

From: Geoff Mossemeneer
Sent: Thursday, 10 May 2018 11:31 AM
To: Luke Thorburn
Subject: Section 4.55(1a) Modification Application (MP08_0241 MOD 7) 100 Mount Street, North Sydney

Dear Luke

I refer to the above application and your email dated 27 April 2018 seeking Council's comments and advice on the modifications and conditions of approval.

The proposed modification seeks to:

- Convert an 8.83m² area of unused plant storage to retail for use as a coffee shop (takeaway only);
- Reconfigure the openings at the north-eastern corner of the building, with minor alterations to the northern and eastern elevations to create the coffee shop serving area; and
- Amend consent Conditions A2, B5 and B6 to account for the resultant changes to:
 - the approved architectural drawings; and
 - monetary contributions.

You are advised that Council has no general objection to the proposed modifications.

Section 94 Contributions and Railway Infrastructure

It is noted that Section 94 contributions have been paid for Modification 6. Accordingly, the following contributions have been calculated for the **increased GFA of 8.83m² for MOD 7**. This needs to be noted on the consent.

Section 94 - based on 2017 – 2018 rates that came into force on 1 July 2017:

Administration	19.82
Child Care Facilities	83.91
Community Centres	48.32
Library and Local Studies Acquisitions	9.85
Library Premises and Equipment	29.95
Multi Purpose Indoor Sports Facility	11.34
Open Space Acquisitions	36.12
Open Space Increased Capacity	71.59
Olympic Pool	36.93
North Sydney Public Domain	810.29
Traffic Improvements	48.93
Total	\$ 1,207.05

Railway Infrastructure contributions base amount (RCBA) for the **March 2018** quarter is **\$127.51**.

RCBA = \$88.00 x Current CPI / Base CPI

$$= \$88.00 \times 113.6 / 78.4$$

$$= \$127.51$$

Where: Current CPI = 113.6 (March 2018 quarter)

Base CPI = 78.4 (December 2004 quarter)

The contribution will be:

$$36796 \text{ (previous increased GFA over existing building)} + 264 \text{ (MOD 6 increase)} + 8.83 \text{ (MOD 7 increase)} \times 127.51$$
$$= \$4,726,646.51$$

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 me if you have any queries. I have sent a letter in the mail advising of the above information.

Regards

Geoff Mossemeneer
Executive Assessment Planner

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E [REDACTED]



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