

27 October 2016

Secretary
Department of Planning and Environment
23-33 Bridge Street
SYDNEY NSW 2000

To Whom It May Concern

**WYNYARD PLACE (PREVIOUSLY REFERRED TO AS ONE CARRINGTON) – PROPOSED STRATUM
SUBDIVISION PLANS: SECTION 96 (1A) APPLICATION SSD 5824 (MOD 2)**

The Department of Planning and Environment has provided Brookfield with a copy of the City of Sydney (Council) letter of 26 September 2016 in relation to the pending SSD 5824 MOD 2 application for stratum subdivision.

Brookfield understands that the City agrees to creation of a title parcel for the land above Wynyard Lane required to accommodate the approved building but that its preferred position is that a lease will be granted to Brookfield with respect to that parcel rather than the transfer of freehold title to it. The letter indicates a preference for the plan supporting the proposed stratum subdivision to be modified to reflect a subdivision for lease purposes. In response to that preference, Brookfield has amended the proposed stratum subdivision plans to show the relevant parcel of land in Lot 16.

The amended proposal creates Lot 16 as a lot which is separate to the Brookfield stratum parcel and will continue in the ownership of the Council as part of Wynyard Lane. Once negotiations with the Council's Properties Unit have been concluded, Lot 16 can be either leased to Brookfield or transferred to it, depending on the outcome of current negotiations. We have not shown Lot 16 as a subdivision for lease purposes since such a subdivision is not possible under the Conveyancing Act. Although in the past subdivisions for lease purposes were commonly done, they are now only possible in the very limited circumstances set out in sections 23H and 23J of the Conveyancing Act which effectively limit such subdivisions to caravan parks and forestry purposes.

Creation of Lot 16 as a separate Torrens title allotment does no more than separate Council's existing road title into 2 parts to facilitate leasing of the lot or its sale. It does not pre-judge how the lot is to be dealt with but allows either the grant of a long term lease or transfer of freehold title at the election of the Council. Given that this is the only way that the land can be made ready for Council's proposed lease to Brookfield, we believe this proposal addresses the concerns raised by the Council.

We would therefore be grateful if Department of Planning and Environment would now provide written confirmation of its consent to the lodgement of the application to modify the SSD consent in the manner and confirmation that the amended subdivision has addressed the matters raised in Council's 26 September letter.

Yours sincerely





Brookfield Office Properties One Carrington
Developer Pty Ltd

ACN 169 154 830

Level 22, 135 King Street
Sydney NSW 2000

GPO Box 172
Sydney NSW 2001

Tel +61 2 9322 2000
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Mike Russell

Developer's Representative

Brookfield Office Properties One Carrington Developer Pty Ltd

Attachment: RPS Group Amended Subdivision Plan (Revision L2)

CC: Russell Hand
Christopher Corradi

LOCATION PLAN

SEE SHEET 2 TO 10 FOR DETAIL
STRATUM NOTES
LOTS 11 TO LOT 16 INCLUSIVE ARE LIMITED IN HEIGHT AND DEPTH AS SHOWN BY THE VARIOUS LEVEL AND SLOPING PLANES ON SHEETS 2 TO 10

GLOBAL EASEMENTS

EASEMENTS WHICH WILL AFFECT THE WHOLE OF LOTS 11 TO 15 INCLUSIVE
EASEMENT FOR SUPPORT AND SHELTER
EASEMENT FOR SERVICES
EASEMENT FOR FIRE STAIRS & EMERGENCY EGRESS
EASEMENT FOR ACCESS TO SHARED FACILITIES
EASEMENT FOR FUTURE SERVICES
EASEMENT FOR ENCROACHING BUILDINGS

ARCHITECTURAL EMBELLISHMENTS, AWNINGS AND GUTTERING MAY OVERHANG THE VARIOUS PUBLIC ROADS AND ADJOINING PARCELS, IN ACCORDANCE WITH THE APPROVED PLANS.. THE FINAL POSITION OF SUCH STRUCTURES ARE SUBJECT TO FINAL SURVEY.

SCHEDULE OF STRATUM LOTS

- LOT 11 (SHELL HOUSE)
- LOT 12 (COMMERCIAL LOT)
- LOT 13 (RETAIL LOT)
- LOT 14 (TRANSIT HALL LOT)
- LOT 15 (285 GEORGE)
- LOT 16 (PART OF WYNYARD LANE)

LOT 16 DENOTES THE SECTION OF THE APPROVED BUILDING THAT IS SITUATED WITHIN THE BOUNDS OF WYNYARD LANE.

WYNYARD LANE IS LIMITED IS STRATUM AS SHOWN UPON DP853331

MARGARET STREET

GEORGE STREET

WYNYARD

LANE

Pt.11 to Pt.16

SEE SHEETS 2 TO 10 FOR DETAILS

CARRINGTON STREET



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This note is an integral part of this plan.



Level 9, 17 York Street
Sydney, NSW 2000
(GPO BOX 4401, Sydney, NSW 2001)
t: 02 9248 9800
f: 02 9248 9810

Surveyor: CAMERON PHILLIP MILES	PLAN OF SUBDIVISION OF LOT 10 IN DP595978, LOT 1,2 AND 4 IN DP853331, LOT 22 IN DP56723, 23 IN DP59753 AND PART OF WYNYARD LANE	L.G.A.: SYDNEY Locality: SYDNEY Subdivision No: Lengths are in metres. Reduction Ratio 1: 300	Registered:	D.P. CONCEPT PLAN 17.10.2016 REV.L2
Date of Survey: 21/04/2015				
Surveyor's Ref: PR127248.DDP.PPR2				

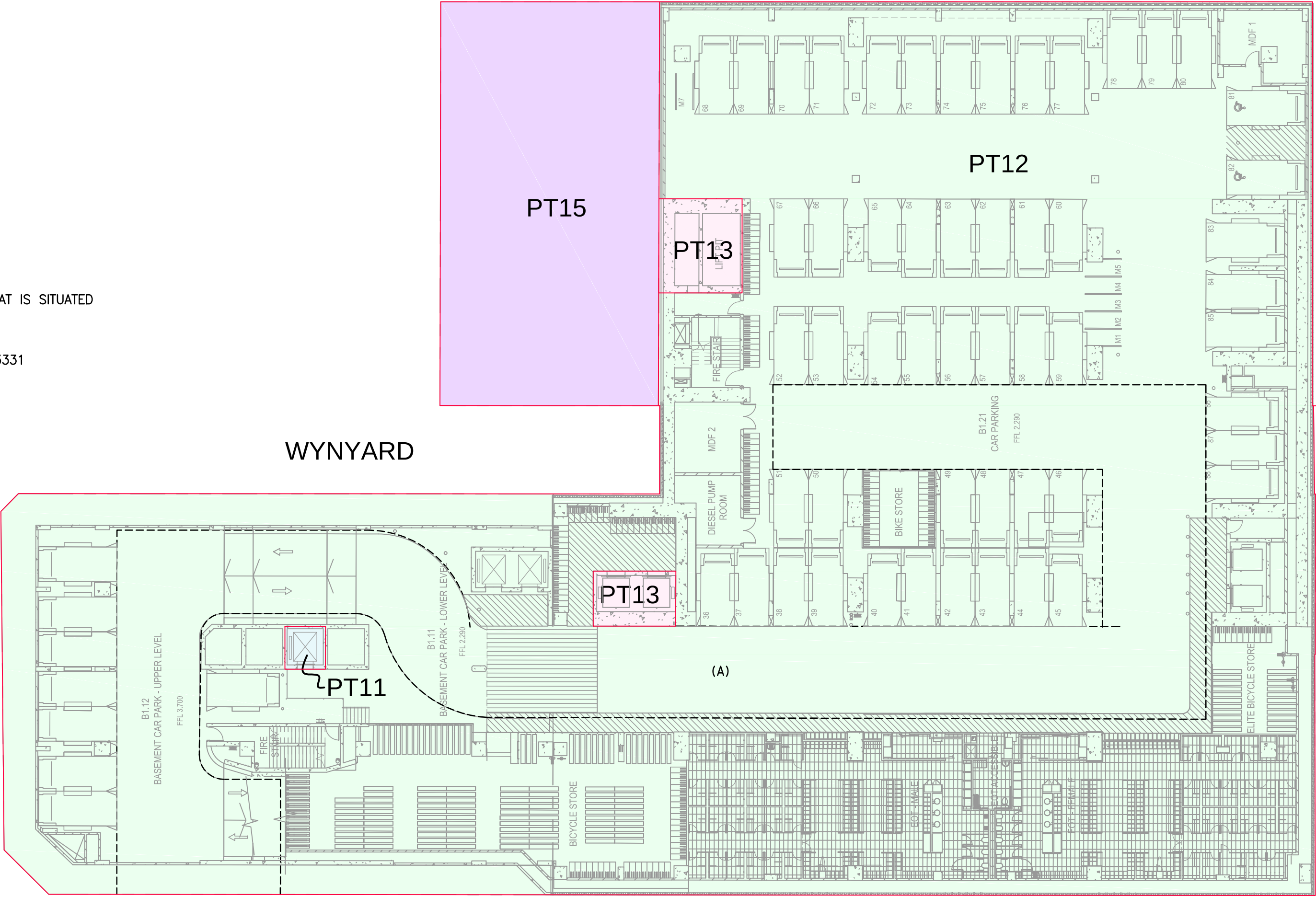
BASEMENT & BELOW

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(A): EASEMENT FOR VEHICULAR ACCESS

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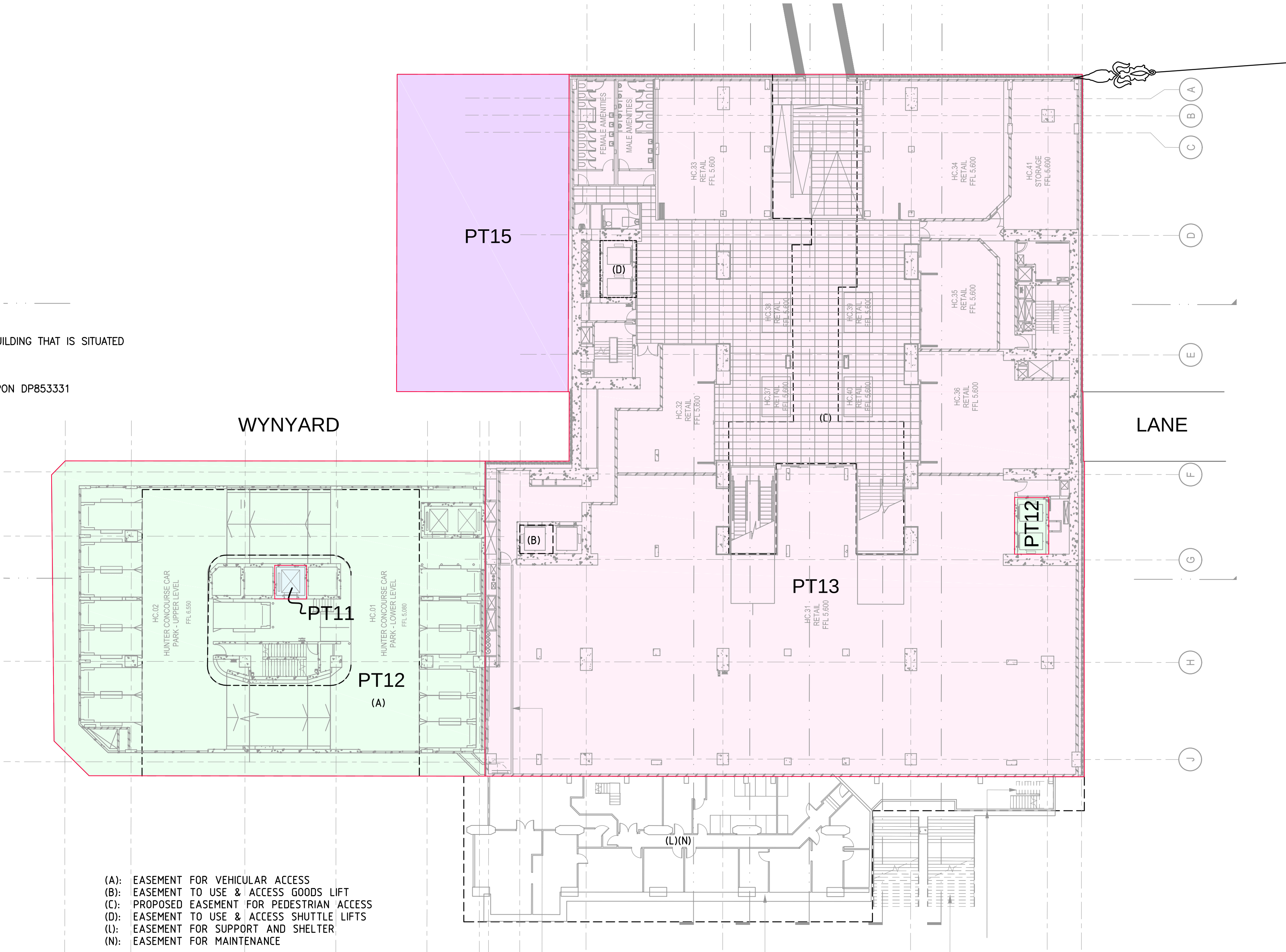
HUNTER CONNECTION

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- (A): EASEMENT FOR VEHICULAR ACCESS
- (B): EASEMENT TO USE & ACCESS GOODS LIFT
- (C): PROPOSED EASEMENT FOR PEDESTRIAN ACCESS
- (D): EASEMENT TO USE & ACCESS SHUTTLE LIFTS
- (L): EASEMENT FOR SUPPORT AND SHELTER
- (N): EASEMENT FOR MAINTENANCE

NOTE AN EASEMENT FOR PEDESTRIAN ACCESS AFFECTS THE WHOLE OF LOT 13 AT THIS LEVEL.

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CONCOURSE

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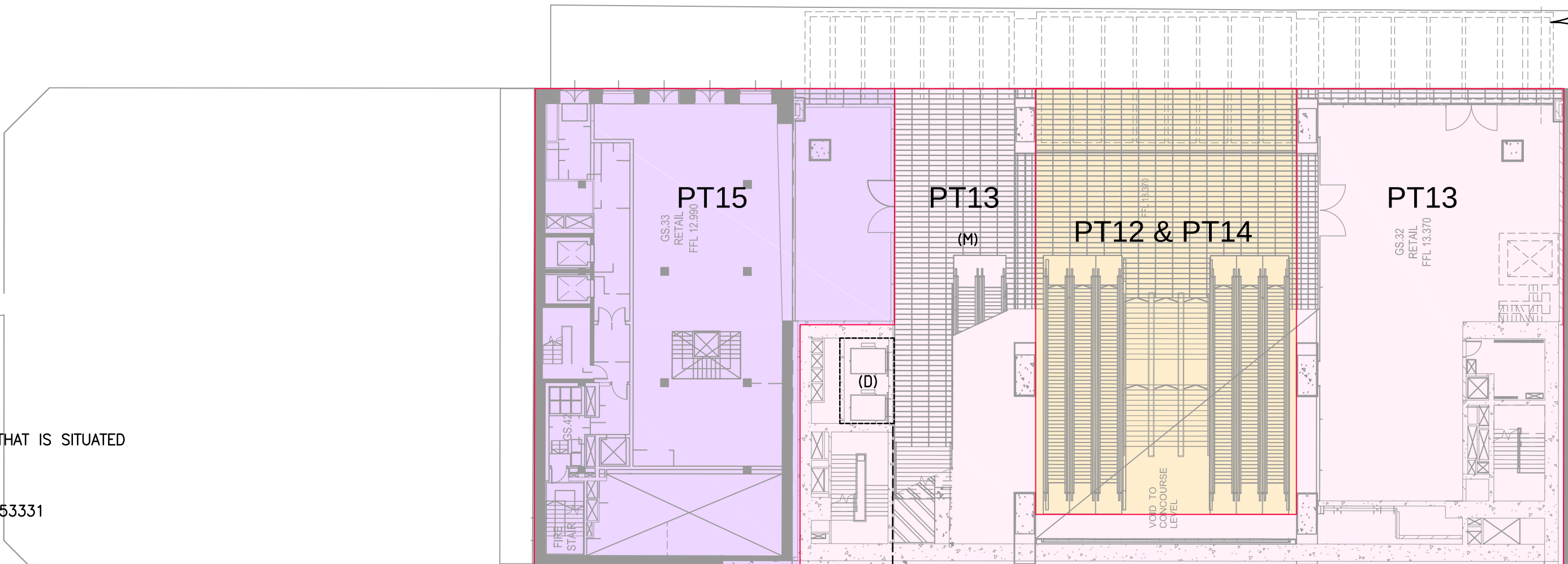
GEORGE STREET

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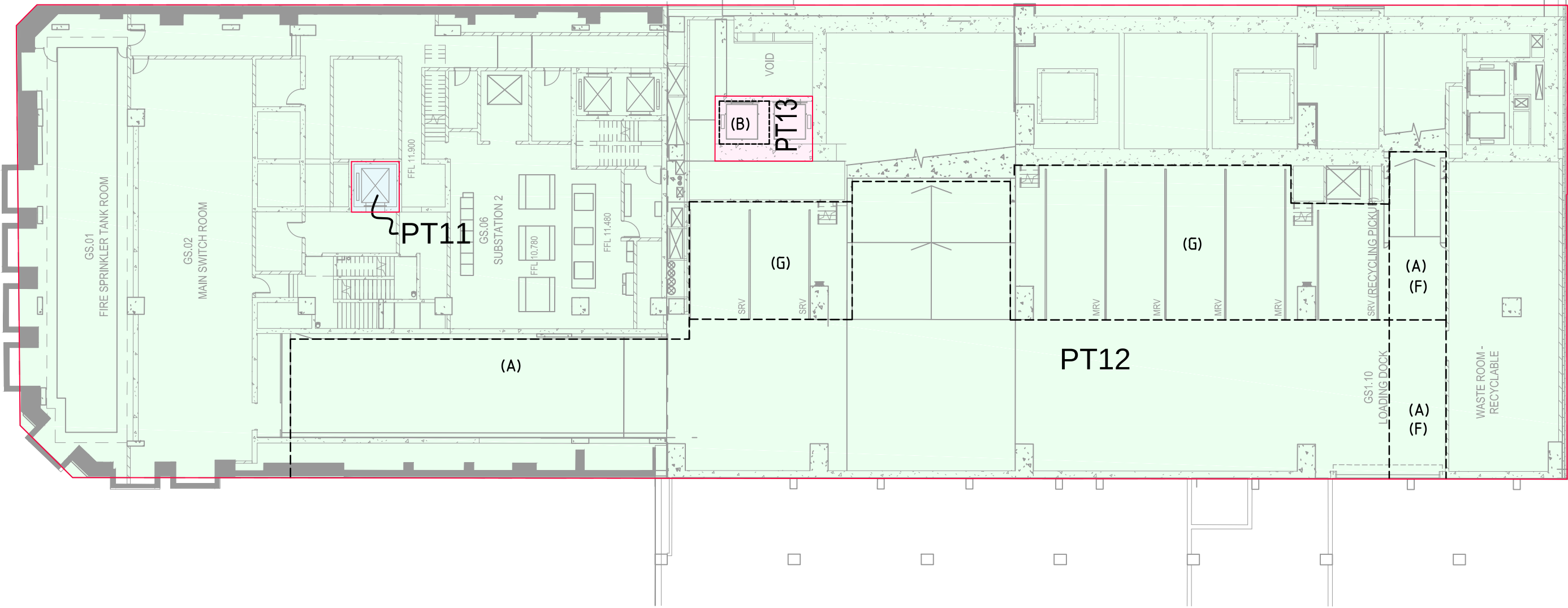
WYNYARD LANE IS LIMITED IS STRATUM AS SHOWN UPON DP853331



WYNYARD

WYNYARD LANE ABOVE

LANE



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- (F): EASEMENT FOR VEHICULAR ACCESS
- (G): EASEMENT TO USE AND ACCESS LOADING DOCK
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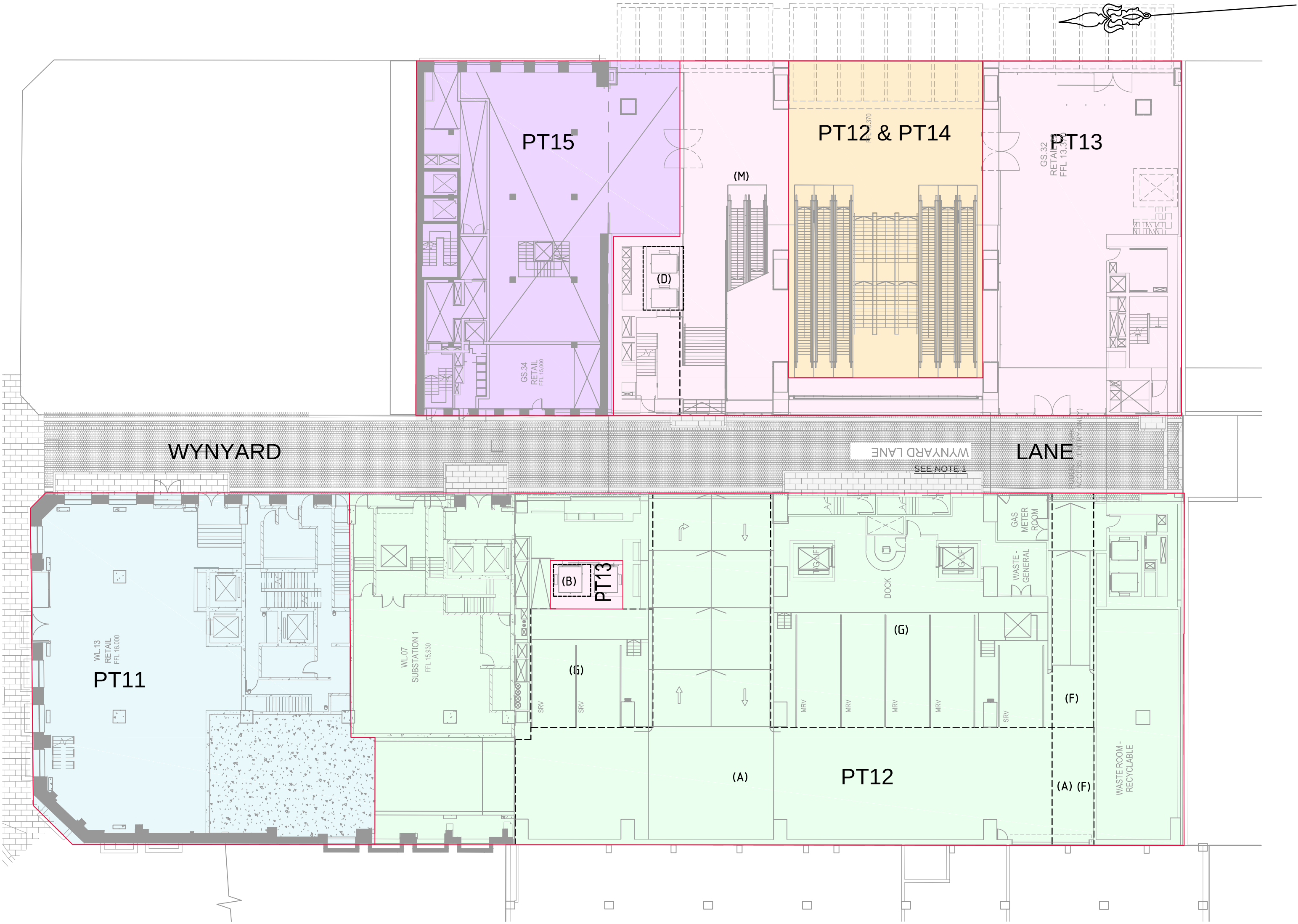
WYNYARD LANE

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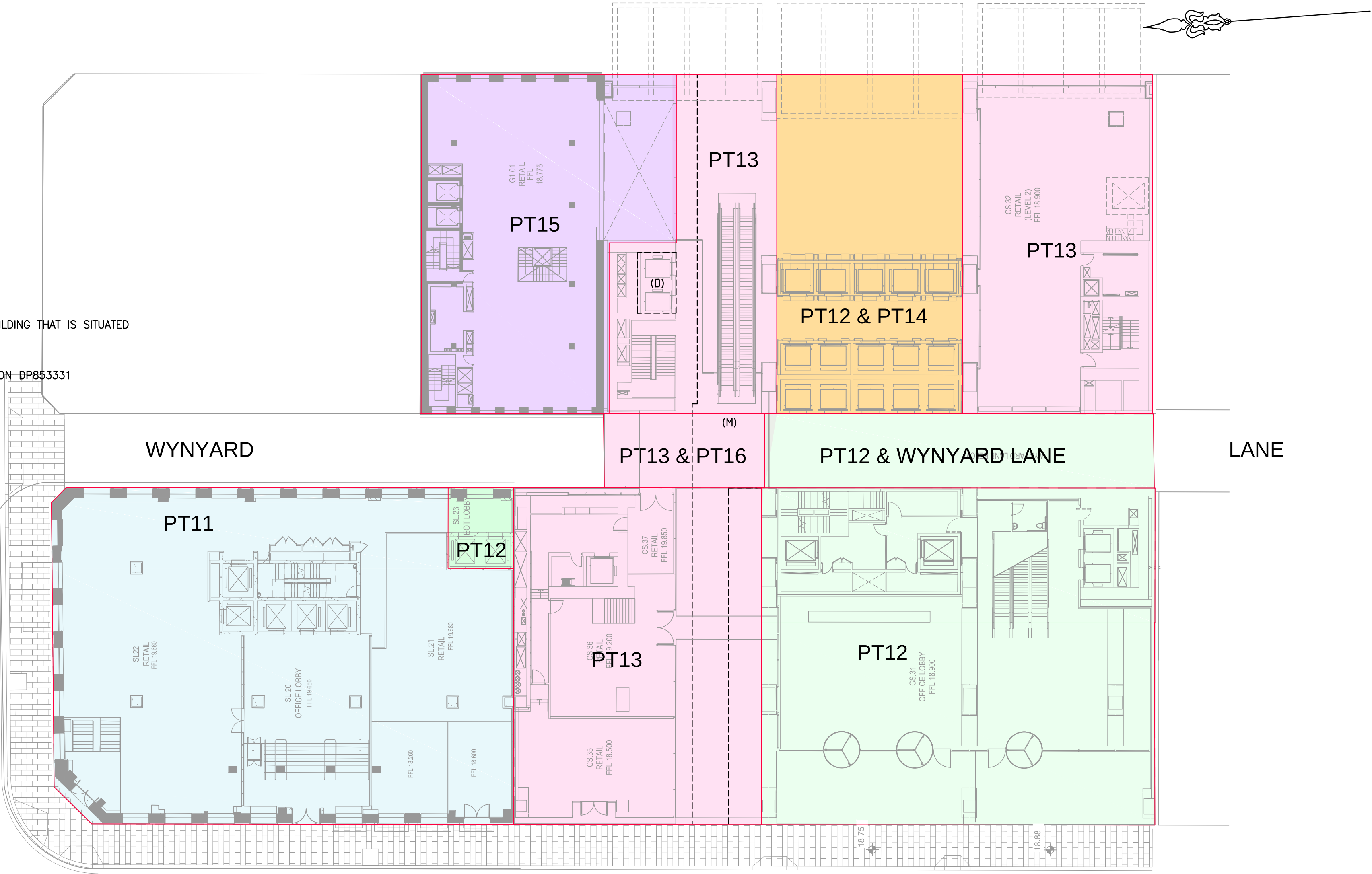
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UPPER GROUND

SCHEDULE OF STRATUM LOTS

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WYNYARD LANE IS LIMITED IS STRATUM AS SHOWN UPON DP853331 AND IS EXCLUDED FROM THIS SUBDIVISION.

FUTURE SUBDIVISIONS OF WYNYARD LANE ARE SUBJECT TO SEPARATE NEGOTIATIONS WITH CITY OF SYDNEY AS THE ROAD AUTHORITY.

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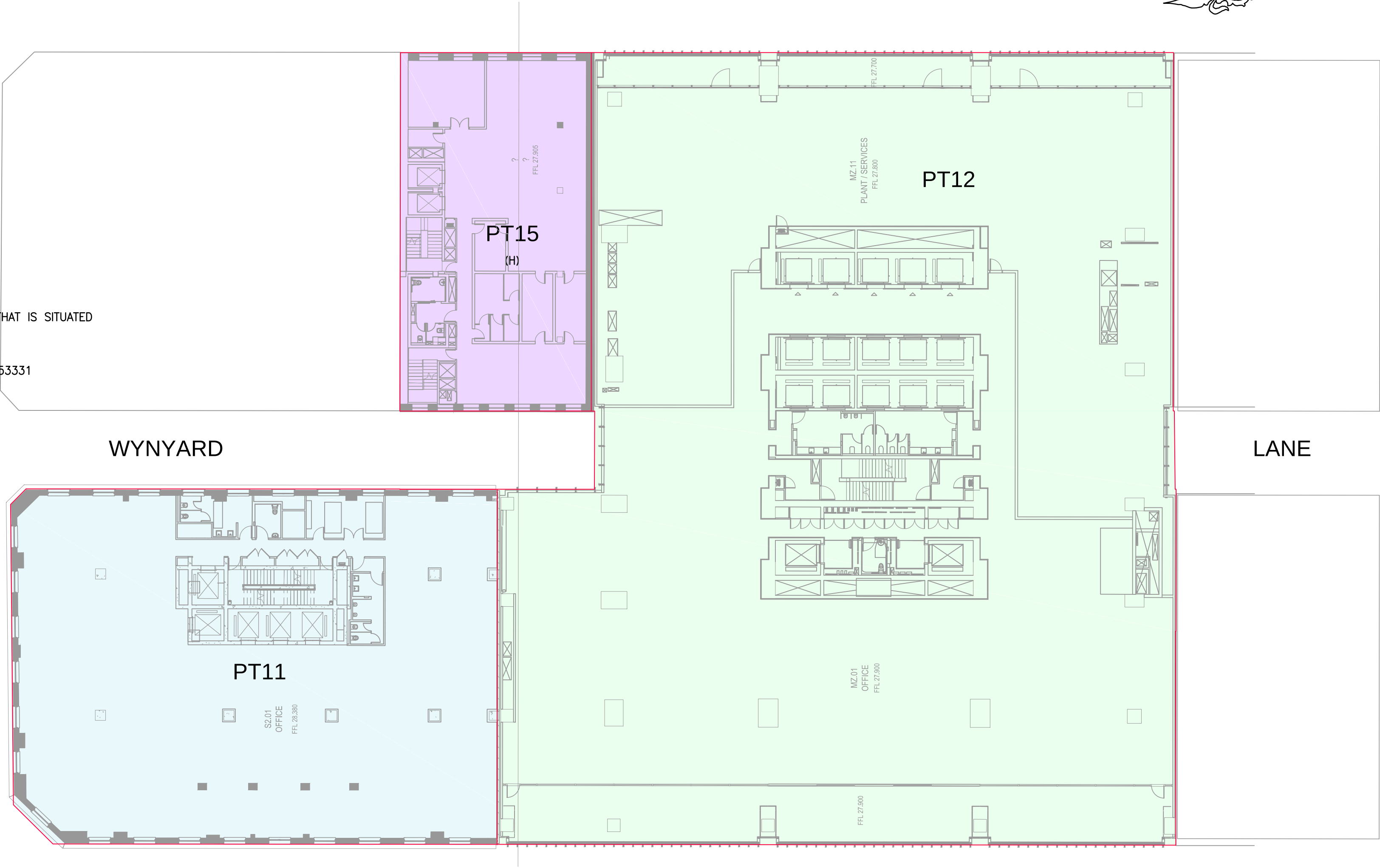
MEZZANINE TO LEVEL 6

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(H): EASEMENT FOR LIGHT AND AIR AND MAINTENANCE

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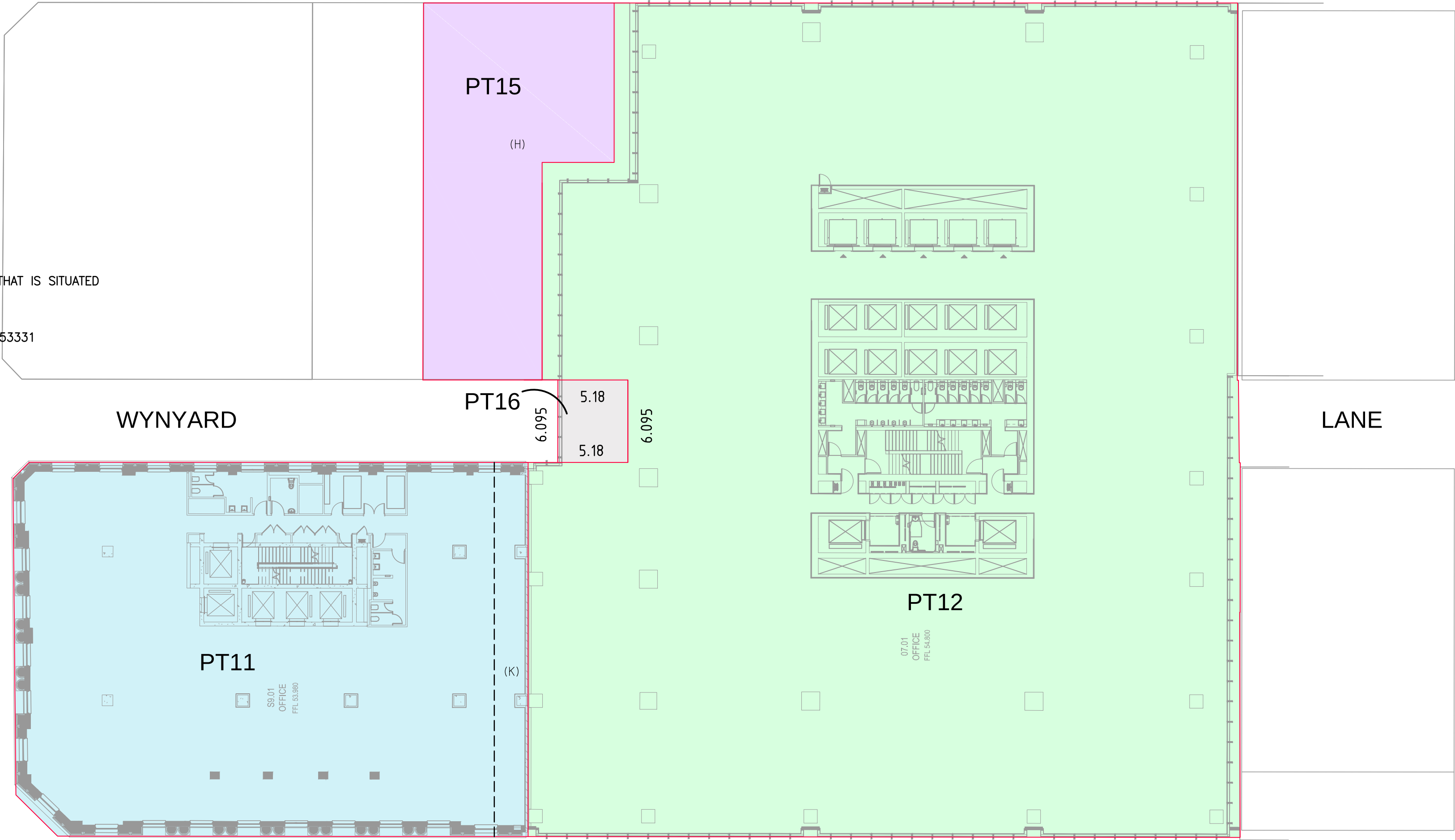
OFFICE LEVEL 07 AND ABOVE

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(H): EASEMENT FOR LIGHT AND AIR AND MAINTENANCE
(K): EASEMENT FOR LIGHT AND AIR AND MAINTENANCE 2.5 WIDE

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SECTION A-A

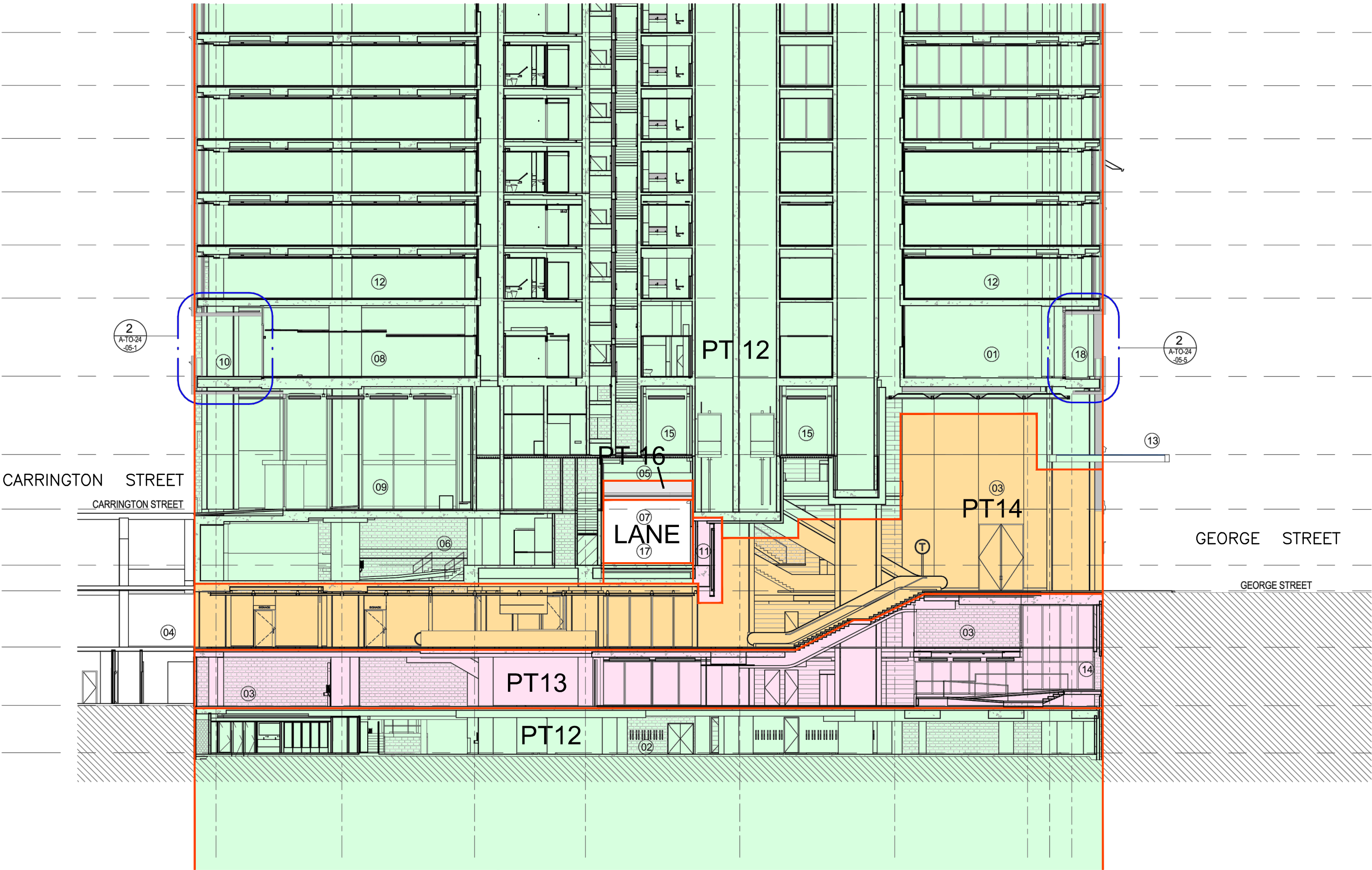
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LANE – DENOTES WYNYARD LANE



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PLAN OF

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L.G.A.: SYDNEY

Locality: SYDNEY

Subdivision No:

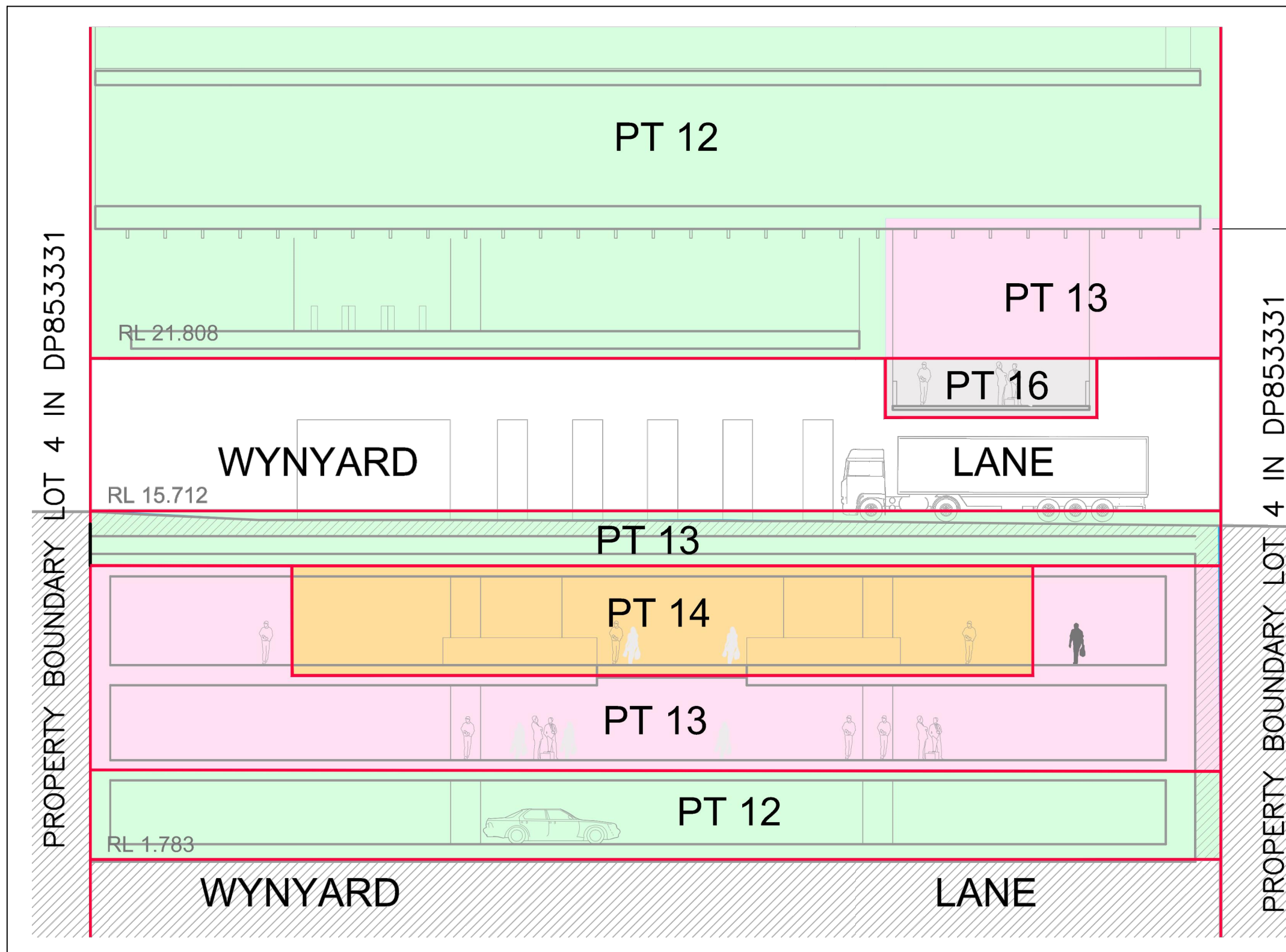
Lengths are in metres. Reduction Ratio 1: 250

Registered:

D.P.

CONCEPT PLAN
17.10.2016
REV.L2

ADDITIONAL SECTION SHOWING WYNYARD LANE PEDESTRIAN LINK



SCHEDULE OF STRATUM LOTS

- | | |
|--|-------------------------------|
| | LOT 11 (SHELL HOUSE) |
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SECTION B-B

