



James Groundwater
Senior Planning Officer
Key Sites Assessments
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Dear Mr. Groundwater,

SSD 10294 Sydney Metro Victoria Cross OSD – Stage 2

Thank you for your correspondence via Major Project portal (ref: PAE-904) on 25 October 2019, requesting Transport for NSW (TfNSW) to review and comment on the above.

The proposal seeks to approval for the detailed design, construction and operation of a new commercial office building above the new Sydney Metro Victoria Cross Station. It is noted that a modification to the Concept Approval has been lodged concurrently to reflect the changes of built form for consistency with the subject proposal.

The exhibition documents in support of the subject proposal has been reviewed and comments are summarized in **Attachment A** for consideration.

Thank you again for the opportunity of providing advice for the above development application. If you require any further information, please don't hesitate to contact Billy Yung, Senior Transport Planner, via email at billy.yung@transport.nsw.gov.au. I hope this has been of assistance.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Mark Ozinga'.

20/12/2019

Mark Ozinga
Principal Manager, Land Use Planning & Development
Customer Strategy & Technology

CD19/08624

Loading and parking provision

Comment:

The total number of loading spaces has been reduced from the original approved Concept (from 10 to 6 spaces). Clarity is required to justify this reduction given that the intended use of the building remains largely the same as that proposed in the original approved Concept.

There is no indication of whether E-charging facilities have been provided. Future Transport 2056 supports initiatives to encourage use of electric vehicles.

Recommendation:

Further information and justification should be provided for the reducing the number of loading bays and demonstrate that the reduced provision will not have an adverse impact on the use of the surrounding kerb space and operation of the road network.

Consideration could also be given to E-transportation charging facilities at the parking area.

Construction Pedestrian and Traffic Management Plan

Comment:

Several construction projects, including the Sydney Metro City and Southwest, are likely to occur at the same time as this development within the North Sydney CBD. The cumulative increase in construction vehicle movements from these projects could further have the potential to impact on general traffic, as well as the safety of pedestrians and cyclists particularly during commuter peak periods.

Recommendation:

The applicant should be conditioned to prepare a Construction Pedestrian and Traffic Management Plan (CPTMP) in consultation with the Sydney Coordination Office within Transport for NSW (TfNSW).

Green Travel Plan

Comment:

A draft Green Travel Plan (GTP) has been prepared in support of the traffic and transport assessment report. The GTP discusses the objectives and possible travel demand management measures to be implemented. The following recommendations on implementation and responsibilities are provided for consideration:

- Nominate a specific party or parties e.g. the Developer, Property Manager and Future Tenants responsible for implementing each of the actions in the GTP, and for its ongoing implementation, monitoring and review.
- Clarification on which parties are responsible for delivery of each element of the GTP throughout various stages of the development lifecycle i.e. during the development of the site, and pre- and post- occupancy.
- Provide clear identification and delineation of what actions, contributions and resourcing will be provided by each party and when, as well as identification of when responsibility of functions in the Travel Plan are handed over between Developer, Building Manager and Tenant.
- Include a high quality Travel Access Guide (TAG) which provides information to occupants about how to travel to the site by sustainable transport modes. This should include information about public transport connectivity, end of trip facilities, and local pedestrian and cycling connections.

Attachment A – Comments on SSD 10294

- An appropriate party should also be identified that is responsible for developing the TAG, a mechanism for its ongoing distribution (such as provision on a dedicated website), and periodic update.
- Develop a comprehensive communications strategy outlining how communicative elements of the Travel Plan will be delivered, including identification of appropriate content, channels and timing for dissemination.

The following comments on the draft GTP are also provided below for consideration:

- Use of more current ABS data is recommended for analyzing mode share and explore how mode share has changed between 2011 and 2016 to determine the baseline for setting future mode share targets.
- Propose a date for mode share targets to be met and acknowledge mode share targets will be reviewed at that time.
- A 7.5% targeted mode share for cycling is proposed on the basis of bicycle parking provision will be provided for 7.5% of regular occupants. Consideration of achieving this target should be based on the effect of proposed initiatives and strategies that are designed to increase cycling mode share.
- Section 2.2.3 should be revised to include ferry services to North Sydney provided by private operators e.g. Manly Fast Ferry services between Manly, North Sydney and Pyrmont.
- Consider and provide a recommendation on whether a proportion of the proposed car parking in the OSD should be designated for car share.
- Identification of strategies that encourage and promote commuters to retime trips outside the peak should be considered.
- Representatives from incoming tenants should be considered to be included on a Travel Plan Committee convened by the Property Manager, tasked with ongoing implementation, monitoring and review of the Travel Plan.

Recommendation:

A comprehensive Travel Plan, taking into consideration of the above suggestions, should be prepared prior to occupation of the site.