



**TOWER 2, LEVEL 23
DARLING PARK, 201 SUSSEX ST
SYDNEY NSW 2000**

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22 August 2016

Ms Fiona Gibson
Department of Planning & Environment
23-33 Bridge Street
Sydney NSW 2000

Dear Fiona,

MP 08_0241 MOD 5 - RESPONSE TO SUBMISSIONS

We write in response to submissions received in regards to the MOD 5 application for Major Project 08_0241 at 100 Mount Street, North Sydney. We've reviewed the submissions received and provide responses for each below.

NORTH SYDNEY COUNCIL SUBMISSION

Bicycle Parking (Condition B40)

Council has raised an issue with the proposed decrease in bicycle parking from 330 spaces to 234 spaces. While we note that the proposal does not comply with the North Sydney Development Control Plan 2013, the reduction in bicycle parking is related to the change in the Green Star rating system (Office v3 to Design & As-Built v1.1) which reduced the requirement of providing cyclist facilities from 10% to 7.5% of workers.

The reduction in cyclist facilities recognised that the previous rating system provided a quantum of bicycle facilities which were not being utilised in buildings. The reduced requirement still maintains the objective of promoting green forms of travel, while providing an efficient use of land.

The bicycle parking provided in existing commercial buildings in DEXUS' portfolio is currently being under-utilised, with an estimated 40% of total bicycle storage spaces being used. While DEXUS are committed to supporting green travel options, the DCP requirements are considered to be well in excess of what is required.

Should the demand for bicycle parking warrant increased facilities in the future, there are a number of storage areas on Basement Level 5 and 6 which can be converted. However, it is not considered necessary to provide additional facilities at this point in time.

Based on the above, we submit that the 234 bicycle parking spaces provided in the proposal are sufficient.

Condition B8

The intent of the proposed modification to Condition B8 is to allow flexibility and consultation in the design of the Mount Street public domain, which is currently being reviewed by Council. We appreciate that Council will want certainty with the levels of the building and submit that the condition could be amended as follows:



- g) *In lieu of the above conditions, the Applicant must design the Mount Street frontage, in consultation with Council's public domain officers and have regard to the North Sydney Council Public Domain Strategy for the pedestrianisation of Mount Street between Walker Street and Mount Street Plaza. The ground levels at the property boundary must be approved by Council prior to the issue of the Construction Certificate referencing building works at or above ground floor level. However, to allow the public domain to be designed in consultation with Council's public domain strategy, design details of the public domain can be approved prior to the issue of the final occupation certificate.*

All works to the public domain directly adjacent to the site must be completed prior to issue of the final Occupation Certificate.

Condition B8A

We accept Council's amendment that the detailed designs be submitted to Council prior to the issue of the CC referencing building works at or above ground level. However, we submit that the reference to ground floor level bicycle parking should be removed as drafted in our Environmental Assessment Report.

Construction Hours (Condition D1)

We appreciate acoustic impacts from construction works is a sensitive issue with residences in the surrounding area. However, the Acoustic Report prepared by Acoustic Logic identifies that the proposed hours of operation, with appropriate noise mitigation measures, would not have a detrimental impact on the amenity of residences and would be compliant with EPA guidelines.

Accordingly, we submit that the proposed hours of operation are suitable.

Section 94 and Railway Infrastructure Contributions

We accept the calculated contributions amounts by Council.

TRANSPORT FOR NSW SUBMISSION

Railway Infrastructure Contribution

We accept the calculated amended contribution rate.

Active Transport

This matter is addressed above under Council's submission.

Construction Traffic Management Plan

This matter is addressed under Conditions B14, B50 and B51 of the consent.

GENERAL PUBLIC SUBMISSIONS

The submissions received by the public raised concerns regarding the proposed construction hours. This matter is addressed above under Council's submission.



CONCLUSION

I trust this provides an adequate response to the matters raised in all submissions. If you have any questions please don't hesitate to contact me on (02) 8233 9978.

Yours sincerely,

A handwritten signature in black ink, appearing to read "David Lousick". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

David Lousick
Senior Consultant