



24 November 2015

Our Reference: SYD15/00637/02 (A10763543)  
Department Ref: SSD 7064

Senior Planning Officer  
Industry Assessments  
Department of Planning & Environment  
GPO Box 39 SYDNEY NSW 2001

Attention: Simon Truong

Dear Sir/Madam,

**HOTEL & RESIDENTIAL DEVELOPMENT**  
175-177 CLEVELAND STREET & 1-5 WOODBURN STREET, REDFERN

Reference is made to the department's email dated 21 October 2015, regarding the abovementioned Application which was referred to Roads and Maritime Services (Roads and Maritime) for comment in accordance with Clause 101 of the *State Environmental Planning Policy (Infrastructure) 2007*.

Roads and Maritime has reviewed the submitted documentation and raise no objection to the Application. Roads and Maritime has the following conditions for the Department to include in the determination of the application:

1. Roads and Maritime has previously dedicated a strip of land as road along the Cleveland Street frontage of the subject property as shown by grey colour on the attached Aerial – "X"

Therefore all buildings and structures other than pedestrian footpath awnings together with any improvements integral to the future use of the site are to be wholly within the freehold property unlimited in height or depth along the Cleveland Street boundary.

2. Detailed design plans and hydraulic calculations of any changes to the stormwater drainage system are to be submitted to Roads and Maritime 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 Roads and Maritime approval is issued. With regard to the Civil Works requirement please contact the Roads and Maritime Project Engineer, External Works Ph: 8849 2114 or Fax: 8849 2766.

3. The developer is to submit design drawings and documents relating to the excavation of the site and support structures to Roads and Maritime for assessment, in accordance with Technical Direction GTD2012/001.

The developer is to submit all documentation at least six (6) weeks prior to commencement of construction and is to meet the full cost of the assessment by Roads and Maritime.

The report and any enquiries should be forwarded to:

Project Engineer, External Works  
Sydney Asset Management  
Roads and Maritime Services  
PO Box 973 Parramatta CBD 2124.

Telephone 8849 2114  
Fax 8849 2766

If it is necessary to excavate below the level of the base of the footings of the adjoining roadways, the person acting on the consent shall ensure that the owner/s of the roadway is/are given at least seven (7) days notice of the intention to excavate below the base of the footings. The notice is to include complete details of the work.

4. All demolition and construction vehicles are to be contained wholly within the site and vehicles must enter the site before stopping. A construction zone will not be permitted on Cleveland Street.
5. A Road Occupancy Licence should be obtained from Transport Management Centre for any works that may impact on traffic flows on Cleveland Street during construction activities.
6. The developer shall be responsible for all public utility adjustment/relocation works, necessitated by the above work and as required by the various public utility authorities and/or their agents.

Should you have any further inquiries in relation to this matter, please do not hesitate to contact Hans Pilly Mootanah on telephone 8849 2076 or by email at [development.sydney@rms.nsw.gov.au](mailto:development.sydney@rms.nsw.gov.au)

Yours sincerely,



Gordon Trotter  
**A/Manager Land Use  
Network and Safety Section**

