

Ms McMahon
Director, Agile Planning (Sydney North Planning Panel)
NSW Department of Planning and Environment
Locked Bag 5022
Parramatta NSW 2124

Attention: Douglas Cunningham

**PLANNING PROPOSAL (PP-2021-7492) 12 – 14 WATERS ROAD,
NEUTRAL BAY**

22 March 2023

TfNSW Reference: Syd23/00188
DPE Reference: PP-2021-7492

Dear Ms McMahon,

TfNSW appreciates the opportunity to provide comment on the above proposal as referred to Transport for NSW (TfNSW) via DPE's Planning Portal on 15 February 2023.

TfNSW has reviewed the submitted documentation and notes that the planning proposal seeks to amend the North Sydney LEP 2013 to:

- Amend the maximum building height from 16m to 22m;
- Amend the minimum non-residential floor space ratio (FSR) from 0.5:1 to 1.2:1;
- Introducing a site-specific height provision to allow an additional 2m for rooftop facilities.

TfNSW has no objections to the proposed planning control changes with the proposal expected to generate low traffic volumes within an existing local centre resulting in minimal traffic impacts to the surrounding local and regional transport network.

Thank you for the opportunity to provide advice on the subject planning proposal. Should you have any questions or further enquiries in relation to this matter, Tricia Zapanta would be pleased to receive your email via email: development.sydney@transport.nsw.gov.au.

Yours sincerely,



Carina Gregory
Senior Manager, Strategic Land Use
Land Use, Network & Place Planning, Greater Sydney



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This letter is Ausgrid's response under clause 45(2) of the State Environmental Planning Policy (Infrastructure) 2007.

Ausgrid does not object to the proposed development (PP-2021-7492)

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The applicant/developer should note the following information regarding any development proposal near existing electrical network assets.

Ausgrid Underground Cables are in the vicinity of the development

Care should be taken to ensure that construction activities do not interfere with existing underground cables located in the footpath or adjacent roadways.

It is recommended that the developer locate and record the depth of all known underground services prior to any excavation in the area. Information regarding the position of cables along footpaths and roadways can be obtained by contacting Dial Before You Dig (DBYD).

The following points should be taken into consideration.

Ausgrid cannot guarantee the depth of cables due to possible changes in ground levels from previous activities after the cables were installed.

Should ground anchors be required in the vicinity of Ausgrid underground cables, the anchors must not be installed within 300mm of any cable, and the anchors must not pass over the top of any cable.

In addition to DBYD the proponent should refer to the following documents to support safety in design and construction:

- SafeWork Australia – Excavation Code of Practice.
- Ausgrid's Network Standard NS156 which outlines the minimum requirements for working around Ausgrid's underground cables. This document can be found by visiting the Ausgrid website via www.ausgrid.com.au.
- The Ausgrid Quick Reference Guide for Safety Clearances "Working Near Ausgrid Assets - Clearances". This document can also be found by visiting the Ausgrid website : www.ausgrid.com.au/Your-safety/Working-Safe/Clearance-enquiries

Should you have any enquiries, please contact Ausgrid at development@ausgrid.com.au

Regards,
Ausgrid Development Team