

Fiona Gibson - RE: FW: 86-96 & 100 Mount street North Sydney_ Section 75 Modification for Commercial and Retail Development (MP08_0241 Mod2)

From: "Murray Donaldson" <mdonaldson@urbis.com.au>
To: "Simon Truong" <Simon.Truong@planning.nsw.gov.au>
Date: 20/02/2014 11:43 AM
Subject: RE: FW: 86-96 & 100 Mount street North Sydney_ Section 75 Modification for Commercial and Retail Development (MP08_0241 Mod2)
CC: "Ben Lusher" <Ben.Lusher@water.nsw.gov.au>, "Fiona Gibson" <Fiona.Gibson@planning.nsw.gov.au>
Attachments: DA139 - Area Schedule.pdf

Dear Simon,

Thanks for the TfNSW comments. Our response addressing each point raised: is as follows

- 1) The proposal includes an additional 472sqm of GFA. Refer to Area Schedule DA139 Issue B attached (submitted with the EA) confirms the increase GFA calculation provided in accordance with Council's LEP definition includes the retail space on the lower ground, increased area on the plant level/Level 34 and the ground floor mezzanine level as part of the proposed overall GFA. Reductions in GFA are proposed on other levels of the building.
- 2) We accept that Condition B6 Railway Infrastructure will be modified to account for the increase in non-residential GFA. We note Council's submission includes a recommended amendment to condition B6.
- 3) Refer to response to point 1.

We have received from Fiona a copy of Council's submission and we do not wish to raise any issues.

Please call me on 8233 9953 if you would like to discuss.

Regards

Murray Donaldson

ASSOCIATE DIRECTOR PLANNING



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From: Simon Truong [mailto:Simon.Truong@planning.nsw.gov.au]

Sent: Wednesday, 5 February 2014 11:01 AM

To: Murray Donaldson

Cc: Ben Lusher; Fiona Gibson

Subject: Fwd: FW: 86-96 & 100 Mount street North Sydney_ Section 75 Modification for Commercial and Retail Development (MP08_0241 Mod2)

Dear Murray,

Please find below comments from Transport NSW.

We are still awaiting North Sydney Council's comments.

Regards

Simon Truong

Simon Truong | Senior Planning Officer | Industry, Key Sites and Social Projects | NSW Department of Planning and Infrastructure www.planning.nsw.gov.au

Room 307 East, 23 - 33 Bridge Street, NSW SYDNEY 2000 | GPO Box 39 SYDNEY NSW 2001 | ☎: 02 9228 6457 |

✉: simon.truong@planning.nsw.gov.au

>>> On 5/02/2014 at 9:36 am, in message

<E3579B5426540E489B21B092DF5584F847515CC2@EXCHVS5.rail.nsw.gov.au>, "Darab, Dorna"

<Dorna.Darab@transport.nsw.gov.au> wrote:

Dear Simon

Further to our telephone conversation last week, we have reviewed the attached documentation and request further clarification in regard to the following before we can proceed further:

- Clarification is required in relation to the exact Gross Floor Area (GFA) for the proposal. Does the proposed 470 m² increase in GFA shown on page 37 of the Environmental Assessment (EA) Report incorporate the increase in retail space on the lower ground (89 m²), increase in plant room area (up to two storeys) and the ground floor mezzanine level as part of the proposed overall GFA shown on page 7 of the EA Report?
- It is considered that in accordance with the requirements of the *'Developer, Commitment Deed'* for the proposal, the railway infrastructure contribution needs to be paid for the total non-residential GFA in relation to the proposal in accordance with the North Sydney Local Environmental Plan 2013, Part 6.5, (2) (a).
- In considering the above paragraph, the overall increase of 470 m² in GFA should be used for the contributions calculations shown on pages 37/38. Instead the calculations on pages 37/38 of the EA report shows an area of 351.149 m.² (presumed commercial GFA) used for the contributions calculations and clarification is required as to why the overall GFA of 470m² is not used in the calculations instead?

If you can clarify the above matters as soon as practical, it would be much appreciated and please do not hesitate to contact me if you wish to discuss this matter further.

Kind Regards

Dorna Darab
Senior Transport Planner
Land Use & Transport Planning | Planning and Programs
Transport for NSW

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