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Department of Planning & Infrastructure
Attention: Simon Truong
GPO Box 39
SYDNEY NSW 2001

GM (PDS)

13 February 2014

Dear Simon

**Re: Section 75W Modification Application (MP08_0241 MOD 2)
86-96 and 100 Mount Street, North Sydney**

I refer to the above application and the Department's letter dated 21 January 2014 seeking Council's comments and advice on the modifications and conditions of approval.

You are advised that Council has no objection to the modifications sought. The following comments relate to the conditions of consent:

Traffic, Parking and Public Domain

Traffic and parking arrangements will remain similar to the previous proposal but there will be additional bicycle spaces introduced on the ground floor plan in Mount Street and relocated bicycle parking spaces in the basement.

Council does not have any concerns with the bike parking proposals provided that:

- The bike parking on the ground floor plan, at Mount Street and Spring Street, is consistent with designs indicated in the *North Sydney Public Domain Style Manual* and installed in accordance with AS2890.3 and other relevant codes of practice. The bike parking design must be submitted to Council for approval by Council's Manager Traffic Planning.
- The bicycle parking and storage facilities in the basement comply with the Australian Standard AS2890.3.

With regards to the public domain modifications, the following condition should be imposed:

- That the design for the public domain and publicly accessible areas at ground level be in accordance with the design and materials palette outlined in the *North Sydney Public Domain Style Manual*. The detailed designs for these areas must be submitted to Council for approval by Council's Director Engineering and Property Services.

With regards to the new proposed loading dock on B1, there are serious concerns with its compliance with AS2890.2. To address these concerns the following condition should be imposed:

- That the design of the loading docks in B1, including dock length, width, height and aisle widths be compliant with AS2890.2.
- That further plans showing an AutoTURN or AutoTRACK simulation of the largest possible vehicles likely to access the loading dock (Medium Rigid Truck as defined in AS2890.2) entering and leaving each loading dock in a forwards direction.

Section 94 Contributions and Railway Infrastructure

The following contributions have been calculated for the increased GFA of 35,149m² (45,539-10,390):

Section 94 – based on 2013-2014 rates

Administration	\$72,733.83
Child Care Facilities	\$307,947.42
Community Centres	\$177,323.19
Library Acquisition	\$36,161.29
Library Premises & Equipment	\$109,928.50
Multi Purpose Indoor Sports Facilities	\$41,602.36
Open Space Acquisition	\$132,571.48
Open Space Increased Capacity	\$262,784.47
Olympic Pool	\$135,552.12
Public Domain Improvements	\$2,973,879.56
Traffic improvements	\$179,558.67
The total contribution is:	\$4,430,042.89

Railway Infrastructure based on December 2013 quarter at \$117.85/m²:

$$35,149 \times 117.85 = \mathbf{\$4,142,309.65}$$

It is important to indicate in the condition what the contribution is based on so that the amount can be adjusted at the time of payment in accordance with the quarterly consumer price index (All Groups Index of Sydney).

Please contact the undersigned on 9936 8100 if you have any queries.

Yours sincerely



Geoff Mossemenear
EXECUTIVE PLANNER