



NSW GOVERNMENT  
**Department of Planning**

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Urbis  
Level 21, 321 Kent Street  
**SYDNEY NSW 2000**

Y09/1010

ATTENTION: Mr Paul Williams

Dear Mr Williams,

**Director General's Requirements for construction of a commercial development – 86-96 & 100 Mount Street, North Sydney (MP 08\_0241).**

Thankyou for your request for Director-General's environmental assessment requirements (DGRs) for the above project.

The DGRs were prepared from 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.

Prior to exhibiting the Environmental Assessment, the Department will review the document to determine if it adequately addresses the DGR's. If the Director-General considers that 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.

While the provision of key issues and assessment requirements means you are now able to commence preparation of your Environmental Assessment, I would like to take this opportunity to remind you of the Department's concerns regarding setbacks of the development to the surrounding streets. In particular, the Project Application should include the provision of a podium to ensure the development makes a positive contribution to the human scale of the North Sydney Centre. It is noted that the resolution of this issue may impact upon the size of floor plates at upper levels.

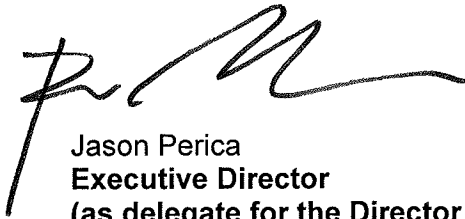
Further, the failure to amalgamate with the adjoining property of 80 – 84 Mount Street, at the corner of Mount Street, Denison Street and Spring Street, to achieve a more appropriate and reasonable relationship with surrounding development and land uses is a major concern and needs to be reconsidered in some detail. In this regard, you are asked to provide details of steps taken to incorporate that land, either through purchase or joint venture, or, to demonstrate that this site can be redeveloped as a viable stand - alone development in the future.

Accordingly, it is recommended that these matters should receive particular attention in the Environmental Assessment, and different alternatives be investigated to aid the justification of any final scheme.

Please also find attached with this letter, copies of submissions from other agencies addressing their key issues for the proposal. Please note that these responses have been provided to you for information only and do not form part of the DGRs for the Environmental Assessment.

If you have any enquiries about these requirements, please contact Ms Catherine Otto on 02 9228 6263 or via e-mail at [catherine.otto@planning.nsw.gov.au](mailto:catherine.otto@planning.nsw.gov.au).

Yours sincerely



Jason Perica  
**Executive Director**  
(as delegate for the Director General)

30 April 2009