



NSW GOVERNMENT
Department of Planning

Office of the Director General

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Mr Alistair Mein
Senior Consultant
McLachlan Lister Pty Ltd
Level 1
1 Hickson Road
THE ROCKS NSW 2000

Our Ref: Channel 7 Concept Plan
File: 9039153/12 (MP 05_0086)

Dear Mr Mein,

Channel 7 Concept Plan MP 05_0086 – Modification B5 and B6

I refer to Modification B5 (Planning Agreement) and B6 (Child Care Centre) of Concept Plan approval MP 05_0086 for the redevelopment of the former Channel 7 Studios at Epping.

As you are aware, given no agreement could be reached between Council and the proponent on an appropriate developer contribution, the Department engaged Michael Collins and Associates to undertake an independent assessment of the proposed contributions framework.

I wish to advise you the Department has adopted the development contribution framework established by the Michael Collins and Associates report with the exception of agreeing to a credit for the additional public benefit associated with infrastructure works required for the Mobbs/Marsden intersection. This has resulted in a total contribution of \$3,192,038 comprising a cash contribution of \$1,950,038. This is outlined in the attached summary table.

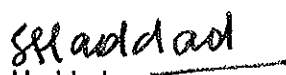
To secure the contribution, a Deed of Agreement will be entered into by Sydney Broadcast Property and Parramatta City Council to guarantee a cash contribution of no less than \$1,950,038.00. Timing and indexing of the payment shall also be agreed through the Deed of Agreement with Council.

I have also approved the location of the proposed child care centre on site in accordance with Modification B6.

I trust this resolves the ongoing issue for both parties and provides an appropriate contributions framework for the proposal.

Should you have any enquiries regarding the above matter, please contact Pilar Aberasturi on 9228 6391 or via email at pilar.aberasturi@planning.nsw.gov.au.

Yours sincerely,


Sam Haddad
Director General

27/3/2009