

4 March 2014

Department's Ref: SSD 6092 Our Ref: SYD13/00948/02  
File Number: A6120690 Contact: Xi Lin

Senior Planner  
Industry, Key Sites and Social Projects  
Department of Planning & Infrastructure  
GPO Box 39  
Sydney NSW 2001

**PROPOSED MIXED USE DEVELOPMENT AT BLOCK 8, CENTRAL PARK,  
CHIPPENDALE**

Dear Mr Brown,

I refer to the Department of Planning and Infrastructure's email of 4 February 2014 regarding the abovementioned State Significant Development Application for (Ref: SSD 6092 ) forwarded to the Roads and Maritime Services (RMS) for comment.

RMS has reviewed the application and raises no objection to the proposed development. However, RMS provides the following advisory comments to the Department for its consideration in the determination of the application:

1. There are no objections to the development proposal on property grounds provided all buildings and structures are clear of the Abercrombie Street, road reserve (unlimited in height or depth).
2. The layout of the proposed car parking areas, loading docks and access driveway associated with the subject development (including, driveways, grades, turn paths, sight distance requirements, aisle widths, aisle lengths, and parking bay dimensions) should be in accordance with AS 2890.1- 2004 and AS 2890.2 – 2002 for heavy vehicle usage.
3. The developer is to comply with the requirements of the attached Technical Direction (GTD 2012/001). This will require the developer to submit detailed design drawings and geotechnical reports relating to the excavation of the site and support structures to the RMS for assessment. The developer is to meet the fill cost of the assessment by the RMS.

This report would need to address the following key issues:

- a. The impact of excavation/rock anchors on the stability of the Abercrombie Street and detailing how the carriageway would be monitored for settlement.
- b. The impact of the excavation on the structural stability of the Abercrombie Street.
- c. Any other issues that may need to be addressed. (Contact: RMS's Project Engineer, External Works Ph: 8849 2114 or Fax 8849 2766 for details).

**Roads & Maritime Services**

4. Council should ensure that post development storm water discharge from the subject site into the RMS drainage system does not exceed the pre-development discharge.

Detailed design plans and hydraulic calculations of any changes to the stormwater drainage system are to be submitted to the RMS for approval, prior to the commencement of any works.

Details should be forwarded to:  
The Sydney Asset Management  
Roads and Maritime Services  
PO Box 973 Parramatta CBD 2124.

A plan checking fee will be payable and a performance bond may be required before the RMS approval is issued. With regard to the Civil Works requirement please contact the RMS Project Engineer, External Works Ph: 8849 2114 or Fax: 8849 2766

5. The proposed residential component of the development should be designed such that road traffic noise from Abercrombie Street is mitigated by durable materials to satisfy requirements under Clause 102(3) of State Environmental Planning Policy (Infrastructure) 2007. The RMS's Environmental Noise Management Manual provides practical advice in selecting noise mitigation treatments.
6. The swept path of the longest vehicle (including garbage truck) entering and exiting the subject site, as well as manoeuvrability through the site, shall be in accordance with AUSTRROADS. In this regard, a swept path plan shall be submitted to Council for approval, which illustrates that the proposed development complies with this requirement.
7. A Construction Traffic Management Plan detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control should be submitted to the Council prior to the issue of a Construction Certificate.
8. All demolition and construction vehicles are to be contained wholly within the site and vehicles must enter the site before stopping.
9. All works associated with the proposed development shall be at no cost to the RMS.

Further enquiries on this matter can be directed to the nominated Development Assessment Officer Xi Lin on phone 8849 2906 or via email at [xi.lin@rms.nsw.gov.au](mailto:xi.lin@rms.nsw.gov.au) .

Yours sincerely



James Hall  
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**Land Use Assessment, Network Management**