



6 February 2019

Our Reference: SYD18/00446/03
DP&E Ref: SSD 9194

Cameron Sargent
Team Leader
Key Sites Assessments
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Attention: Ellen Mannix

Dear Mr Sargent

**PROPOSED STUDENT ACCOMMODATION (SSD 9194)
13-23 GIBBONS STREET, REDFERN**

Reference is made to the Department of Planning and Environment (DP&E) letter dated 21 January 2019, 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 application and raises no objection to the development application subject to the following conditions being included in any consent issued by the department:

1. Roads and Maritime is currently undertaking a program to implement "Clearways" on State roads within Sydney. If not already in place, "Clearway" restrictions will be implemented along the full Gibbons Street frontage of the development site.
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. Please send all documentation to development.sydney@rms.nsw.gov.au

A plan checking fee will be payable and a performance bond may be required before Roads and Maritime approval is issued.

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. Please send all documentation to development.sydney@rms.nsw.gov.au

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) day notice of the intention to excavate below the base of the footings. The notice is to include complete details of the work.

4. The proposed development will generate additional pedestrian movements in the area. Pedestrian safety is to be considered in the vicinity.
5. 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.
6. A Construction Pedestrian Traffic Management Plan (CPTMP) shall be submitted in consultation with the TfNSW Sydney Coordination Office (SCO), Roads and Maritime, and Sydney City Council, prior to the issue of a Construction Certificate. 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.
7. A construction zone will not be permitted on Gibbons Street.
8. A Road Occupancy Licence (ROL) should be obtained from Transport Management Centre for any works that may impact on traffic flows on Gibbons Street during construction activities. A ROL can be obtained through <https://myrta.com/oplinc2/pages/security/oplincLogin.jsf>

If you have any further inquiries in relation to this development application please contact Narelle Gonzales on 0409 541 879 or by email at: development.sydney@rms.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'BEPeg'.

Brendan Pegg
Senior Land Use Planner
South East Precinct, Sydney Division