

Issue categories and where to find responses to issues raised in submissions

APPENDIX O

Issues raised by submissions

Submission	Nature of submission	Issues raised
264396	Support	SS2, SS5
266008	Object	OD1, PD1, BF1
266010	Object	(Duplicate of above submission)
265754	Object	OD1, PD3, BF3, BF5, PC2, CS1, SE2
264223	Support	SS1, SS2
266058	Object	OD1, OD3, PD1, PD2, PD3, BF3, BF4, BF5, OS1, PC1, PC2, PC3, PC4, PC5, VT3, VT4, VW1, VW2, CS1, CS2, SE1, SE2, OTH3
264605	Support	SS2
265455	Object	PC1, VT1, VT2, CT2, OTH6
265272	Support	SS5
264245	Object	OD2, BF1
264455	Object	PD1, PD2, BF4, BF6, VT4
265880	Object	BF2, VP1
264243	Support	SS1
262376	Support	SS3
262682	Object	BF2, VT5, VP1
264411	Object	OD4, OS3, VW3, CT1, OTH7
264403	Comment	CM1
265630	Support	SS4
265487	Object	BF1, BF2, H1, VT5
265862	Object	OD4, BF2, OS1
266908	Object	OD1, OD3, PD1, PD2, PD3, BF3, BF4, BF5, OS1, PC1, PC2, PC3, PC4, PC5, VT3, VT4, VW1, VW2, CS1, CS2, SE1, SE2, OTH3
266536	Object	PD1, PD2, PC1
266617	Object	OD1, OD3, PD1, PD2, PD3, BF3, BF4, BF5, OS1, PC1, PC2, PC3, PC4, PC5, VT3, VT4, VW1, VW2, CS1, CS2, SE1, SE2, OTH3
267076	Comment	CM2
266987	Object	OD1, OD3, PD1, PD2, PD3, BF3, BF4, BF5, OS1, PC1, PC2, PC3, PC4, PC5, VT3, VT4, VW1, VW2, CS1, CS2, SE1, SE2, OTH3
266397	Object	OD1, OD3, PD1, PD2, PD3, BF3, BF4, BF5, OS1, PC1, PC2, PC3, PC4, PC5, VT3, VT4, VW1, VW2, CS1, CS2, SE1, SE2, OTH3

Submission	Nature of submission	Issues raised
266866	Object	OD1, OD3, PD1, PD2, PD3, BF3, BF4, BF5, OS1, H1, PC1, PC2, PC3, PC4, PC5, VT3, VT4, VW1, VW2, CS1, CS2, SE1, SE2, OTH2, OTH3
266836	Comment	CM3
267102	Object	PD1, BF5, SE1, SE2, OTH5, OTH8
266458	Object	OD1, OD3, PD1, PD2, PD3, BF3, BF4, BF5, OS1, PC1, PC2, PC3, PC4, PC5, VT3, VT4, VW1, VW2, CS1, CS2, SE1, SE2, OTH3
266728	Object	BF2, BF4, OS1, W1
267055	Support	SS1, SS2, SS4, SS5
267062	Object	OD1, OD3, PD1, PD2, PD3, BF3, BF4, BF5, OS1, PC1, PC2, PC3, PC4, PC5, VT3, VT4, VW1, VW2, CS1, CS2, SE1, SE2, OTH3
266392	Object	OD1, OD3, PD1, PD2, PD3, BF3, BF4, BF5, OS1, PC1, PC2, PC3, PC4, PC5, VT3, VT4, VW1, VW2, CS1, CS2, SE1, SE2, OTH3
267111	Object	OD3, PD1
266522	Object	OD1, OD3, PD1, PD2, PD3, BF3, BF4, BF5, OS1, PC1, PC2, PC3, PC4, PC5, VT3, VT4, VW1, VW2, CS1, CS2, SE1, SE2, OTH3
266327	Object	OD1, OD3, PD1, PD2, PD3, BF3, BF4, BF5, OS1, PC1, PC2, PC3, PC4, PC5, VT3, VT4, VW1, VW2, CS1, CS2, SE1, SE2, OTH3
266991	Object	OD1, OD3, PD1, PD2, PD3, BF3, BF4, BF5, OS1, PC1, PC2, PC3, PC4, PC5, VT3, VT4, VW1, VW2, CS1, CS2, SE1, SE2, OTH3
266803	Support	SS5
268526	Comment	CM4, CM5, CM6, CM7
267126	Object	BF2, BF4, BF5, PC3, SE1
267120	Object	OD1, OD3, PD1, PD2, PD3, BF3, BF4, BF5, OS1, OS2, PC1, PC2, PC3, PC4, PC5, VT3, VT4, VW1, VW2, CS1, CS2, SE1, SE2, OTH3
268275	Object	OD1, PD1, SE1
267124	Object	OD1, OD3, PD1, PD2, PD3, BF3, BF4, BF5, OS1, PC1, PC2, PC3, PC4, PC5, VT3, VT4, VW1, VW2, CS1, CS2, SE1, SE2, OTH2, OTH3
267116	Object	OD1, OD3, PD1, PD2, PD3, BF2, BF3, BF4, BF5, OS1, OS4, PC1, PC2, PC3, PC4, PC5, VT3, VT4, VW1, VW2, CS1, CS2, SE1, SE2, OTH3
267128	Object	PD1, BF4, OS1, PC1, VT1, VT4, VT6, SE2, OTH4
271751	Object	OD1, PD1, BF5, BF6, H2, PC1, PC2, PC3, VW2,

Submission	Nature of submission	Issues raised
		SE1, OTH1
268533	Object	PD1, PC1, PC4, VT4, OTH4
268531	Object	BF2, BF4, BF6, OS1, PC5
272903	Object	PD1, BF6, PC4, CS1, SE1, SE2
271062	Comment	CM8

Where issues addressed – submissions making comment

Issue code	Issue	Where addressed in report
CM1	Retail activation	6.2.1
CM2	Impact on 65 Berry Street, North Sydney	6.2.2
CM3	Pedestrian movement and safety	6.2.3
CM4	Public domain and ground plane	6.2.4
CM5	Entry to the Victoria Cross Station	6.2.5
CM6	Integration with surrounding development	6.2.6
CM7	Opportunity for increased public amenity	6.2.7
CM8	Building design	6.2.8

Where issues addressed – submissions in support

Issue code	Issue	Where addressed in report
SS1	Design of northern station entrance	6.3.1
SS2	Design features	6.3.2
SS3	Underground connection to the North Sydney Station	6.3.3
SS4	Building height	6.3.4
SS5	Integration with surrounding development	6.3.5

Where issues addressed – submissions in objection

Issue code	Issue	Where addressed in report
Overdevelopment of the site		
OD1	Floorplate/footprint	6.4.1.1
OD2	Small business tenancies preferred	6.4.1.2
OD3	Tower development unnecessarily linked to the station development	6.4.1.3
OD4	Need for additional commercial floor space	6.4.1.4
Public domain and open space		
PD1	Missed opportunity to provide a park or plaza	6.4.2.1
PD2	Pedestrianisation of Miller Street	6.4.2.2
PD3	No public domain strategy	6.4.2.3
Built form		

Issue code	Issue	Where addressed in report
BF1	Incompatible with area character	6.4.3.1
BF2	Excessive height	6.4.3.2
BF3	Photomontages	6.4.3.3
BF4	Building should align with MLC Building	6.4.3.4
BF5	Non-complying setbacks	6.4.3.5
BF6	Other issues relating to building form	6.4.3.6
Overshadowing		
OS1	Overshadowing of public open space	6.4.4.1
OS2	Overshadowing of the MLC Building	6.4.4.2
OS3	Overshadowing of Alexander Apartments building	6.4.4.3
OS4	Overshadowing of residential areas to west	6.4.4.4
Heritage		
H1	Impacts on heritage items	6.4.5.1
H2	Adequacy of heritage impact statement	6.4.5.2
Pedestrian circulation		
PC1	Link to North Sydney Station	6.4.6.1
PC2	Footpath / through-site link capacity	6.4.6.2
PC3	Removal of MLC café to improve pedestrian flow	6.4.6.3
PC4	Underground access from surrounding streets	6.4.6.4
PC5	Student foot traffic	6.4.6.5
Vehicular traffic generation and movement		
VT1	Traffic generation	6.4.7.1
VT2	Denison Street capacity	6.4.7.2
VT3	Change to road network	6.4.7.3
VT4	Bus interchange	6.4.7.4
VT5	Parking	6.4.7.5
VT6	Access to MLC Building	6.4.7.6
Visual privacy		
VP1	Privacy impacts on Alexander Apartments building	6.4.8.1
View impacts		
VW1	View lines affected by Miller Street setback	6.4.9.1
VW2	View analysis is inadequate	6.4.9.2
VW3	View impacts on Alexander Apartments building	6.4.9.3

Issue code	Issue	Where addressed in report
Construction impacts		
CT1	General construction impacts	6.4.10.1
CT2	Construction staging	6.4.10.2
Wind impacts		
W1	Adverse wind impacts	6.4.11.1
Consultation		
CS1	Inadequate consultation	6.4.12.1
CS2	Stakeholder engagement details not provided	6.4.12.2
Social and economic impacts		
SE1	Removal of Tower Square	6.4.13.1
SE2	Lack of community/cultural facilities	6.4.13.2
Other issues		
OTH1	Design Excellence Strategy is inadequate	6.4.14.1
OTH2	Question independence of the DEEP	6.4.14.2
OTH3	Air rights	6.4.14.3
OTH4	State Significant Development	6.4.14.4
OTH5	Naming rights for Victoria Cross Station	6.4.14.5
OTH6	Sydenham to Bankstown line	6.4.14.6
OTH7	Impact on property values	6.4.14.7
OTH8	Value capture	6.4.14.8