



Transport
for NSW

Lauren Saunders
Department of Planning, Industry and Environment
Locked Bag 5022
PARRAMATTA NSW 2124

Dear Ms. Saunders,

**Modification to Berry and Walker Street Redevelopment (MP 08_0238 MOD 15)
Response to Submissions**

Thank you for your correspondence via Major Project portal (ref: PAE-3614) on 11 June 2020, requesting Transport for NSW (TfNSW) to review the Response to Submissions (RtS) prepared by the applicant.

Condition B6 of MP 08_0238 is consistent with the original intent, which was part of the statement of commitments offered by the applicant for the original project, for paying monetary contribution towards the railway infrastructure. It is noted that the site on which the development is situated was deferred from the application of the *North Sydney Local Environmental Plan 2001*, nevertheless the subject site is inarguably benefited from the allowed increase of commercial floor space within the North Sydney Centre. As referred in Section 9 of the *Director-General's Environmental Assessment Report* for the original project, it is evident that the commitment of *Contribution to the payment of the upgraded North Sydney Railway Station and the achievement of the North Sydney Centre 250,000m² floor space target* has a direct nexus in the recommendation for the approval of the original project. Consideration as to whether the subject modification would disregard the commitment to the railway contribution that formed an essential part of the assessment leading to the approval of the original project.

To this end it is reiterated that the position represented in our submission (dated 19 March 2020) remains unchanged.

Thank you again for the opportunity of reviewing the subject modification. If you require further information, please email development@transport.nsw.gov.au. I hope this has been of assistance.

Yours sincerely

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

19/6/2020

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

CD20/05024