



30 September 2021

TfNSW Reference: SYD21/01046/01

DPIE Reference: PP-2020-74

Brendan Metcalfe
Director, North District
Department of Planning, Industry and Environment (DPIE)
Level 18, 12 Darcy Street
Parramatta NSW 2150

Attention: Christina Brooks

Dear Mr Metcalfe,

Planning Proposal – Alfred Street Precinct, North Sydney (PP-2020-74)

Transport for NSW (TfNSW) appreciates the opportunity to comment on the above Planning Proposal that was referred to us on 26 August 2021, in accordance with the Gateway determination.

We understand that the Planning Proposal seeks to amend the North Sydney Local Environmental Plan 2013 (LEP) for the 5,217m² site known as the Alfred Street Precinct to:

- rezone the site from B3 Commercial Core to B4 Mixed Use to allow residential accommodation;
- increase the maximum height of buildings (HoB) from 13m to a range of heights being, 28m, 29m, 31m and 80m;
- increase the floor space ratio (FSR) control for part of the site from 3.5:1 to a base of 7.3:1; and
- introduce a design excellence provision to allow for an additional FSR of 2:1 (to a maximum of 9.3:1) for the portion of the site that seeks the base FSR increase.

The Planning Proposal states that it aims to facilitate approximately 156 new residential units and 10,127m² commercial floor space, including ground floor retail/restaurants. A site specific Development Control Plan (DCP) has also been prepared.

The relevant Planning Proposal documentation has been reviewed by TfNSW and we provide the following feedback for consideration/addressing *prior* to the plan being made.

It is noted that the Alfred Street Precinct is located in proximity to the Western Harbour Tunnel and Beaches Link (WHTBL) project, and consequently any future development of the site may require construction coordination/management with the WHTBL. Further, any future development of the site is required to be undertaken in accordance with DPIE's *Development near Rail Corridors and Busy Roads – Interim Guidelines*.

We note that the proposal lacks comprehensive detail on travel demand management measures. Consequently, it is recommended that should the proposal progress, that any future development applications for the site consider such measures and include a residential and workplace travel plan.

Transport for NSW

27-31 Argyle Street, Parramatta NSW 2150 | PO Box 973, Parramatta CBD NSW 2124
P 131782 | W transport.nsw.gov.au | ABN 18 804 239 602

TfNSW requests that a site specific clause be included in the LEP which “caps” the combined retail floor area of the overall site at 1,200m² GFA, reflecting the indicative breakdown assessed in the Transport Report, to ensure trip generation and impacts are managed.

The Planning Proposal states that the public benefits for each site are to be detailed in a future VPA as part of any future development applications for the individual sites. It is noted that this includes, but is not limited to, the potential upgrade and reconfiguration of the Mount Street overpass to improve pedestrian amenity (including potential weather protection and plantings) and to optimise for public transport.

In relation to this, the Planning Proposal will need to be subject to a satisfactory arrangement clause, noting that should Council and DPIE support the planning proposal proceeding to finalisation, at a minimum, the proponent (as part of the development application process) should consider the pedestrian amenity / public transport accessibility impact of their development in the locality, and provide a contribution and/or works in kind towards infrastructure improvements within the locality commensurate with their impact.

Should you have any questions or further enquiries in relation to this matter, Allan Campling would be pleased to take your call on 0409358321 or email: development.sydney@transport.nsw.gov.au

Yours sincerely



Cheramie Marsden
Senior Manager Strategic Land Use
Land Use, Network & Place Planning, Greater Sydney