

25 February 2016

Fiona Gibson  
Planner – Modification Assessments  
Department of Planning & Environment  
23-33 Bridge Street  
SYDNEY NSW 2000  
Via email: [fiona.gibson@planning.nsw.gov.au](mailto:fiona.gibson@planning.nsw.gov.au)

Dear Fiona,

## MP 08\_0241 MOD 4 – Response to Submissions

We write in response to submissions received in regards to the MOD 4 application for Major Project 08\_0241 at 100 Mount Street, North Sydney. We've reviewed the submissions received by North Sydney Council (Council) and Transport for New South Wales (TfNSW) and provide responses for each below.

All matters raised in both submissions have been comprehensively clarified. Accordingly, we do not anticipate that a re-referral to each is required.

### North Sydney Council Submission

Council's submission, dated 28 January 2016, raised no objections to the proposed modifications, noting that the location of the signage will be subject to a separate development application.

Council clarified the Section 94 and Railway Infrastructure Contributions amounts in their letter. However, no action is necessary from the Proponent as this will be reflected in the conditions of consent.

### Transport for New South Wales Submission

The submission received from TfNSW, dated 5 February 2016, raised four queries in relation to the proposed modifications. Each of these matters is addressed below.

#### CBD RAILWAY LINK

TfNSW raised queries regarding the reduced levels (RLs) of the basement levels in the building, and how they differ from the Project Deed (Drawing No. TTSRCP-603/5).

The first query relates to the proposed bicycle parking area on level B6, and that the plans submitted with the application did not show the RL of this area. The level of the bicycle parking area will be RL 33.95, which is 200mm higher than the approved level. Accordingly, there will be less encroachment into the structure exclusion zones.

The second query relates to the single width ramp along the southern portion of the site which connects the B5 and B6 Levels. TfNSW have asked what the levels of the ramp are to ensure that they are in accordance with the Project Deed.



As a result of the increase in the RL of the B6 Level, the landing of the ramp between the B5 and B6 Levels has also been raised by 125mm from RL 35.25 to RL 25.375. The RL of the B5 Level has not changed from RL 36.75 in accordance with the Project Deed.

The B5 and B6 Level plans (DA123) have been updated to show the bicycle parking and B5 to B6 ramp levels, and have been attached, along with a copy of the Project Deed, as appendices to this letter.

#### RAILWAY INFRASTRUCTURE CONTRIBUTION

Similarly to Council, TfNSW have clarified the Railway Infrastructure Contribution amount. This amount correlates with the calculation by Council. No action necessary as this will be reflected in the conditions of consent.

#### ACTIVE TRANSPORT

TfNSW suggested that wayfinding strategies and travel access guides be incorporated into the Green Travel Plan to encourage walking and cycling. No action necessary as this will be reflected in the conditions of consent.

#### CONSTRUCTION TRAFFIC MANAGEMENT PLAN

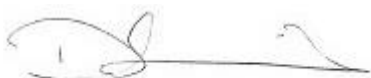
It was requested that a Construction Traffic Management Plan (CTMP) be prepared. No action required as this will be reflected in the conditions of consent.

#### Summary

We trust that the above suitably addresses all of the matters raised in both submissions. On this basis, we do not anticipate that a further referral to Council or TfNSW will be required.

Please don't hesitate to contact me on (02) 8233 9978 should you have any further queries.

Sincerely,



David Lousick  
Senior Consultant

Enc.

- Updated 'DA122 – Plan B5 Level' and 'DA123 – Plan – B6 Level' plans
- Project Deed including Drawing No. TTSRCP-603/5