



Planning

Mr Bernard Gallagher
JBA Urban Planning Consultants
Level 7, 77 Berry Street
NORTH SYDNEY NSW 2060

Our ref: MP 09_0187

Dear Mr Gallagher,

Director-General's Requirements for a Project Application for a Commercial / Residential Development, 6-16 Atchison Street, St Leonards (MP 09_0187)

Thank you for your request for Director-General's environmental assessment requirements (DGRs) for the above project on behalf of Bancor Developments. The DGRs were prepared with reference to the information provided within your application and in consultation with relevant Government agencies, including Council (attached).

Under section 75F(3) of the Act, the Director-General may alter or supplement these requirements if necessary and in light of any additional information that may be provided prior to the Proponent seeking approval for the project.

While the provision of key issues and assessment requirements means you are able to commence preparation of your Environmental Assessment, I would like to take this opportunity to reiterate the Department's particular concerns regarding the proposed variations to existing and proposed planning controls for the site, particularly in relation to building height.

Prior to exhibiting the Environmental Assessment, the Department will review the document to determine if it adequately addresses the DGR's. If the Environmental Assessment does not adequately address the DGR's, the Director-General may require the Proponent to revise the Environmental Assessment to address the matters notified to the Proponent.

Following this review period the Environmental Assessment will be made publicly available for a minimum period of 30 days. Please contact the Department at least two weeks before you propose to submit the Environmental Assessment to determine the fees applicable to the application.

Please also find attached with this letter, copies of submissions from other agencies providing their key issues for the proposal. Please note that these responses have been provided to you for information and should be considered in your Environmental Assessment, however they do not form part of the DGRs for the Environmental Assessment.

If you have any enquiries about these requirements, please contact Mr Tim Hogan on 02 9228 6236 or via e-mail at timothy.hogan@planning.nsw.gov.au.

Yours sincerely

Michael Woodland
Director
Metropolitan Projects
As delegate for the Director-General

21/1/2010

Application number	MP 09_0187
Project	Application for the construction of a residential/commercial development.
Location	6-16 Atchison Street, St Leonards
Proponent	JBA Urban Planning Consultants Pty Ltd on behalf of Bancor Developments Pty Ltd
Date issued	21/1/2010
Expiry date	If the Environmental Assessment (EA) is not exhibited within 2 years after the date of issue, the applicant must consult further with the Director-General in relation to the preparation of the environmental assessment.
Key issues	The Environmental Assessment (EA) must address the following key issues: 1. Relevant EPI's policies and Guidelines to be Addressed - Planning provisions applying to the site, including permissibility and the provisions of all plans and policies are contained in Appendix A. 2. Built Form and Height - The EA shall address the height, bulk and scale of the proposed development within the context of the locality. In particular, detailed envelope / height and contextual studies should be undertaken to ensure the proposal integrates with the local environment. The EA shall also provide the following documents: - Comparable height study to demonstrate how the proposed height relates to the height of the existing/approved developments surrounding the subject site and in the St Leonards Centre; - View analysis to and from the site from key vantage points; and, - Options for the siting and layout of the building envelope. 3. Land Use - The EA shall address the relevant regional and local strategies in relation to the desired future mix of landuses, and provide a justification for the shortfall in the provision of non-residential floorspace area as prescribed by the relevant LEP. 4. Urban Design / Public Domain - The EA shall address the design quality with specific consideration of the podium height, design and integration with the streetscape, façade detailing, massing, setbacks, building articulation, use of appropriate colours, materials/finishes, landscaping, safety by design and public domain, including an assessment against the CPTED Principles. 5. Environmental and Residential Amenity - The EA must address solar access, acoustic privacy, visual privacy, view loss and wind impacts and achieve a high level of environmental and residential amenity. In this regard, the EA should consider appropriate separation distances to any adjacent residential buildings. - The EA should address the issue of noise impact from existing developments and provide details of how this will be managed and ameliorated through the design of the building, in compliance with relevant Australian Standards.

	6. Transport and Accessibility (Construction and Operational) • The EA must demonstrate the provision of appropriate levels of on-site car parking for the proposal having regard to local planning controls and RTA guidelines. (Note: the Department supports reduced car parking rates in areas well-served by public transport). • The EA shall address the following matters: • Provide a Traffic and Accessibility Impact Study prepared in accordance with the RTA's Guide to Traffic Generating Developments, considering traffic generation, any required road/intersection upgrades, access, loading dock(s), car parking arrangements, measures to promote public transport usage and pedestrian and bicycle linkages; • Traffic generation including daily and peak traffic movements likely to be generated by the proposed development, the impact on nearby intersections and the need for funding or upgrading or road improvement works (if required). The intersections which are required to be modelled are detailed on Page 2 of the correspondence from the RTA dated 5 January 2010; • Details of the proposed access and parking provisions associated with the development including compliance with the requirements of the relevant Australian Standards (ie turn paths, sight distance requirements, aisle widths). • Provide an assessment of the implications of the proposed development for non-car travel modes (including public transport, walking and cycling); the potential for implementing a location specific sustainable travel plan; and the provision of facilities to increase the non-care mode share for travel to and from the site. 7. Ecologically Sustainable Development (ESD) • The EA shall detail how the development will incorporate ESD principles in the design, construction and ongoing operation phases of the development. • The EA must demonstrate that the development has been assessed against a suitably accredited rating scheme to meet industry best practice. 8. Contributions • The EA shall address the provision of public benefit, services and infrastructure having regard to Council's Section 94 Contribution Plan, and provide details of any Planning Agreement or other legally binding instrument proposed to facilitate this development. 9. Statement of Commitments • The EA must include a draft Statement of Commitments detailing measures for environmental management, mitigation measures and monitoring for the project. 10. CBD Rail Link Corridor • The EA shall address the potential impacts on the future CBD Rail Link corridor as set out in the Attachment to the Railcorp letter dated 22 December 2009. 11. Consultation • Undertake an appropriate and justified level of consultation in accordance with the Department's <i>Major Project Community Consultation Guidelines October 2007</i>.
Deemed refusal period	60 days

APPENDIX A

Relevant EPI's policies and Guidelines to be Addressed

- Objects of the EP&A Act 1979;
- NSW State Plan,
- Draft Inner North Sub-regional Strategy;
- North Sydney LEP 2001 and North Sydney DCP 2002, and, any relevant draft EPI's and DCP's;
- SEPP (Building Sustainability Index: BASIX) 2004;
- SEPP (Infrastructure) 2007
- SEPP 55 Remediation of Land;
- SEPP 65 Design Quality of Residential Flat Development;
- NSW Planning Guidelines for Walking and Cycling;
- Nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines, including Draft EPI's, and, justification for any non-compliance.

APPENDIX B

Plans and Documents to accompany the Application

General	The Environmental Assessment (EA) must include: 1. An executive summary; 2. A thorough site analysis including site plans, areal photographs and a description of the existing and surrounding environment; 3. A thorough description of the proposed development; 4. An assessment of the key issues specified above and a table outlining how these key issues have been addressed; 5. An assessment of the potential impacts of the project and a draft Statement of Commitments, outlining environmental management, mitigation and monitoring measures to be implemented to minimise any potential impacts of the project; 6. The plans and documents outlined below; 7. A signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading; 8. A Quantity Surveyor's Certificate of Cost to verify the capital investment value of the project (in accordance with the definition contained in the Major Projects SEPP); and 9. A conclusion justifying the project, taking into consideration the environmental impacts of the proposal, the suitability of the site, and whether or not the project is in the public interest.
Plans and Documents	The following plans, architectural drawings, diagrams and relevant documentation shall be submitted; 1. An existing site survey plan drawn at an appropriate scale illustrating; • the location of the land, boundary measurements, area (sq.m) and north point; • the existing levels of the land in relation to buildings and roads; • location and height of existing structures on the site; and • location and height of adjacent buildings and private open space. • all levels to be to Australian Height Datum. 2. A Site Analysis Plan must be provided which identifies existing natural elements of the site (including all hazards and constraints), existing vegetation, footpath crossing levels and alignments, existing pedestrian and vehicular access points and other facilities, slope and topography, utility services, boundaries, orientation, view corridors and all structures on neighbouring properties where relevant to the application (including windows, driveways, private open space etc). 3. A locality/context plan drawn at an appropriate scale should be submitted indicating: • significant local features such as parks, community facilities and open space and heritage items; • the location and uses of existing buildings, shopping and employment areas; • traffic and road patterns, pedestrian routes and public transport nodes. 4. Architectural drawings at an appropriate scale illustrating: • the location of any existing building envelopes or structures on the land in relation to the boundaries of the land and any development on

	- adjoining land; - detailed floor plans, sections and elevations of the proposed buildings; - elevation plans providing details of external building materials and colours proposed; - fenestrations, balconies and other features; - accessibility requirements of the Building Code of Australia and the Disability Discrimination Act; - the height (AHD) of the proposed development in relation to the land; - the level of the lowest floor, the level of any unbuilt area and the level of the ground; and - any changes that will be made to the level of the land by excavation, filling or otherwise. View Analysis - Visual aids such as a photomontage and digital perspectives must be used to demonstrate visual impacts of the proposed building envelopes in particular having regard to the siting, bulk and scale relationships from key areas and should include long sections of the St Leonards Centre. Landscape plan - illustrating treatment of open space areas on the site, screen planting along common boundaries and tree protection measures both on and off the site. Shadow diagrams showing solar access to the site and adjacent properties at summer solstice (Dec 21), winter solstice (June 21) and the equinox (March 21 and September 21) at 9.00 am, 12.00 midday and 3.00 pm. Stormwater / Drainage Concept Plan - illustrating the concept for stormwater management. Construction Management Plan – that ensures that construction work does not adversely impact on pedestrian, cyclists and all other road users, and on the provision of public transport. These should aim to reduce the impact on major bus corridors and interchanges including the Pacific Highway, Willoughby Road, and the St Leonards bus interchange.
Documents to be submitted	1 copy of the EA, plans and documentation for the Test of Adequacy (TOA); Once the EA has been determined adequate and all outstanding issues adequately addressed, 12 copies of the EA for exhibition; 12 sets of architectural and landscape plans to scale, including one (1) set at A3 size (to scale); and 12 copies of the Environmental Assessment and plans on CD-ROM (PDF format), each file not exceeding 5Mb in size. NOTE: All files must be titled and saved in such a way that it is clearly recognisable without the file being opened. If multiple PDF's make up one document/report each must be titled in sequential order.



Planning

Y09/00103

Mr Bernard Gallagher
JBA Urban Planning Consultants
Level 7, 77 Berry Street
NORTH SYDNEY NSW 2060

Dear Mr Gallagher,

Major Project Request: 6-16 Atchison Street, St Leonards - MP 09_0187

Thank you for your recent correspondence seeking the Minister's opinion as to whether your proposal is a Major Project under Part 3A of the *Environmental Planning and Assessment Act 1979* for the above-mentioned site.

I am writing to advise you that as the delegate of the Minister, I have formed the opinion that your proposal meets the mandatory criteria for a Major Project under the *State Environmental Planning Policy (Major Projects) 2005* and is therefore a project to which Part 3A of the Act applies.

You may now apply to the Department to issue the Director-General's Requirements (DGR's).

The proposed variations to existing and proposed planning controls for the site will need to be carefully addressed, particularly in relation to building height.

Please note that Section 75E of the Act requires you to lodge a Major Project application with the Director General. You should also include a Political Donations Declaration Statement with your application (if required).

If you have any enquiries you should contact Michael Woodland, Director Metropolitan Projects who is available during normal business hours on either 9228 6150 or Michael.woodland@planning.nsw.gov.au.

Yours sincerely

Richard Pearson
Deputy Director-General
Development Assessment & Systems Performance



RailCorp

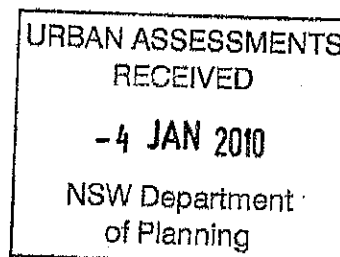
RailCorp Property
PO Box K349
Haymarket NSW 1238
Tel: (02) 8922 1987 Fax: (02) 8922 4890
Email: jim.tsirimiagos@railcorp.nsw.gov.au

AS/TH
8/1/10
12/1
JS

22 December 2009

Mr Michael Woodland
Director, Urban Assessments
Department of Planning
GPO Box
Sydney NSW 2001

ATTENTION: Timothy Hogan



Dear Sir,

**DIRECTOR GENERAL'S REQUIREMENTS
6-16 Atchison Street, St Leonards
REQUEST FOR KEY ISSUES AND ASSESSMENT REQUIREMENTS**

I refer to your Department's letter of 8 December 2009 requesting RailCorp's key issues and assessment requirements for the above proposal.

RailCorp has reviewed the proposal for the site which adjoins the future rail corridor identified in the CBD Rail Link (CBDRL) Pre-Feasibility Study completed for the Government by Transport Infrastructure Development Corporation. While at present the Infrastructure SEPP is not applicable to this part of the CBDRL, RailCorp is nevertheless concerned about the potential impacts of the development on the future rail corridor, in particular:

- the practicability and cost of carrying out rail expansion projects on the land in the future;
- the structural integrity or safety of, or ability to operate, such a project; and
- the land acquisition costs and the costs of construction, operation or maintenance of such a project.

As a result, there are a number of key issues which should be addressed in the Environmental Assessment through the Director General's Requirements issued under Part 3A of the *Environmental Planning and Assessment Act*. The key issues include the following:

1: Foundations

The proposed development includes excavation of a basement. The EA should address the extent of the potential interaction with the CBDRL.

2: Future impacts from rail operations

The design and construction of the building should take into account the future impacts of rail operations such as electrolysis, noise, vibration and electromagnetic effects.

3: Car Parking

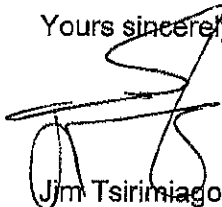
Given the proximity to public transport facilities car parking rates should be reduced so as to encourage sustainable methods of travel.

Director General's Requirements

RailCorp requests that the Director-General's Requirements including the Plans and Documents for the Environmental Assessment to accompany the Application include RailCorp requirements in the terms set out in the Attachment. RailCorp also asks that you advise the applicant to liaise with RailCorp regarding the proposed development.

Thank you for providing RailCorp the opportunity to comment and please contact Network Development (Joel Azzopardi on 8922 0786) if you have any further enquires. Please forward to RailCorp a copy of the Director-General's Environmental Assessment Requirements once finalised.

Yours sincerely,



Jim Tsirimiagos
Manager, Land Use & Planning
RailCorp Property

ATTACHMENT

Director-General's Requirements

CBD Rail Link

Prepare, based on consultations with RailCorp, details of the interface between the proposal and the CBD Rail Link (CBDRL). Demonstrate how the following will be addressed:

- Allowance in the building design, construction and maintenance for the future construction and operation of railway tunnels in the vicinity of the land;
- Allowance for impacts from rail operations including stray currents, electrolysis, noise, vibration, and electromagnetic fields; and
- Provision of drawings, reports and other information to allow RailCorp to fully understand the interaction with the CBDRL.

Plans and Documents to accompany the Application

The Plans and Documents section to include:

- The location of the CBD Rail Link in relation to the land.

Our Reference:
Your Reference:
Contact:
Telephone:

RDG 09M2111 - SYD 09/00852
MP09_0187
Edmond Platon
8849 2906



The Director
Urban Assessments
Department of Planning
GPO Box 39
Sydney NSW 2001

URBAN ASSESSMENTS
RECEIVED
- 7 JAN 2010
NSW Department
of Planning

Attention: Tim Hogan

**REQUEST FOR PROVISION OF KEY ISSUES AND ASSESSMENT
REQUIREMENTS – PROJECT APPLICATION FOR THE CONSTRUCTION OF
A RETAIL/RESIDENTIAL DEVELOPMENT, 6-16 ATCHISON STREET, ST
LEONARDS (MP 09_0187)**

Dear Sir / Madam,

I refer to your letter of 8 December 2009 (Ref: MP09_0187) requesting the Roads and Traffic Authority (RTA) to provide details of key issues and assessment requirements regarding the abovementioned development for inclusion in the Director General's Environmental Assessment (EA) requirements.

The RTA would like the following issues to be included in the transport and traffic impact assessment of the proposed development:

1. It is noted that the Metropolitan Strategy has designated St Leonards as a Specialised Centre and a major focal point for regional transport connections and jobs growth. It is important that the development of the proposed mixed-use retail/residential development takes into consideration, and contributes to the achievement of, transport objectives contained in this and other high-level NSW Government strategies.

These strategies include the NSW State Plan and draft Inner North Subregional Strategy. These policies share the aims of increasing the use of walking, cycling and public transport; appropriately co-locating new urban development with existing and improved transport services; and improving the efficiency of the road network.

By addressing both the supply of transport services and measures to manage demand for car use, the EA report should demonstrate how users of the mixed-use development, will be able to make travel choices that support the achievement of relevant State Plan targets.

Roads and Traffic Authority

27-31 Argyle Street Parramatta NSW 2150
PO Box 973 Parramatta CBD NSW 2150 DX28555 Parramatta
www.rta.nsw.gov.au | 13 17 82

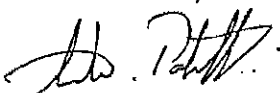
2. Daily and peak traffic movements likely to be generated by the proposed development including the impact on nearby intersections and the need / associated funding for upgrading or road improvement works (if required).

The key intersections to be examined / modelled should include:

- Pacific Highway/Christie Street;
 - Pacific Highway/Albany Street;
 - Christie Street/Atchison Street;
 - Willoughby Road/Atchison Street;
 - Christie Street/Chandos Street;
 - Willoughby Road/Chandos Street; and
 - Any other intersection affected by the proposed development.
3. Details of the proposed accesses and the parking provisions associated with the proposed development including compliance with the requirements of the relevant Australian Standards (ie: turn paths, sight distance requirements, aisle widths, etc).
 4. The proposed number of car parking spaces is to comply with the appropriate parking codes. As this area is serviced well by public transport, it should be ensured the parking provision is kept to the minimum.
 5. Details of service vehicle movements (including vehicle type and likely arrival and departure times).
 6. The RTA requires the EA report to assess the implications of the proposed development for non-car travel modes (including public transport use, walking and cycling); the potential for implementing a location-specific sustainable travel plan (e.g. 'Travelsmart' or other travel behaviour change initiative); and the provision of facilities to increase the non-car mode share for travel to and from the site. This will entail an assessment of the accessibility of the development site by public transport. However, an assessment of the impact of increase patronage demand on the existing public transport system as a result of the proposed development and above initiatives would also be required.
 7. The RTA will require in due course the provision of a traffic management plan for all demolition/construction activities, detailing vehicle routes, number of trucks, hours of operation, access arrangements and traffic control measures.

Further enquiries on this matter can be directed to the nominated Assistant Planner, Edmond Platon on phone 8849 2906 or facsimile (02) 8849 2918.

Yours faithfully,



Andrew Popoff
A / Senior Land Use Planner
Transport Planning, Sydney Region

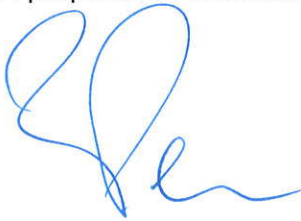
5 January 2010

Record of Minister's opinion for the purposes of Clause 6(1) of the State Environmental Planning Policy (Major Development) 2005

I, the Deputy Director-General, as delegate of the Minister for Planning under delegation executed on 4 March 2009, have formed the opinion that the development described in the Schedule below, is development of a kind that is described in Schedule 1 of the *State Environmental Planning Policy (Major Projects)* 2005 – namely Part 5 Clause 13 – Residential, commercial or retail projects, and is thus declared to be a project to which Part 3A of the *Environmental Planning and Assessment Act 1979* applies for the purpose of section 75B of that Act.

Schedule

A proposal for a mixed use development at 6-16 Atchison Street, St Leonards.



**Deputy Director General
Development Assessment and Systems Performance**

3/12/09

Date:

16th December 2009

Mr Michael Woodlands
Director, Urban Assessments
Department of Planning
GPO Box 39
Sydney NSW 2001

Dear Mr Michael Woodlands

Provision of key issues and assessment requirements – Project Application for the construction of a commercial/residential development, 6 –16 Atchison Street, St Leonards (MP 09_0187)

Thank you for the opportunity to provide key issues and assessment requirements, as requested in the letter dated 8th of December 2009, for the above development. The State Transit Authority has made an assessment of the proposal and supporting document and has provided comment below:

- That Directors-General's Environmental Assessment Requirement number 7, Transport and Accessibility (Construction and Operational) should include an assessment on public transport, including: access to the site and methods for increasing the use of public transport.
- Both a Construction Management Plan and Traffic Management Plan will need to be prepared in advance and approved by State Transit to ensure construction work does not adversely impact on the provision of public transport. These should aim to reduce the impact on major bus corridors and interchanges in the vicinity including the Pacific Highway, Willoughby Rd and the St Leonards bus interchange.

State Transit would ask that we are included in any further consultation and are given the opportunity to provide comments on the Environmental Assessment when it is placed on public exhibition.

Please note that Mr Davis Keenan (receipt of letter dated 8/12/09), no longer works for the State Transit Authority, could you please update your records so that any further consultation is directed to Mr Roger Wilson, General Manager Planning at the same address. This would be greatly appreciated and will help in your letters be delivered to the relevant officers.

Should you require further information please contact Ian Brocklehurst during business hours on 9245 5665 or by e-mail Ian_Brocklehurst@sta.nsw.gov.au

Yours sincerely

Brian Mander
Manager, Traffic Planning

8 January 2010

Michael Woodland
Department of Planning
GPO Box 39
Sydney NSW 2001



Attention: Tim Hogan

Dear Mr Woodland,

Re: Request for provision of key issues and assessment requirements for the construction of a commercial/residential development 6-16 Atchison Street St Leonards

Thank you for your letter of 8 December 2009 regarding the request for the provision of key issues and assessment requirements for the construction of a commercial/residential development 6-16 Atchison Street St Leonards. Sydney Water has reviewed the proposal and provides the following comments for the Departments consideration.

Sydney Water Servicing

Sydney Water will further assess the impact of the development when the proponent applies for a Section 73 Certificate. This assessment will enable Sydney Water to specify any works required as a result of the development and to assess if amplification and/or changes to the system are applicable. Sydney Water requests the Department continue to instruct proponents to obtain a Section 73 Certificate from Sydney Water.

The proponent must fund any adjustments needed to Sydney Water infrastructure as a result of any development. The proponent should engage a Water Servicing Coordinator to get a Section 73 Certificate and manage the servicing aspects of the development. Details are available from any Sydney Water Customer Centre on 13 20 92 or Sydney Water's website at www.sydneywater.com.au.

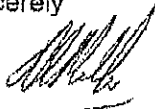
Sydney Water e-planning

Sydney Water has created a new email address for planning authorities to use to submit statutory or strategic planning documents for review. This email address is urbangrowth@sydneywater.com.au. The use of this email will help Sydney Water provide advice on planning projects faster, in line with current planning reforms. It will also reduce the amount of printed material being produced. This email should be used for:

- Section 62 consultations under the *Environmental Planning and Assessment Act 1979*
- consultations where Sydney Water is an adjoining land owner to a proposed development
- Major Project applications under Part 3A of the *Environmental Planning and Assessment Act 1979*
- consultations and referrals required under any Environmental Planning Instrument
- draft LEPs, SEPPs or other planning controls, such as DCPs
- any proposed development or rezoning within a 400m radius of a Sydney Water Sewage Treatment Plant
- any proposed planning reforms or other general planning or development inquiries

If you require any further information, please contact Alexandra Plumb of the Urban Growth Branch on 02 8849 6066 or e-mail alexandra.plumb@sydneywater.com.au

Yours sincerely



Adrian Miller
Manager Urban Growth Strategy and Procurement



PCU001584



Transport & Infrastructure

Centre for Transport Planning & Product Development
Level 14, 227 Elizabeth Street
SYDNEY NSW 2000

Department of Planning
Received

41 DEC 2009

Scanning Room

Mr Michael Woodland
Director
Urban Assessments
Department of Planning
GPO Box 39
SYDNEY NSW 2001

Att: Tim Hogan

Dear Mr Woodland,

COMMERCIAL/RESIDENTIAL DEVELOPMENT, 6-16 ATCHISON STREET, ST LEONARDS (MP09_0187)

I refer to your letter dated 8 December 2009 seeking advice on the project application for the proposed construction of a commercial/residential development in St Leonards. New South Wales Transport and Infrastructure (NSWTI) appreciates this opportunity to provide input to this matter.

NSWTI has reviewed the draft Director General's Requirements (DGRs), together with the Preliminary Environmental Assessment Report, and makes the following suggestions for inclusion in the final DGRs:

1. Include the *Integrating Land Use and Transport* policy package and the *NSW Planning Guidelines for Walking and Cycling* as relevant policies to be addressed by the environmental assessment;
2. Items 6 and 7 under *Key Issues* should be merged under the heading "*Transport and Accessibility (construction and operation)*", so that the issue of car parking is not considered separately from transport;
3. Discussion of car parking should be refocused away from the notion of providing "sufficient on-site car parking" to consideration of appropriate levels of parking given the site's high level of access to public transport. NSWTI supports a minimalist approach to car parking provision to encourage public transport use, together with walking and cycling; and

4. A *Transport* and Accessibility Impact Study should be prepared to ensure a broader consideration of issue beyond traffic that should include measures to promote sustainable transport.

If you would like to discuss this matter further, please contact Jose Sevilla Jr on 9268 2833 or email jose.sevilla@transport.nsw.gov.au.

Yours sincerely,

Grant 16/12/09

Juliet Grant
A/Senior Manager
Centre for Transport Planning and Product Development

CD09/08954

