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5 June 2024

Mr Jordan Davies  
Principal Planner  
Northern Beaches Council  
PO Box 82  
MANLY NSW 1655

Dear Mr Davies

**Re: Mod2023/0617 – 5 Skyline Place, Frenchs Forest**

As requested by Council, we confirm that our proposal is to incorporate a total of 14 affordable housing dwellings within the development at 5 Skyline Place and that these dwellings will be managed by a community housing provider.

With regards to the application of Council's *Northern Beaches Section 7.12 Contributions Plan 2022*, we confirm that based on the cost of development estimated by independent quantity surveyor Construction Consultants (as set out in their letter dated 7 March 2024), our calculation is that should a development contribution be payable the contribution would be as follows:

Description	Amount
Total Capital Investment Value based on s4.56 Design	\$67,110,789
<b>Total contribution payable</b>	<b>\$671,107.89</b>

Please contact Paula Mottek on 0422 813 025 should you require any further information or if you wish to discuss this matter.

Yours sincerely

**George Revay**  
CEO  
Platino Properties