

17 July 2018  
Annie Leung  
Team Leader, Key Sites  
Assessments

SYDNEY METRO: OVER STATION DEVELOPMENT  
VICTORIA CROSS, NORTH SYDNEY  
SSD 8874

Via email –  
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Dear Annie,

Following issue of our letter of 27th June we have received a request from Metro to clarify our advice and recommendations. This is provided below.

Generally

GANSW recognise that the introduction of Metro represents a significant investment in North Sydney and the city as a whole. Each Metro station presents the opportunity to provide an improved public domain along with better customer experience and associated high quality development to support the amenity, diversity and growth of Sydney.

Impact on the amenity of existing residential development.

Whilst the proposed development exceeds the permitted height prescribed by the North Sydney Local Environment Plan 2013 (NSLEP) the proposal is consistent with the changes to population and patronage that the new Metro station will bring. Bulk and scale impacts of the proposal should be balanced with benefits, including improvements to the amenity of the precinct through better public domain, activation and permeability.

The proposed building envelope may have impacts on adjacent buildings, including apartments. Further study is recommended to ensure negative impacts are minimized.

Proposed building envelope – architectural features

The proposed building envelope includes architectural features and modelling which are not considered relevant at Concept Stage. Architectural details should be informed by further design development and provided for review as part of any Stage 2 Development Application.

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## Wind impacts

It is recommended that wind impacts, particularly on the through-site link, be tested through computational analysis. It is further recommended that detailed environmental analysis be required to support any future Stage 2 Development Application.

## Public domain strategies and through-link retail viability

GANSW support the objective to create a vibrant retail hub in the through-site link, however strategies to support this require further development and detail. The capacity of the proposal to offer retail units of sufficient amenity and utility to support the desired quality and vibrancy should be supported with planning, operational and commercial analysis.

## Design Excellence

Further refinement of the design excellence process has been undertaken with Metro such that overall the design excellence strategy for the site is supported. It is further recommended that the project be reviewed by the State Design Review Panel (SDRP) during design development of any Stage 2 EIS.



Government Architect NSW