



29 November 2019

Our Reference: SYD17/01814/04 (A30128521)
DP&E Ref: SSD 8993

The Director
Department of Planning & Environment
320 Pitt Street
SYDNEY NSW 2000

Attention: Prity Cleary

Dear Sir/Madam

**RESPONSE TO SUBMISSIONS – SCEGGS DARLINGHURST CONCEPT AND STAGE 1 (SSD-8893)
165-215 FORBES STREET, DARLINGHURST**

Reference is made to the above mentioned development application that was referred to Roads and Maritime Services (Roads and Maritime) via the Department of Planning, Industry and Environment Major Projects Portal on 12 November 2019 for comment.

Roads and Maritime has reviewed the submitted application and notes the following:

1. The detailed design of the new driveway/vehicular access point will be undertaken as part of a future development application lodged.
2. A detailed basement plan showing compliance with Australian Standards and an associated swept path analysis will accompany the development application for Stage 3.
3. The Response to Submissions states that a draft Construction Traffic Management Plan has been prepared and can be found within the Revised Traffic Impact Assessment. However, Section 9 of that document states that:

“A detailed Construction Traffic Management Plan (CTMP) will be prepared and submitted to Council, in response to any Conditions of Consent stipulated following approval of the SSDA.”

Having regard for the above, Roads and Maritime requests that following be included as conditions in any approval that is issued:

1. A Traffic Impact Assessment is to be provided as part of each future development application. It must be prepared in accordance with Table 2.1 of the *Guide to Traffic Generating Developments* and address issues including but not limited to, management of construction

traffic, maintaining safe pedestrian access, impacts on the local and state road network, ongoing waste management/servicing details, identification of mitigation measures, changes required to any school zone requirements, etc.

2. A Construction Pedestrian Traffic Management Plan (CPTMP) should be submitted in consultation with the TfNSW Sydney Coordination Office (SCO), Roads and Maritime, and City of Sydney Council, prior to the issue of a Construction Certificate for each stage of the development. The CPTMP needs to include, but not be limited to, the following: construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control, taking into consideration the cumulative traffic impacts of other developments in the area.

In addition to the above, Roads and Maritime supports the comments made by Transport for NSW in its letter dated 21 November 2019.

If you have any further inquiries in relation to the subject application, please contact Kerry Ryan, Development Assessment Officer, on 8849 2008 or by email at Development.Sydney@rms.nsw.gov.au.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Andrew Lissenden', with a stylized flourish at the end.

Andrew Lissenden
Acting Senior Land Use Planner
Sydney Division, South East Precinct