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ABN 32 353 260 317

Regional Assessments

**Attention: Emma Butcher**

Department of Planning & Environment

GPO Box 39

SYDNEY NSW 2001

GM(CIS)

27 March 2019

Dear Emma,

**RE: 1 DENISON STREET NORTH SYDNEY - MP 08\_0238 MOD 12**

I refer to your email of 25 March 2019 inviting North Sydney Council to comment on the proposed modification No.12.

Council understands that the following changes are proposed:

- Minor reconfigurations within the basement to align building services requirements;
- Minor reconfiguration of the Level B1 retail tenancy to align building services requirements;
- Minor refinements to the internal layouts of Levels G-2 to accommodate building services requirements;
- Modification to the ground level external stair access from Denison Street to mezzanine retail; and
- Minor modifications to external access and terrace design to accommodate the design development of the external space at Level 2.

Council has no objection to the changes to the building proposed or the change to the allocation of car spaces (G12).

There is an increase in GFA of 37m<sup>2</sup> so the proposed modification will have a GFA of **65,543m<sup>2</sup>**.

New amounts will need to be inserted in Section 7.11 conditions *based on 2018-2019 rates and 65,543 proposed GFA minus 6,261 existing GFA minus 264m<sup>2</sup> (level 2 77 Berry Street demolition) contribution calculated on 59,018m<sup>2</sup> 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:*

<i>(1) Amount of Contribution</i>	
<b>Contribution Category</b>	<b>AMOUNT</b>
<i>Public Domain Improvements</i>	<b>\$5,527,979.99</b>
<i>Traffic Improvements</i>	<b>\$333,805.81</b>
<b>Total</b>	<b>\$5,861,785.80</b>

**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:*

<b>Contribution Category</b>	<b>AMOUNT</b>
<i>Administration</i>	<b>\$135,210.24</b>
<i>Child Care Facility</i>	<b>\$572,474.60</b>
<i>Community Centres</i>	<b>\$329,645.04</b>
<i>Library Acquisition</i>	<b>\$67,221.50</b>
<i>Library Premises and Equipment</i>	<b>\$204,349.83</b>
<i>Multi-Purpose Indoor Sports Facility</i>	<b>\$77,372.60</b>
<i>Olympic Pool</i>	<b>\$251,977.35</b>
<i>Open Space Acquisition</i>	<b>\$246,400.15</b>
<i>Open Space Increased Capacity</i>	<b>\$488,432.97</b>
<b>Total</b>	<b>\$2,373,084.28</b>

New amounts inserted in Railway Contribution condition based on **December quarter 2018** rate @ \$129.19 per m<sup>2</sup> and **65,543m<sup>2</sup>** proposed GFA minus 6,261 existing GFA minus 264m<sup>2</sup> (level 2 77 Berry Street demolition) contribution calculated on **59,018m<sup>2</sup>** 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**

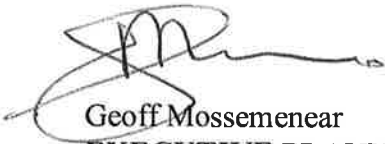
*The Proponent shall enter into a Voluntary Planning Agreement (VPA) in accordance with the offer made on 21 December 2009 with the Minister for Planning to provide a Railway Infrastructure Contribution totalling **\$7,624,535.42** to be paid to the Transport Administration Corporation. Evidence of the 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 **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 faithfully,

A handwritten signature in black ink, appearing to be 'Geoff Mossemeneer', written over a circular stamp or seal.

Geoff Mossemeneer  
**EXECUTIVE PLANNER**