



Ms Gail Connolly
General Manager
Council of the City of Ryde
Civic Centre
1 Devlin Street
RYDE NSW 2112

9 December 2015

Dear Gail,

**RE: SHEPHERDS BAY – MEADOWBANK
SECTION 96 APPLICATION FOR STAGE 2/3**

I refer to our recent discussions and now formally confirm Holdmark's offer to dedicate to Council (as key worker affordable housing) 8% of any increase in apartment numbers for which consent is eventually given in addition to the net 17 additional apartments which are agreed as part of the commercial arrangements between Council and Holdmark as set out in the legal Deed dated 8 October 2015.

The 8% will be calculated as a percentage of the additional net internal apartment area of those extra apartments (excluding the 17 apartments the subject of the aforementioned Deed). If the 8 % calculation results in an area which cannot be exactly matched by the provision of a whole number of apartments, any shortfall in area will be compensated by a monetary contribution to Council equal to \$6000 per square metre of the shortfall in internal apartment area.

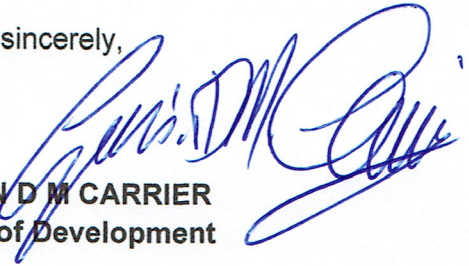
For example, if there were 28 additional apartments (beyond the 17 agreed as part of the Deed of Agreement) approved with an aggregate net internal apartment area of, say, 2400sqm, Council would be entitled to apartments equalling 192 sqm of net internal apartment area.

If, however, it was possible to provide apartments totalling only 180sqm, Holdmark would pay to Council compensation of $(192-180)\text{sqm} = 12\text{ sqm}$ at a rate of \$6000 per sqm = \$72,000.

The above is a public benefit offer made in conjunction with the proposed S96 Modification.

Holdmark is prepared to enter into a formal Voluntary Planning Agreement to reflect this offer.

Yours sincerely,


GAVIN D M CARRIER
Head of Development