



# Transport

Michael Woodland  
Director, Metropolitan & Regional Projects South  
Department of Planning  
GPO Box 39  
Sydney NSW 2001

Attention: Simon Truong

Dear Mr Woodland,

## **S75W MODIFICATION FOR 86-96 & 100 MOUNT STREET, NORTH SYDNEY**

Thank you for your letter dated 23 September 2011 regarding the above application. The Department of Transport (DoT) has reviewed the proposed modifications report and provides the following comments for consideration and further discussion with the Department of Planning and Infrastructure (DoPI).

As you are aware, an arrangement exists between DoT and North Sydney Council for any development in the North Sydney Centre, that results in a net increase of non-residential gross floor area on the land, the developer pays a railway infrastructure contribution for the (now completed) upgrade of North Sydney Railway Station. Where Council is the consent authority for the proposed development, the practice has been that the developer enters into a Developer Commitment Deed with Council, which specifies the total amount and the arrangements of how and when the contribution is to be made.

In the revised Statement of Commitments for the subject modification, the proponent has indicated that they would enter into a deed in relation to the contributions for the (now completed) upgrade of North Sydney Station, in accordance with the prescribed form and costing schedule.

DoT supports this commitment for executing a deed for the payment of the infrastructure contribution and recommends that the deed covers contributions payable for the total increase of non-residential gross floor area for the whole development (as modified), including the contribution currently specified under Condition B6 in the existing approval.

To ensure a satisfactory and consistent mechanism is applied for the railway infrastructure contribution, DoT requests that Condition B6 be amended by adopting one of the following options:

1. the proponent can enter into a Voluntary Planning Agreement with DoPI in accordance with the requirements of the *Environmental Planning and Assessment Act 1979*. The public purpose for entering into the agreement is "the provision of (or recoupment of the cost of providing) transport or other infrastructure relating to land" (s. 93F(2)(c)); or
2. that a Condition of Consent require the proponent to enter into an agreement with the DoPI to pay a railway infrastructure contribution of a specified amount to Transport for NSW (TFNSW). The proponent and DoPI would determine the form of the agreement, in consultation with DoT.

DoT would welcome the opportunity to hold further discussions with DoPI to determine the appropriate mechanism for the payment of the railway infrastructure contribution.

In relation to other aspects of the application, DoT provides the following additional comments:

- DoT supports the provision of 272 bicycle parking spaces within the basement levels of the development for workers to site. DoT also recommends the inclusion of bicycle parking at-grade for workers and visitors to site. These facilities should be provided near entrances, in a weather protected location and subject to casual surveillance;
- the proposed modification makes allowances for a total of 113 car parking spaces. Given the close proximity of the site to public transport routes, DoT would support a reduction in the total number of car parking spaces to encourage public transport use by workers and visitors to site; and
- as listed in the Statement of Commitments, DoT supports the inclusion of Travel Demand Incentives such as workplaces travel plans (WTP) and travel access guides (TAG) to be prepared prior to occupation. Further information on preparing WTPs and TAGs can be found at the Premier's Council for Active Living website, <http://www.pcal.nsw.gov.au/>, and Roads and Traffic Authority's website, <http://rta.nsw.gov.au/>, respectively.

We look forward to discussing the options raised above in relation to the railway infrastructure contributions mechanism. To organise an appropriate time, or for any other queries, please contact Rowena Phua on 8202 2286 or [rowena.phua@transport.nsw.gov.au](mailto:rowena.phua@transport.nsw.gov.au).

Yours sincerely



28/10/11

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