

5 July 2018

Ms Karen Harragon
Director
Social and Other Infrastructure Assessments
Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

Dear Ms Harragon

Revised Response to Submissions - Frederick Street, St Leonards Tower B Stage 2 (SSD 8894)

I refer to the Response to Submissions (RtS) prepared on behalf of DEXUS (the applicant) for the above project, submitted to the Department of Planning and Environment (the Department) on 21 May 2018.

The Department has now requested a revised RtS to address the recent approval (29th June 2018) of SSD 8499 – Concept development application for ‘Tower B’ for health and medical purposes.

This revised RtS addresses the relevant conditions of consent for SSD 8499 at **Attachment 5**.

All other information, including responses to the matters raised by the Department in its letter of 13 April 2018 (outlined below) and responses to submissions received/additional information (**Attachments 1 to 4**), is that which was provided with the original RtS dated 21 May 2018.

Matters requiring additional information

Hazards

Perform a preliminary risk screening in accordance with State Environmental Planning Policy No. 33 – Hazardous and Offensive Development (SEPP 33) and the Department’s Applying SEPP 33 guidelines. As part of the preliminary risk screening, provide a clear indication of class, quantity and location of all dangerous goods and hazardous materials associated with the proposed development.

Response

A preliminary risk screening has been prepared by Safety Engineering & Technical Services Pty Ltd (Attachment 2) in accordance with *State Environmental Planning Policy 33 Potentially Hazardous Development (SEPP 33)*, which concludes that:

- the storage and handling of substances on the site does not qualify as a potentially hazardous development under SEPP 33
- the generation of noise and odour at the site will not qualify as potentially offensive development under SEPP 33

Traffic and transport

A preliminary Construction Traffic Management Plan (CTMP) must be submitted, including reference to the Temporary Transport Plan (TTP) for the conversion of the Epping-Chatswood Railway line to a metro line.

Response

A preliminary CTMP has been prepared by GTA Consultants (Attachment 3) which documents the construction activities and associated construction traffic management measures.

Solar amenity

The shadow diagrams included in Section 3.07 'Solar Access and Shadow Analysis' of the architectural design statement must be amended to include the eastern wind of the North Shore Private Hospital.

The shadow diagrams in drawings no. DA-125 'shadow diagrams' must be amended to include the eastern wing of the North Shore Private Hospital.

Response

An amended design statement and plans have been prepared by Billard Leece Partnership Pty Ltd (Attachment 4).

Revised plans

Detailed floor plans for Levels 2, 3 to 6 (inclusive) and 7 to 9 (inclusive) must be submitted. Where relevant, access between Levels 3 to 6 of Tower A (SSD 7543) and Levels 3 to 6 of Tower B are to be shown. It is noted that Tower B would only comprise the extension of 'Stair 4' and the lift column from Level 2 and the extension of 'Stair 3' from Level 7.

Response

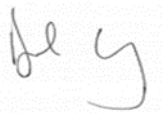
Amended plans have been prepared by Billard Leece Partnership Pty Ltd (Attachment 4).

Summary

The RtS has comprehensively examined and responded to the issue raised by the Department and submissions received from State agencies and Council. We trust this response provides all the information required for the Department to finalise its assessment of this DA.

Please do not hesitate to contact Dan on 0429 565 291 or dan@keylan.com.au in the first instance if you wish to discuss any aspect of this submission.

Yours sincerely



Dan Keary BSc MURP MPIA
Director



Michael Woodland BTP
Director

ATTACHMENTS:

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| Attachment 1 | Response to issues raised during public exhibition, prepared by KEYLAN Consulting Pty Ltd |
| Attachment 2 | Preliminary Risk Screening, prepared by Safety Engineering & Technical Services Pty Ltd |
| Attachment 3 | Preliminary Construction Traffic Management Plan and response to Council's submission, prepared by GTA Consultants |
| Attachment 4 | Architectural Design Report and Plans prepared by Billard Leece Partnership Pty Ltd |
| Attachment 5 | Compliance with the Conditions of Consent for Concept for SSD 8499, prepared by KEYLAN Consulting Pty Ltd |