sports Facility</i>	<i>\$75,220.57</i>	<i>\$75,731.60</i>
<i>Olympic Pool</i>	<i>\$245,023.40</i>	<i>\$246,688.03</i>
<i>Open Space Acquisition</i>	<i>\$239,633.76</i>	<i>\$241,261.78</i>
<i>Open Space Increased Capacity</i>	<i>\$474,990.96</i>	<i>\$478,217.95</i>
<i>Total</i>	<i>\$2,307,730.83</i>	<i>\$2,323,409.03</i>

New amounts inserted in Railway Contribution condition based on **March quarter 2018** rate @ \$127.51 per m² and **65,506** proposed GFA minus 6,261 existing GFA minus 264m² (level 2 77 Berry Street demolition) contribution calculated on **58,981m²** increase. It is important to indicate in the condition what the contribution is based on so that the amount can be adjusted at the time of payment in accordance with the quarterly consumer price index (All Groups Index of Sydney):

B6 Railway Infrastructure

*The Proponent shall enter into a Voluntary Planning Agreement (VPA) in accordance with the offer made on 21 December 2009 with the Minister for Planning to provide a Railway Infrastructure Contribution totalling ~~\$7,450,000.11~~ **\$7,520,667.31** to be paid to the Transport Administration Corporation. Evidence of the Agreement shall be provided to the Certifying Authority prior to the issue of the relevant Occupation Certificate for the Commercial Tower, except in respect of the initial works*

*The final contribution payable may be required to reflect the GFA approved as part of this approval. In this case, a report by an appropriately qualified Surveyor shall be submitted to and approved by the ~~Director-General~~ **Secretary** demonstrating the total amount of constructed GFA.*

Contributions will be adjusted at the time of payment in accordance with the quarterly consumer price index (All Groups Index of Sydney).

Please contact the undersigned on 9936 8100 if you have any queries.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'G. Mossemenear', with a large, stylized initial 'G'.

**GEOFF MOSSEMENEAR
EXECUTIVE ASSESSMENT PLANNER**