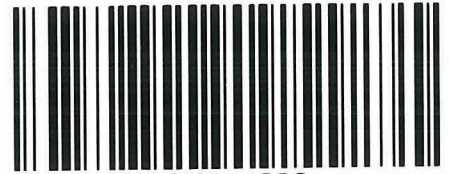




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Director Modification Assessments
Attention: Ingrid Berzins
Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001



PCU071808

GM (CIS)

27 July 2017



Dear Ingrid

RE: 1 DENISON STREET, NORTH SYDNEY - MP 08_0238 MOD 8

I refer to your letter of 17 July 2017 inviting North Sydney Council to comment on the proposed modification No.8.

Council understands that the following changes are proposed:

- Increase building height by 2.2m to accommodate increased floor to floor heights at ground, mezzanine, Level 1, Level 35 and roof plant;
- Internal modifications to building services, retail tenancies and basement layouts; and
- Reduction in Gross Floor Area to 64,712m².

Council has no objection to the changes proposed.

There is a decrease in GFA so that the proposed modification will have a GFA of **64,712m²**.

New amounts will need to be inserted in Section 94 conditions *based on 2017-2018* rates and **64,712** proposed GFA minus 6,261 existing GFA minus 264m² (level 2 77 Berry Street demolition) contribution calculated on **58187m²** 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 prior to the issue of the first Construction Certificate in accordance with the North Sydney Section 94 Contributions Plan:

<i>(1) Amount of Contribution</i>		
Contribution Category	Amount	
Public Domain Improvements	\$5,305,585.23	
	\$5,339,559.15	
Traffic Improvements	\$320,327.00	\$322,414.17
Total	\$5,625,912.23	\$5,661,973.32

E25 Section 94 Contributions for the Commercial Building

The Proponent shall pay the following monetary contributions prior to issue of interim or final Occupation Certificate in accordance with the North Sydney Section 94 Contributions Plan:

Contribution Category	Amount	
Administration	\$129,761.28	\$130,600.72
Child Care Facility	\$549,388.48	\$552,951.06
Community Centres	\$316,353.82	\$318,399.26
Library Acquisition	\$64,512.75	\$64,936.69
Library Premises and Equipment	\$196,128.18	\$197,370.30
Multi-Purpose Indoor Sports Facility	\$74,224.98	\$74,712.11
Olympic Pool	\$241,834.53	\$243,367.13
Open Space Acquisition	\$236,507.52	\$238,013.92
Open Space Increased Capacity	\$468,835.23	\$471,780.20
Total	\$2,277,547.37	\$2,292,131.39

New amounts inserted in Railway Contribution condition based on **June quarter 2017** rate @ \$125.38 per m² and **64,712** proposed GFA minus 6,261 existing GFA minus 264m² (level 2 77 Berry Street demolition) contribution calculated on **58187m²** 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 ~~\$7,327,141.76~~ **\$7,295,486.06** 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



Stephen J Beattie

MANAGER DEVELOPMENT SERVICES