



Mr Warwick Winn
General Manager
North Sydney Council
PO Box 12
NORTH SYDNEY NSW 2059

Attention: Geoff Mossemeneer

Dear Mr Winn

Re: Acting Secretary's certification pursuant to clause 6.5(2) of the North Sydney Local Environmental Plan 2013 – DA 446/13, 80 Arthur Street, North Sydney

I refer to your letter of 18 March 2014 concerning the railway contribution for 80 Arthur Street, North Sydney.

I understand the proposed development is within the North Sydney Centre and will result in an increase of 10,357m² in the total non-residential gross floor area of buildings lawfully existing on the development site.

I am advised the developer has entered into a legal agreement with Council, requiring a financial contribution towards the cost of upgrading North Sydney railway station based on a rate of \$117.85/m² (multiplied by the Consumer Price Index) of additional non-residential gross floor area to be created.

On 16 April 2014, Transport for NSW advised the Department it was satisfied the arrangements are in place to deliver improvements to the railway infrastructure, pursuant to clause 6.5(2) of the LEP. I am therefore satisfied adequate arrangements have been made for railway infrastructure to support the proposed development. A certificate to this effect is enclosed.

Should you require further information in relation to this matter, I have arranged for Ms Sandy Shewell to assist you. Ms Shewell can be contacted on 8575 4115.

Yours sincerely


Neil McGaffin 12.5.14
**General Manager, Metropolitan Delivery
Growth Planning and Delivery**

Encl: Certificate



Acting Secretary's Certificate

Pursuant to clause 6.5 (2) of North Sydney Local Environmental Plan 2013

I hereby certify that satisfactory arrangements have been made for railway infrastructure to cater for the increased demand generated by the development proposed in Development Application No. 443/13, lodged on 16 December 2013 by Karimbla Construction Services (NSW) Pty Ltd, for the construction of a 29 storey building containing 218 serviced apartments at 80 Arthur Street, North Sydney.

Dated at Sydney this 12th
day of *May* 2014

Signed by Neil McGaffin,
as delegate of the Acting
Secretary of the Department of
Planning and Environment