



**address** 200 Miller Street North Sydney NSW 2060  
**all correspondence** General Manager North Sydney Council  
PO Box 12 North Sydney NSW 2059  
DX10587

**telephone** (02) 9936 8100

**facsimile** (02) 9936 8177

**email** [council@northsydney.nsw.gov.au](mailto:council@northsydney.nsw.gov.au)

**internet** [www.northsydney.nsw.gov.au](http://www.northsydney.nsw.gov.au)

**ABN** 32 353 260 317

Department of Planning & Infrastructure  
**Attention: Amy Robertson**  
GPO Box 39  
SYDNEY NSW 2001

GM (CIS)

28 February 2017

Dear Amy

**RE: SECTION 75W MODIFICATION APPLICATION (MP08\_0241  
MOD 6)**  
**PROPERTY: 100 MOUNT STREET, NORTH SYDNEY**

I refer to the above application and your email dated 8 February 2017 seeking Council's comments and advice on the modifications and conditions of approval.

The proposed modification includes the provision of a space at the top of the building for functions and meetings and an increase in the overall height of the building from RL 199.7 to RL 203.1 to accommodate a new level - level 37; reorganisation of visitor bicycle parking by providing 12 spaces at Ground Level and 26 spaces on level B2 in dedicated visitor bicycle parking area; and relocation of mechanical plant equipment including lift motor room, generators and cooling towers to levels 36 and 37.

You are advised that Council has no general objection to the proposed modifications including the increase in height. With regard to bicycle parking, Council's Manager Traffic and Transport Operations has advised that the basement visitor parking should be well sign posted and that there be directional signs provided within the basement areas, given that it will not be located on the upper basement level.

#### **Section 94 Contributions and Railway Infrastructure**

It is noted that Section 94 contributions have been paid for Modification 5. Accordingly, the following contributions have been calculated for the **increased GFA of 264m<sup>2</sup> for MOD 6**. This needs to be noted on the consent.

Section 94 - based on 2016 – 2017 rates that came into force on 1 July 2016:

Administration	<b>\$581.99</b>
Child Care Facilities	<b>\$2,464.04</b>
Community Centres	<b>\$1,418.87</b>
Library and Local Studies Acquisitions	<b>\$289.34</b>
Library Premises and Equipment	<b>\$879.65</b>



Multi Purpose Indoor Sports Facility	<b>\$332.90</b>
Open Space Acquisitions	<b>\$1,060.75</b>
Open Space Increased Capacity	<b>\$2,102.76</b>
Olympic Pool	<b>\$1,084.64</b>
North Sydney Public Domain	<b>\$23,795.90</b>
Traffic Improvements	<b>\$1,436.69</b>
<b>TOTAL</b>	<b>\$35,447.53</b>

Railway Infrastructure contributions base amount (RCBA) for the **December 2016** quarter is **\$124.48**.

The formula is:

$$\begin{aligned}\text{RCBA} &= \$88.00 \times \text{Current CPI} / \text{Base CPI} \\ &= \$88.00 \times 110.9 / 78.4 \\ &= \mathbf{\$124.48 \text{ (2 d.p)}}$$

$$36796 \text{ (previous increased GFA over existing building)} + 264 \text{ (MOD 6 increase)} \times 124.48 = \mathbf{\$4,613,228.80}$$

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 faithfully,

  
Geoff Mossemeneer  
**EXECUTIVE PLANNER**