



Transport & Infrastructure

Level 21, 227 Elizabeth Street, Sydney, NSW 2000
GPO Box 1620 Sydney NSW 2001

Telephone 9268 2800 Facsimilie 9268 2900

Internet www.transport.nsw.gov.au

ABN 25 765 807 817

Michael Woodland
Director, Metropolitan Projects
Department of Planning
GPO Box 39
SYDNEY NSW 2001

Attn: Kim Shaw

Dear Mr Woodland,

COMMERCIAL TOWER AT 177-199 PACIFIC HIGHWAY, NORTH SYDNEY CONCEPT PLAN FOR MP09_0214

I refer to your letter dated 25 June 2010 seeking advice on the concept plan application for the proposed construction of a commercial development in North Sydney. Transport NSW (TNSW) appreciates this opportunity to provide input to this matter.

TNSW has reviewed the Environmental Assessment Report, and notes that the subject site is well located in terms of public transport accessibility. The development at this location has the potential to significantly contribute to meeting the State Government's target for journeys to work by public transport set in the State Plan 2010.

However, TNSW requests that a number of matters be resolved to further support the objectives, targets initiatives of the *NSW State Plan 2010*, the *Metropolitan Transport Plan: Connecting the City of Cities*, *Integrating Land Use and Transport policy*, *Planning Guidelines for Walking and Cycling* and the *Healthy Urban Development Checklist*.

TNSW is concerned that the EA does not address specific aspects of the DGRs, namely:

- An estimate of **all** the trips generated by the proposed development;
- The consideration of how demand for travel to and from the development will be managed; and
- Proposed measures to increase use of non-car transport modes to meet that travel

demand – consistent with the NSW State Plan, for example:

- The potential for a further reduction in the parking provision on the site;
- Detailed planning and design for the pedestrian and cycle movement past the site and the logical connections to the existing cycle network, i.e. how the development can contribute to implementing the bicycle links or parts thereof in the vicinity of the site proposed in the North Sydney Bikeplan and to upgrading the existing pedestrian links; and
- Travel behaviour change initiatives, e.g. workplace travel planning and travel awareness campaigns.

If approval is granted to this application, TNSW requests that the Statement of Commitments and any conditions address the following key matters:

- Contribution to development of bicycle links or parts thereof in the vicinity of the site, namely Berry Street, Angelo Street and Pacific Highway regional routes as identified in the North Sydney Bikeplan;
- Locating bicycle parking and end-of-trip facilities on level B1 of the basement parking (not on B2);
- Provision of bicycle parking for the visitors at the entrance to the development;
- Allocating some spaces in the basement car park for shared cars and locating them and near the entry;
- The requirement that future commercial tenants prepare workplace travel plans and transport access guides (TAGs) prior to occupation;
- Contribution to the upgrade of the nearest bus stops along the Pacific Highway; and
- The preparation of the construction traffic management plan, which maintains pedestrian and cyclist connectivity during construction.

TNSW requests that this letter be made available to the proponent and clarification of particular matters should be directed to Eva Cermak on 9268 2251 or eva.cermak@transport.nsw.gov.au.

Yours sincerely,

 13/08/10

David Hartmann
A/Senior Manager

Centre for Transport Planning and Product Development