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**To:** <Simon.Truong@planning.nsw.gov.au>  
**Date:** 17/03/2014 11:35 am  
**Subject:** 86-96 & 100 Mount street North Sydney\_ Section 75 Modification for Commercial and Retail Development (MP08\_0241 Mod2)

Dear Simon,

We write on behalf of Laing O'Rourke Mount Street Pty Ltd (the Proponent) to provide you a response to the North Sydney Council submission in relation to the abovementioned Section 75W Modification. Specifically we wish to respond to Council's comments on the loading dock

Council's comments:

With regard to the new proposed loading dock on B1, there are serious concerns with its compliance with 2890.2. To address these concerns the following condition should be imposed:

§ That the design of the loading docks in B 1, including dock length, width, height and aisle widths be compliant with 2890.2.

§ 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 2890.2) entering and leaving each loading dock in a forwards direction.

Response:

The loading dock has been reviewed by Colston Budd Hunt & Kafes traffic engineers for the Proponent having regard to the relevant Australian Standards. The loading dock complies with AS2890.2 with the exception of the vehicle clearance height. The project approval includes a consent condition B39 that nominates a clearance of 3.6m. The proposed clearance height is 4.2m at scheme design, which complies with Condition B39. Strict compliance with AS2890.2 requires a clearance height of 4.5m. A height of 4.5m will severely compromise the ground plane above which has an access ramp. Furthermore, a clearance height of 4.5m will have an excessive impact on the Walker Street streetscape and will compromise pedestrian amenity. We request condition B39 (4) be maintained as approved.

Refer to Condition B39 and a section illustrating the clearance height

Regards

Murray Donaldson

associate director planning

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