

Annexure C

Information not included - Agreement for Lease and Variation

Item	Agreement Clause (and general description)	Section of Government Information (Public Access) Act 2009	Reason
1.	Parties (Developer's Address)	Section 33(1) (Variations to Contracts)	Sydney Zoo Pty Ltd registered office has been varied to C/- Sturt Capital, Level 5, 1 Alfred Street, Sydney
2.	Cl. 1.1 Funding Commitment (b)(i) and (d)(i)	Section 32(1)(a) and definitions (a) and (e) of "commercial-in-confidence provisions"	The disclosure of this information would: <ul style="list-style-type: none"> • disclose the Developer's financing arrangements ; and • place the Developer at a substantial commercial disadvantage in relation to other contractors or potential contractors, whether present or in the future.
3.	Cl. 1.1 Upfront Development Payment	Section 32(1)(a) and definitions (b) and (e) of "commercial-in-confidence provisions"	The disclosure of this information would: <ul style="list-style-type: none"> • disclose the Developer's cost structure or profit margins; and • place the Developer at a substantial commercial disadvantage in relation to other contractors or potential contractors, whether present or in the future.
4.	Cl. 13.3 Determination of Base Rent (Year 1) (a) and (b)	Section 32(1)(a) and definitions (b) and (e) of "commercial-in-confidence provisions"	The disclosure of this information would: <ul style="list-style-type: none"> • disclose the Developer's cost structure or profit margins; and • place the Developer at a substantial commercial disadvantage in relation to other contractors or potential contractors, whether present or in the future.
5.	Cl. 13.4 Base Rent (Year 1) Reduction	Section 32(1)(a) and definitions (b) and (e) of "commercial-in-confidence provisions"	The disclosure of this information would: <ul style="list-style-type: none"> • disclose the Developer's cost structure or profit margins; and • place the Developer at a substantial commercial disadvantage in relation to other contractors or potential contractors, whether present or in the future.

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6.	Reference Schedule Item 3(b) Minimum Agreed Works Cost	Section 32(1)(a) and definitions (b) and (e) of "commercial-in-confidence provisions"	The disclosure of this information would: <ul style="list-style-type: none"> • disclose the Developer's cost structure or profit margins; and • place the Developer at a substantial commercial disadvantage in relation to other contractors or potential contractors, whether present or in the future.
7.	Schedule 7 Works Cost	Section 32(1)(a) and definitions (b) and (e) of "commercial-in-confidence provisions"	The disclosure of this information would: <ul style="list-style-type: none"> • disclose the Developer's cost structure or profit margins; and • place the Developer at a substantial commercial disadvantage in relation to other contractors or potential contractors, whether present or in the future.
8.	Schedule 8 Certifier Deed Parties	Section 33(1) (Variations to Contracts)	Sydney Zoo Pty Ltd registered office has been varied to C/- Sturt Capital, Level 5, 1 Alfred Street, Sydney
9.	Schedule 8 Certifier Deed Cl 16.1 Notices	Section 33(1) (Variations to Contracts)	Sydney Zoo Pty Ltd registered office has been varied to C/- Sturt Capital, Level 5, 1 Alfred Street, Sydney
10.	Schedule 9 Lease Cl. 1.1 Turnover Rent	Section 32(1)(a) and definitions (b) and (e) of "commercial-in-confidence provisions"	The disclosure of this information would: <ul style="list-style-type: none"> • disclose the Developer's cost structure or profit margins; and • place the Developer at a substantial commercial disadvantage in relation to other contractors or potential contractors, whether present or in the future.
11.	Schedule 9 Lease Cl. 2.3(a) Option Condition	Section 32(1)(a) and definitions (b) and (e) of "commercial-in-confidence provisions"	The disclosure of this information would: <ul style="list-style-type: none"> • disclose the Developer's cost structure or profit margins; and • place the Developer at a substantial commercial disadvantage in relation to other contractors or potential contractors, whether present or in the future.

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12.	Schedule 9 Lease Cl. 4.2 Base Rent Increases	Section 32(1)(a) and definitions (b) and (e) of "commercial-in-confidence provisions"	The disclosure of this information would: <ul style="list-style-type: none"> • disclose the Developer's cost structure or profit margins; and • place the Developer at a substantial commercial disadvantage in relation to other contractors or potential contractors, whether present or in the future.
13.	Schedule 9 Lease Cl. 5.3(a) Payment of Turnover Rent	Section 32(1)(a) and definitions (b) and (e) of "commercial-in-confidence provisions"	The disclosure of this information would: <ul style="list-style-type: none"> • disclose the Developer's cost structure or profit margins; and • place the Developer at a substantial commercial disadvantage in relation to other contractors or potential contractors, whether present or in the future.
14.	Schedule 9 Lease Cl. 5.6(a) Turnover Threshold	Section 32(1)(a) and definitions (b) and (e) of "commercial-in-confidence provisions"	The disclosure of this information would: <ul style="list-style-type: none"> • disclose the Developer's cost structure or profit margins; and • place the Developer at a substantial commercial disadvantage in relation to other contractors or potential contractors, whether present or in the future.
15.	Schedule 9 Lease Schedule 1 Item 6. Base Rent	Section 32(1)(a) and definitions (b) and (e) of "commercial-in-confidence provisions"	The disclosure of this information would: <ul style="list-style-type: none"> • disclose the Developer's cost structure or profit margins; and • place the Developer at a substantial commercial disadvantage in relation to other contractors or potential contractors, whether present or in the future.
16.	Schedule 9 Lease Schedule 1 Item 11. (Developer's Address)	Section 33(1) (Variations to Contracts)	Sydney Zoo Pty Ltd registered office has been varied to C/- Sturt Capital, Level 5, 1 Alfred Street, Sydney
17.	Schedule 10 Consent Deed Parties (Developer's Address)	Section 33(1) (Variations to Contracts)	Sydney Zoo Pty Ltd registered office has been varied to C/- Sturt Capital, Level 5, 1 Alfred Street, Sydney

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18.	Schedule 10 Consent Deed Schedule Notice Details (Developer's Address)	Section 33(1) (Variations to Contracts)	Sydney Zoo Pty Ltd registered office has been varied to C/- Sturt Capital, Level 5, 1 Alfred Street, Sydney
19.	Agreement for Lease Variation (24 February 2015) (Developer's Address)	Section 33(1) (Variations to Contracts)	Sydney Zoo Pty Ltd registered office has been varied to C/- Sturt Capital, Level 5, 1 Alfred Street, Sydney
20.	Agreement for Lease Variation (24 February 2015) Item 1 (Funding Commitment)	Section 32(1)(a) and definitions (a) and (e) of "commercial-in-confidence provisions"	The disclosure of this information would: <ul style="list-style-type: none"> • disclose the Developer's financing arrangements ; and • place the Developer at a substantial commercial disadvantage in relation to other contractors or potential contractors, whether present or in the future.
21.	Agreement for Lease Variation (24 February 2015) Item 3 (Base Rent)	Section 32(1)(a) and definitions (b) and (e) of "commercial-in-confidence provisions"	The disclosure of this information would: <ul style="list-style-type: none"> • disclose the Developer's cost structure or profit margins; and • place the Developer at a substantial commercial disadvantage in relation to other contractors or potential contractors, whether present or in the future.
22.	Agreement for Lease Variation (24 February 2015) Item 4 (Financier)	Section 32(1)(a) and definitions (a) and (e) of "commercial-in-confidence provisions" Section 33(1) (Variations to Contracts)	The disclosure of this information would: <ul style="list-style-type: none"> • disclose the Developer's financing arrangements ; and • place the Developer at a substantial commercial disadvantage in relation to other contractors or potential contractors, whether present or in the future.
23.	Agreement for Lease Variation (24 February 2015) Item 5 (Equity Commitment Deeds)	Section 32(1)(a) and definitions (a) and (e) of "commercial-in-confidence provisions"	The disclosure of this information would: <ul style="list-style-type: none"> • disclose the Developer's financing arrangements ; and • place the Developer at a substantial commercial disadvantage in relation to other contractors or potential contractors, whether present or in the future.