

**DRAFT PUBLIC BENEFIT OFFER
IN CONNECTION WITH A DEVELOPMENT APPLICATION**

This is an offer by: Holdmark Property Group Pty Ltd
(or nominated entity)
Suite 2/2-4 Giffnock Avenue
Macquarie Park NSW 2113
A.C.N. 130 040 121

For: A public benefit offer

At: Nos. 6-16 Atchison Street, St Leonards
Lot 1 DP 716374, Lot 6 DP 703275 and Lot 5 Sec 13 DP 2872

This offer has been made with the consent of the registered owner(s) of the land.

The table below provide further details of the material public benefits: -

Additional GFA	3,199m ²
Rate per additional sqm	\$600.00 (to be confirmed)
Total value of additional GFA	\$1,919,400.00 (to be confirmed)

It is intended that this monetary contribution to North Sydney Council be for the purpose of public domain improvements.

It is intended that the benefits under the offer do not include development contribution under section 94 of the *Environmental Planning and Assessment Act, 1979*.

It is intended that the additional 3,199m² of gross floor area is not subject an additional contribution to Affordable Housing (as per Condition B5 of MP09_0219 as modified).

It is intended that should development consent be granted, this offer will be provided to North Sydney Council by way of Conditions of Consent making the issue of an occupation certificate for the additional GFA at Levels 24 to 28 (inclusive) conditional on payment of the monetary contribution.

It is intended that should development consent be granted, this offer will be confirmed in a Voluntary Planning Agreement with Council. The agreement will comply with the requirements of the *Environmental Planning and Assessment Act, 1979* and Regulations and, under the agreement, the owner of the land will acknowledge that the issue of an occupation certificate will be made conditional on payment of the monetary contribution.

Name of all Registered Owner(s) Sarkis Nassif (Director)

Signature of all Registered Owner(s)
(Owners which are companies must indicate consent by signing under seal or as otherwise authorised under Corporations Law.)

Date