



Planning & Infrastructure

Office of the Director General

Ms Penny Holloway
The General Manager
North Sydney Council
PO Box 12
NORTH SYDNEY NSW 2059

11/10464

Attention: Mr Geoff Mossemeneer

Dear Ms Holloway

Re: Director-General's Certification pursuant to cl. 28C(3) of North Sydney Local Environmental Plan 2001 – DA 47/11, 136-142 Walker Street, North Sydney

I refer to your letter of 9 May 2011 concerning North Sydney Railway Infrastructure Contributions for Development Application No. 47/11 at 136-142 Walker Street, North Sydney.

Under clause 28C(3) of the North Sydney Local Environmental Plan 2001 (NSLEP), where proposed development within the North Sydney Centre would result in an increase in the total non-residential gross floor area of buildings lawfully existing on the development site, Council may only grant consent if the Director-General of the Department of Planning and Infrastructure has first certified that satisfactory arrangements have been made for the provision of railway infrastructure to meet the increased demand on that infrastructure generated by the development.

The Development Application involves the development of land located within the North Sydney Centre, and would result in an increase of 921m² in the total non-residential gross floor area of buildings lawfully existing on the development site.

It is understood that the developer, Winten (No.44) Pty Ltd, has entered into a legal agreement, the 'Developer Commitment Deed', with North Sydney Council, requiring it to make a financial contribution towards the cost of upgrading North Sydney Railway Station based on a rate of \$88 per square metre (multiplied by the Consumer Price Index) of additional non-residential gross floor area to be created.

Department of Transport has confirmed that it is satisfied that arrangements are in place to deliver improvements to the railway infrastructure as required pursuant to cl.28C(4) of the NSLEP. I am therefore satisfied that adequate arrangements have been made for railway infrastructure to support the proposed development. A certificate to this effect is enclosed.

Yours sincerely

Sam Haddad

Director-General 23/6/2011

Director General's Certificate
Pursuant to clause 28C(3) North Sydney Local Environmental Plan 2001

I hereby certify that satisfactory arrangements have been made for railway infrastructure that will provide for the increased demand for railway infrastructure generated by the development proposed in Development Application No. 47/11 lodged on 9 February 2011 by Winten Developments Pty Ltd to demolish the existing residential buildings and construct a multi storey mixed use building with basement parking.

Dated at Sydney this 23rd
day of June 2011.

SHaddad

Signed by me, Sam Haddad,
Director-General, of the Department
of Planning & Infrastructure