



Ms Leanne Grove  
DA Coordinator  
Industry, Key Sites & Priority Projects  
Department of Planning and Environment  
GPO Box 39  
Sydney NSW 2001

**Attention:** Natasha Harras

Dear Ms Grove

**Notice of Proposed Modification Application MP 08\_0238 MODs 6 & 7 (North Sydney LGA)**

Thank you for your email message dated 16 November 2016, requesting Transport for NSW (TfNSW) review and comment on the above modification proposal.

TfNSW comments are provided below.

**Proposed Road Network Changes**

It is noted that road network changes are proposed as part of the modification proposal. It is requested that the applicant be conditioned to:

- Consult with TfNSW and Roads and Maritime Services prior to the finalisation of the plans for the proposed road network changes; and
- Obtain approval from Roads and Maritime Services for the proposed shared zone arrangement along Denison Street.

**Sydney Metro City and Southwest**

It is noted that the proposed modification is in close proximity to the Sydney Metro City and Southwest station and tunnels. TfNSW requests the following:

- If the proposed development is to be constructed prior to Victoria Cross Station construction, the applicant needs to demonstrate the following after completion of building construction:
  - There are no adverse impacts on the Victoria Cross Station service building including construction and permanent structures; and
  - The integrity of the constructed building will not be adversely be impacted by the construction of Victoria Cross Station, including bulk excavation induced deformation and in-situ stress relief.

- If the Victoria Cross Station is to be constructed prior to the proposed development, the applicant to demonstrate the basement bulk excavation induced deformation and in-situ stress relief will not have adverse impacts on the station (shaft) structures.

### **Public Domain and interface with Sydney Metro**

TfNSW advises that the design addresses the context of the delivery of Sydney Metro and plans should facilitate strategies in Council's Sydney Metro Planning Study (May 2016).

TfNSW requests that the following principles be considered in the design:

- Minimisation of road width and maximise pedestrian footpath space;
- Remove parking from the proposed lane;
- Prioritise pedestrian movements;
- Consideration of single paving treatment; and
- Support for retail along the proposed laneway frontage.

### **Recommended Conditions of Consent**

The suggested conditions of consent are provided in **TAB A**.

TfNSW requests that the applicant consults with the CBD Coordination Office within TfNSW in relation to the above issues. TfNSW would be pleased to consider any further material forwarded from the applicant.

Thank you again for the opportunity of providing advice for the above modification proposal. If you require clarification of any issue raised, please don't hesitate to contact Para Sangar, Senior Transport Planner, Land Use Planning and Development on 8202 2198.

Yours sincerely



20/12/16

Mark Ozinga  
**Principal Manager, Land Use Planning and Development  
Freight, Strategy and Planning**

Objective Reference CD16/16369

## **TAB A - Recommended Conditions of Consent**

### **Proposed Road Network Changes**

The applicant shall:

- Consult with TfNSW and Roads and Maritime Services prior to the finalisation of the plans for the proposed road network changes; and
- Obtain approval from Roads and Maritime Services for the proposed shared zone arrangement along Denison Street.

### **Sydney Metro City and Southwest**

TfNSW requests that the applicant be conditioned to the following:

- (a) The design, construction and maintenance of the development so as to satisfy the requirements in (b) to (j) below;
- (b) Allowances for the future construction of railway tunnels and Victoria Cross station in the vicinity of the approved development;
- (c) Allowances in the design, construction and maintenance of the development for the future operation of railway tunnels and Victoria Cross station in the vicinity of the approved development, especially in relation to noise, vibration, stray electrical currents, electromagnetic fields and fire safety;
- (d) Consultation with TfNSW;
- (e) Provision to TfNSW of drawings, reports and other information related to the design, construction and maintenance of the approved development;
- (f) Such other matters which TfNSW considers are appropriate to give effect to (a) to (e) above;
- (g) Such other matters as the owners and TfNSW may agree;
- (h) The design and construction of the basement levels, foundations and ground anchors for the approved development are to be completed to the satisfaction of TfNSW. For the Sydney Metro City and Southwest the developer shall develop their foundation design to ensure that all loads be transferred and have no adverse impacts on the Sydney Metro City and Southwest tunnel structures;
- (i) The developer must undertake detailed numerical analysis considering geotechnical conditions (rock strength, potential defects and field stresses etc.; foundation layout and loads transferred from the buildings) are required to demonstrate:
  - i. The proposed development, after completion of building construction, will not have adverse impacts on the Sydney Metro City and Southwest tunnels including construction and tunnel structures; and
  - ii. That the integrity of the constructed building will not be adversely impacted by the construction of Victoria Cross Station, Sydney Metro City and Southwest tunnels including bulk excavation deformation and in-situ stress relief due to excavation.
- (j) Demonstrate that the deformation induced by the bulk excavation of basements will not have adverse impacts on Sydney Metro City and Southwest tunnels and station structures.