



Construction Pedestrian and Traffic Management Plan

13-23 Gibbons Street, Redfern

Mixed-Use Student Accommodation Development

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RMS Prepare a Work Zone Traffic Management Plan
Certificate #: 0051718998

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1 Project Details

1.1 Project Summary

Project: Mixed-Use - Student Accommodation Development

Location: 13-23 Gibbons Street, Redfern NSW

Hours of Operation: Monday – Friday 7:00am – 6:00pm
 Saturday 7:30am – 3:30pm
 No work on Sunday or Public Holidays
 (Approved hours as per SSD condition D2).

Scope of Works: Demolition of existing structures, construction of an 18-storey mixed-use student accommodation development with basement, comprising of 419 student accommodation rooms and ground level retail.

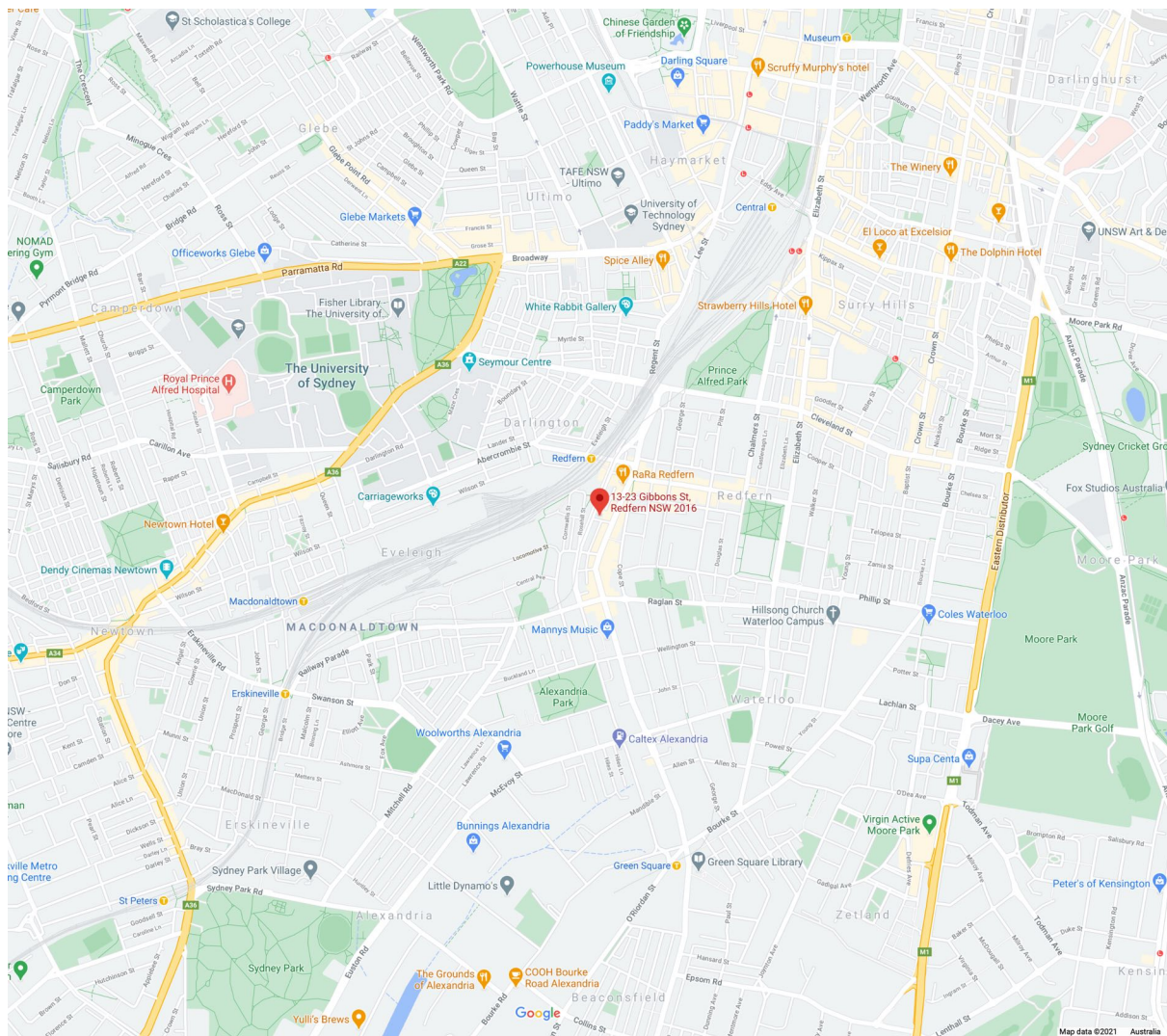
This Traffic Management Plan has been prepared to satisfy condition C15 contained within the consent (ref: SSD 9194).

The processes outlined within this Construction, Pedestrian and Traffic Management Plan will comply with the requirements stated within the City of Sydney Standard Requirements for a Construction Traffic Management Plan (see appendix D for standard requirements)

1.2 Revisions

Rev	Date	Description
0	29/03/2021	Initial Submission
1	06/04/2021	Revised to address Council feedback 01/04/2021
2	05/10/2021	Site access adjustments
3	12/10/2021	Updated from CRU review of R2 dated 12/10/2021

1.3 Location Map



1.4 Development Process

This traffic management plan covers the stage(s) listed below, subsequent stages will require amendments and additional plans to be prepared.

Included Stages / Phases:

Stage / Phase	Duration (approx.)
Groundworks	10 Weeks
Construction – Structure	30 Weeks
Construction – Fit Out	25 Weeks

1.5 Groundworks

Daily Vehicle Movements:

	SRV	MRV	HRV	AV	Truck & Dog	Total
Length	6.4m	8.8m	12.5m	19m	18.4m	
Peak Movements (Vehicles)		20(10)		N/A	N/A	
Average Movements (Vehicles)		16(8)		N/A	N/A	

General Type of Works:

- Demolition of existing structures, removal of demolished material from site
- Excavation works for basement level, removal of excavated material from site

1.6 Construction - Structure

Daily Vehicle Movements:

	SRV	MRV	HRV	AV	Truck & Dog	Total
Length	6.4m	8.8m	12.5m	19m	18.4m	
Peak Movements (Vehicles)		40(20)				40(20)
Average Movements (Vehicles)		32(16)				32(16)
Concrete Pours (pour days only)		40(20)	4(2)			44(22)

Concrete Pour Schedule: approx. 1 day each week for 28 weeks.

General Type of Works:

- General construction activity for building structure (floor slabs, walls, etc.)
- Concrete pours

1.7 Construction – Fit Out

Daily Vehicle Movements:

	SRV	MRV	HRV	AV	Truck & Dog	Total
Length	6.4m	8.8m	12.5m	19m	18.4m	
Peak Movements (Vehicles)	8(4)	12(6)	4(2)			24(12)
Average Movements (Vehicles)	4(2)	8(4)	2(1)			14(7)
Concrete Pours (pour days only)		40(20)	4(2)			44(22)

- Associated plumbing and electrical works
- Fit-out works
- Associated landscaping works

2 Existing Conditions

2.1 Roadways

Road Name	Direction	Lanes	Speed Limit	Kerb Restrictions	Pedestrian Access
Gibbons Street	Northbound (one-way)	4	50	Clearway 6am – 10am & 3pm – 7pm Mon-Fri 2P 10am – 3pm Mon-Fri & 8:30am – 12:30pm Sat No stopping near intersection	Footpath along both sides
Regent Street	Southbound (One-way)	4	50	Mix of No Stopping & 1P 8:30am – 6pm Mon-Fri & 8:30am – 12:30pm Sat	Footpath along both sides
Margaret Street	Both Direction	2-way local road	50	No Stopping	Footpath along both sides
William Lane	Both Directions	2-way local road	50	No Stopping / No Parking	Footpath along northern side

2.2 Public Transport

- Rail – Redfern Station 200m north from site
- Buses – Bus routes along both Gibbons Street and Regent Street. No bus stops along the site frontages
- Taxi - No dedicated infrastructure within close proximity to the site, however, there is frequent utilisation of taxi and ride sharing services in the local area.

2.3 Unique Conditions

- Site has permission to utilise the old ‘BP’ site off Regent Street adjacent to the proposed construction site.

3 Proposed Management of Construction Vehicles

3.1 General

- A schedule of site inductions shall be held on regular occasions and as determined necessary to ensure all new employees are aware of the construction management obligations.

3.2 Groundworks

a) Approach and Departure Routes

Site Access – BP Site – (All Vehicle sizes)

- Approach Route 10 – Traveling along City Road, turn onto Cleveland Street, turn right onto Regent Street and then turn right onto the BP site in a forward-facing direction.
- Approach Route 11 - Traveling along South Dowling Street, turn onto Cleveland Street, turn left onto Regent Street and then turn right onto the BP site in a forward-facing direction.
- Approach Route 12 – Traveling north along Botany Road, turn left onto Henderson Road, turn right onto Wyndham Street, continue onto Gibbons Street, turn right onto Lawson Square, turn right onto Regent Street, turn right onto the BP site in a forward-facing direction.
- Departure Route 7 – In a forward-facing direction exit the BP site and turn right onto Regent Street and then continue along Botany Road.
- Departure Route 8 - In a forward-facing direction exit the BP site and turn right onto Regent Street, turn right onto Henderson Road, turn right onto Wyndham Street, continue onto Gibbons Street, turn left onto Cleveland and then turn onto City Road.

b) Site Access

- Site vehicles to enter and exit the site using the closed BP Site via the existing driveways off Regent Street.

c) Vehicle movements within the site

- Vehicles to manoeuvre within the closed BP Site.

d) Loading and Unloading of Vehicles

- All vehicles to be loaded and unloaded from within the closed BP site.

e) Vehicle Queuing

- Vehicles to stand within the site boundary (BP Site).
- Drivers are to contact the site prior to turning onto Cleveland Street from either City Road or South Dowling Street to ensure there is adequate space.

f) Removal of material from site

- Vehicles are to be loaded within site boundaries with crushed aggregate and shaker grid to be installed prior to exit point once hardstand area is removed.
- Vehicles inspected prior to leaving the site and cleaned as required to minimise contamination of surrounding roadways.
- Where water is used for cleaning vehicles, appropriate sediment control measures will be taken to ensure untreated water is not allowed to directly enter the storm water system.

g) Works Zone

- None proposed.

h) Standing Plant

- All equipment to be used within the site boundary.
- Concrete pour from within site boundaries (BP Site).

- i) Parking for Site Workers
 - Site workers to park within surrounding off-street parking facilities.
 - No parking on public roads.
 - Site workers will be encouraged to use public transport to travel to and from the site with facilities available onsite for tool and equipment storage.
- j) Storage for Material, Waste and Equipment
 - All storage to be located within the site boundaries only.
- k) Pedestrian Management
 - Pedestrian access past the site as per existing conditions along the concrete footpaths
 - Traffic controllers located at site gates to manage pedestrian activity when vehicles are entering / exiting the site.
 - Boundary fencing / hoarding installed around the site boundary as required to restrict public access.
- l) Traffic Lanes
 - 2-way access maintained along Margaret Street.
 - Normal access maintained along William Lane.
 - Traffic lanes maintained along Regent Street.
 - Traffic lanes maintained along Gibbons Street.

3.3 Construction Phases

a) Approach and Departure Routes

Gibbons Street Works Zone (All Vehicle sizes)

- Approach Route 4– Traveling along City Road, turn onto Cleveland Street, turn right onto Regent Street, turn right onto Henderson Road, turn right onto Wyndham Street, continue onto Gibbons Street and then stand within the Works Zone in a forward-facing direction.
- Approach Route 5 - Traveling along South Dowling Street, turn onto Cleveland Street, turn left onto Regent Street, turn right onto Henderson Road, turn right onto Wyndham Street, continue onto Gibbons Street and then Stand within the Works Zone in a forward-facing direction.
- Approach Route 6 – Traveling north along Botany Road, turn left onto Henderson Road, turn right onto Wyndham Street, continue onto Gibbons Street and then stand within the Works Zone in a forward-facing direction.
- Departure Route 3 – In a forward-facing direction exit the Works Zone and continue along Gibbons Street, turn left onto Cleveland Street and then turn onto City Road.
- Departure Route 4 – In a forward-facing direction exit the Works Zone and continue along Gibbons Street, turn right onto Lawson Square, turn right onto Regent Street and then continue onto Botany Road.

Site Access – BP Site – (All Vehicle sizes)

- Approach Route 10 – Traveling along City Road, turn onto Cleveland Street, turn right onto Regent Street and then turn right onto the BP site in a forward-facing direction.
- Approach Route 11 - Traveling along South Dowling Street, turn onto Cleveland Street, turn left onto Regent Street and then turn right onto the BP site in a forward-facing direction.
- Approach Route 12 – Traveling north along Botany Road, turn left onto Henderson Road, turn right onto Wyndham Street, continue onto Gibbons Street, turn right onto Lawson Square, turn right onto Regent Street, turn right onto the BP site in a

- forward-facing direction.
 - Departure Route 7 – In a forward-facing direction exit the BP site and turn right onto Regent Street and then continue along Botany Road.
 - Departure Route 8 - In a forward-facing direction exit the BP site and turn right onto Regent Street, turn right onto Henderson Road, turn right onto Wyndham Street, continue onto Gibbons Street, turn left onto Cleveland and then turn onto City Road.
- b) Site Access
- Site vehicles to enter and exit the site using the closed BP Site via the existing driveways off Regent Street.
- c) Vehicle movements within the site
- Vehicles to manoeuvre within the closed BP Site.
- d) Loading and Unloading of Vehicles
- All vehicles to be loaded and unloaded from within the closed BP site or Works Zone.
- e) Vehicle Queuing
- Vehicles to stand within the site boundary or an approved Works Zone only.
 - Drivers are to contact the site prior to turning onto Cleveland Street from either City Road or South Dowling Street to ensure there is adequate space.
- f) Works Zone
- Gibbons Street within the existing on-street parking zone (no stopping zone retained).
- g) Standing Plant
- All equipment to be used within the site boundary.
 - Concrete pour from within site boundaries or approved Works Zone.
- h) Material Handling
- Onsite tower crane installed for moving material and equipment between levels
 - Forklifts or similar plant to be used wholly within the site to load and unload vehicles as required.
- i) Parking for Site Workers
- Site workers to park within site boundaries or surrounding off-street parking facilities.
 - No parking on public roads.
 - Site workers will be encouraged to use public transport to travel to and from the site with facilities available onsite for tool and equipment storage.
- j) Storage for Material, Waste and Equipment
- All storage to be located within the site boundaries only.
- k) Pedestrian Management
- Pedestrian access past the site as per existing conditions along the concrete footpaths.
 - B-Class Hoarding installed over the footpath to maintain a safe travel path.
 - Traffic controller located at gate to manage pedestrian activity when vehicles are crossing the footpath.
 - Boundary fencing / hoarding installed around the site boundary as required to restrict public access.
- l) Traffic Lanes
- 2-way access maintained along Margaret Street.
 - Normal access maintained along William Lane.
 - Traffic lanes maintained along Regent Street.
 - Traffic lanes maintained along Gibbons Street with the Works Zone only in operation during existing on-street parking hours. Clearway to operate under current conditions.

4 Impact of Project

4.1 Surrounding Properties

- Existing access to surrounding properties maintained throughout the project.

4.2 Pedestrians

- Pedestrian access maintained as per existing conditions. B-class hoarding installed along the footpath during structure construction to provide overhead protection.
- Pedestrian ramps placed over pump lines as required to maintain access along the footpath to minimise impact on existing travel paths.
- Traffic controllers used as required for pedestrian safety when vehicles are crossing the footpath.

4.3 Cyclists

- No significant cyclist impact due to the project; existing travel routes to remain as per normal conditions.

4.4 Local Traffic

- Limited impact on traffic flows along Gibbons Street as the existing Clearway hours are maintained.
- The use of the rear 'BP' site provides staging capacity for vehicles during activities such as concrete pours with higher vehicle movements.

4.5 Emergency Services

- Access along surrounding streets maintained throughout the project with access to surrounding properties also as per existing conditions.
- Emergency vehicles are given priority access as per normal road rules.

4.6 Public Transport

- Existing public transport infrastructure unaffected by this project.

Appendix A – Site Plans

G02209-03 – Approach and Departure Routes – Gibbons St Works Zone
SBMG02209-05 – Approach and Departure Routes – BP Site Access
SBMG02209-06 – Site Overview – Groundworks Phase
SBMG02209-07 – Site Overview – Construction Phase

Appendix B – Traffic Control Plans

SBMG02209-10 – BP Site Access

Appendix C – Swept Paths

SBMG02209-13 – HRV - BP Site

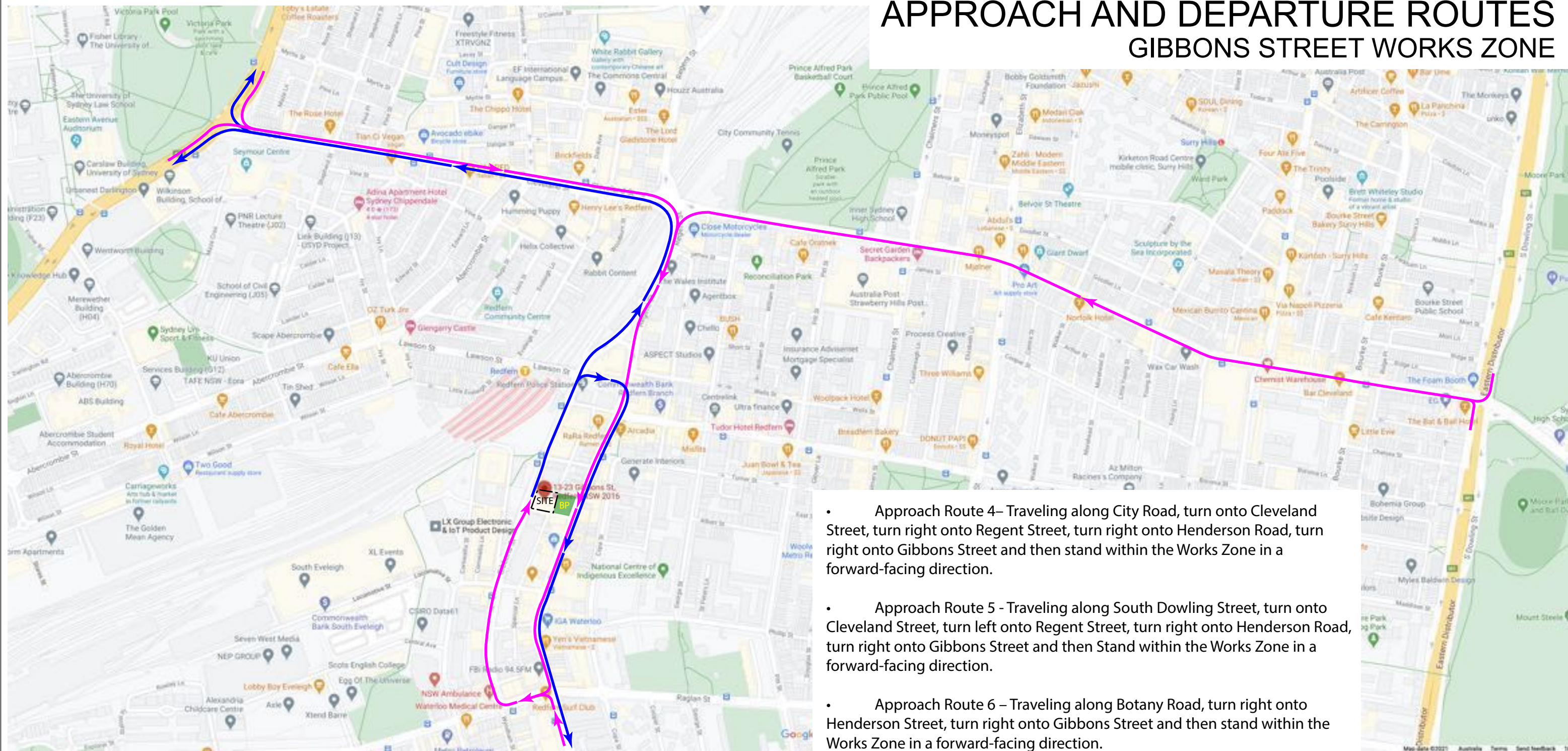
Appendix D – Other Documents

City of Sydney CTMP Standard Conditions

Appendix A

APPROACH AND DEPARTURE ROUTES

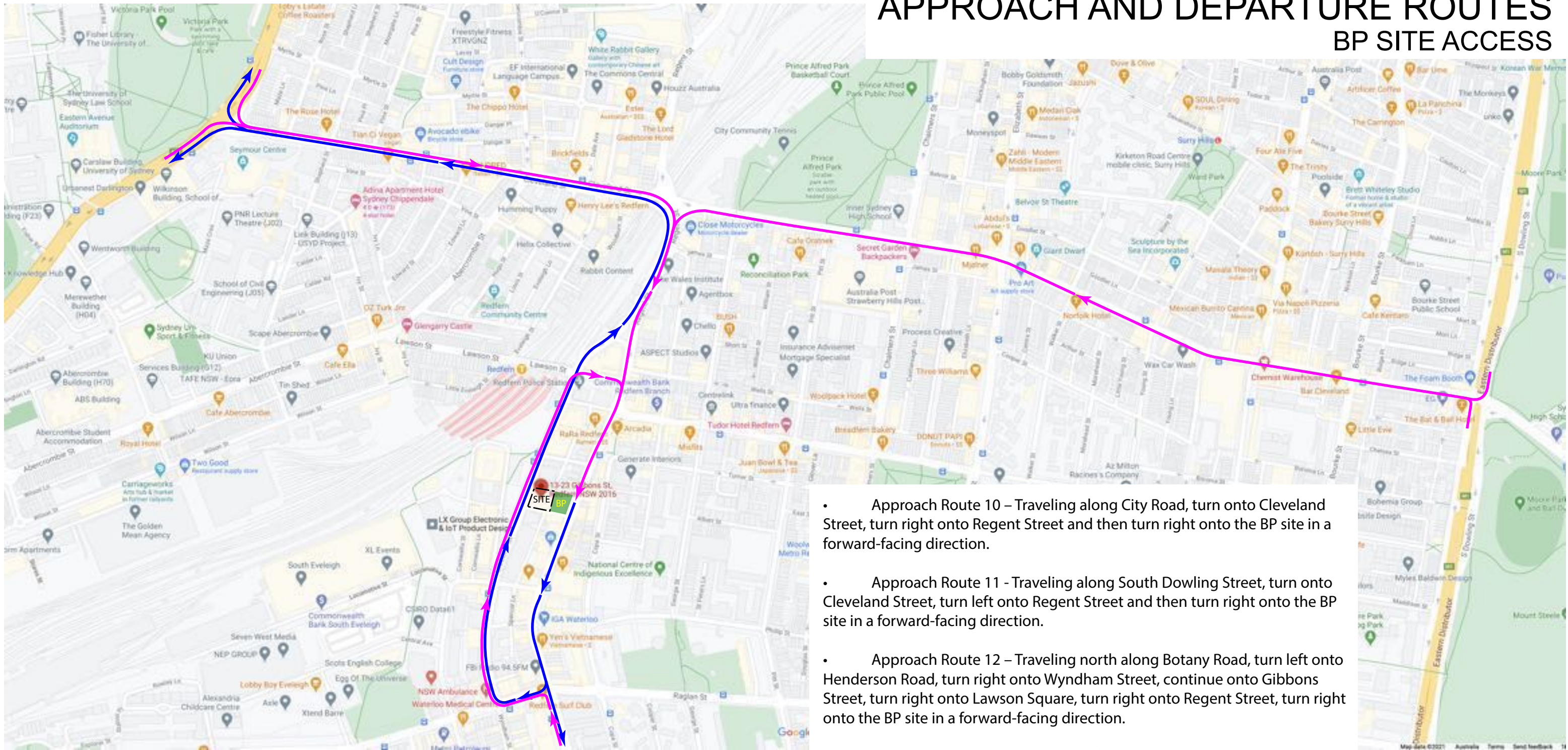
GIBBONS STREET WORKS ZONE



- Approach Route 4– Traveling along City Road, turn onto Cleveland Street, turn right onto Regent Street, turn right onto Henderson Road, turn right onto Gibbons Street and then stand within the Works Zone in a forward-facing direction.
- Approach Route 5 - Traveling along South Dowling Street, turn onto Cleveland Street, turn left onto Regent Street, turn right onto Henderson Road, turn right onto Gibbons Street and then Stand within the Works Zone in a forward-facing direction.
- Approach Route 6 – Traveling along Botany Road, turn right onto Henderson Street, turn right onto Gibbons Street and then stand within the Works Zone in a forward-facing direction.
- Departure Route 3 – In a forward-facing direction exit the Works Zone and continue along Gibbons Street, turn left onto Cleveland Street and then turn onto City Road.
- Departure Route 4 – In a forward-facing direction exit the Works Zone and continue along Gibbons Street, turn right onto Lawson Square, turn right onto Regent Street and then continue onto Botany Road.

APPROACH AND DEPARTURE ROUTES

BP SITE ACCESS




- Approach Route 10 – Traveling along City Road, turn onto Cleveland Street, turn right onto Regent Street and then turn right onto the BP site in a forward-facing direction.
- Approach Route 11 - Traveling along South Dowling Street, turn onto Cleveland Street, turn left onto Regent Street and then turn right onto the BP site in a forward-facing direction.
- Approach Route 12 – Traveling north along Botany Road, turn left onto Henderson Road, turn right onto Wyndham Street, continue onto Gibbons Street, turn right onto Lawson Square, turn right onto Regent Street, turn right onto the BP site in a forward-facing direction.
- Departure Route 7 – In a forward-facing direction exit the BP site and turn right onto Regent Street and then continue along Botany Road.
- Departure Route 8 - In a forward-facing direction exit the BP site and turn right onto Regent Street, turn right onto Henderson Road, turn right onto Wyndham Street, continue onto Gibbons Street, turn left onto Cleveland and then turn onto City Road




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Project/Event:	MIXED-USE DEVELOPMENT			
Location:	13-23 GIBBONS STREET, REDFERN NSW			
Client :	RICHARD CROOKES CONSTRUCTIONS PTY LTD			
Plan No.	SBMG02209-05	B	Date:	5TH OCTOBER 2021
SCALE: NOT TO SCALE				

PREPARED BY: MATTHEW YOUNG RMS PREPARE A WORKZONE TRAFFIC MANAGEMENT PLAN CERTIFICATE No. 0051718998	DATE	DESCRIPTION
		E
		D
		C
	05/10/21	B CTMP R2
SIGNED: 	29/03/21	A INITIAL SUBMISSION


LEGEND:



SITE BOUNDARY



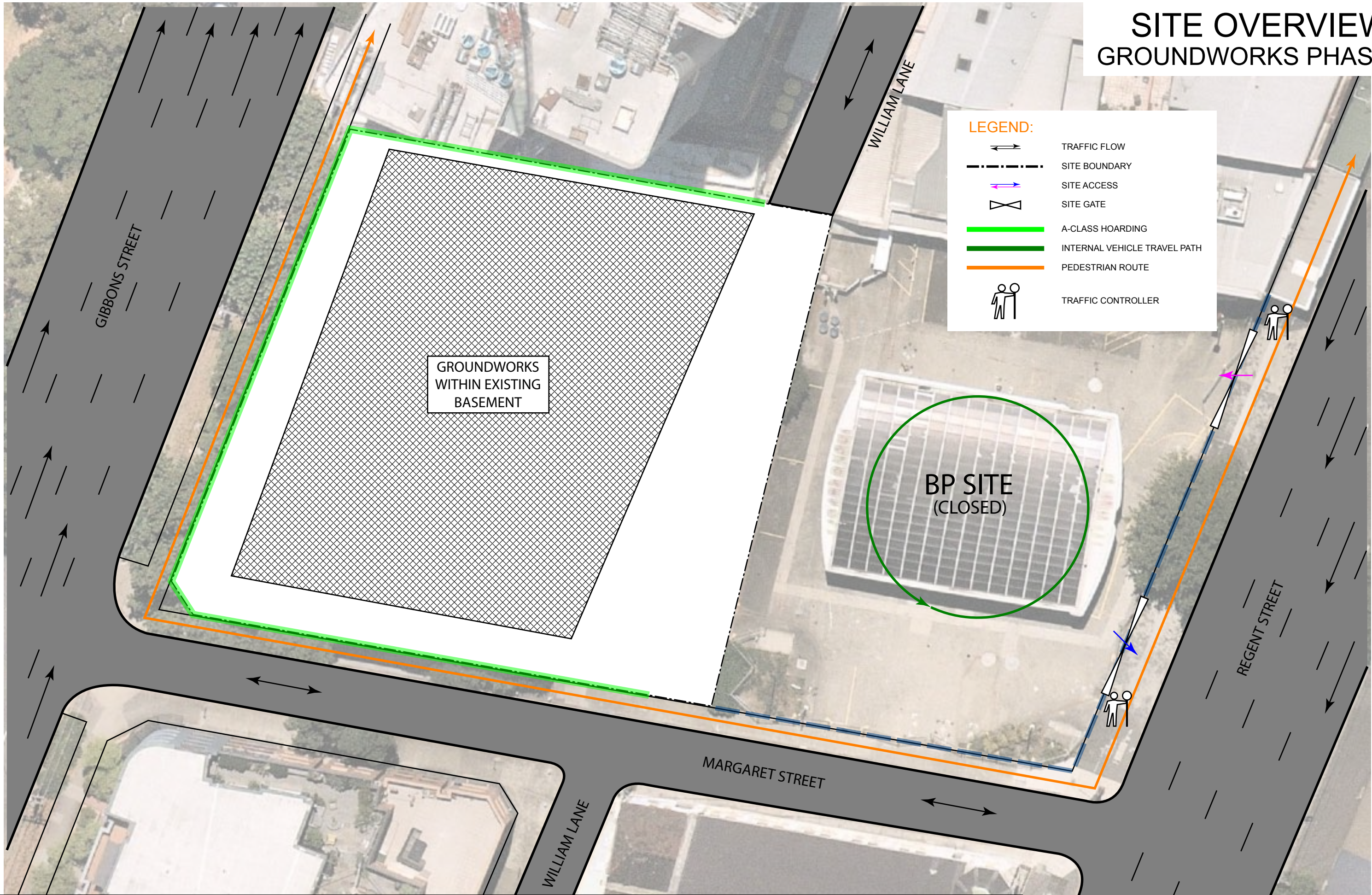
SITE APPROACH ROUTE










SITE DEPARTURE ROUTE

SITE OVERVIEW

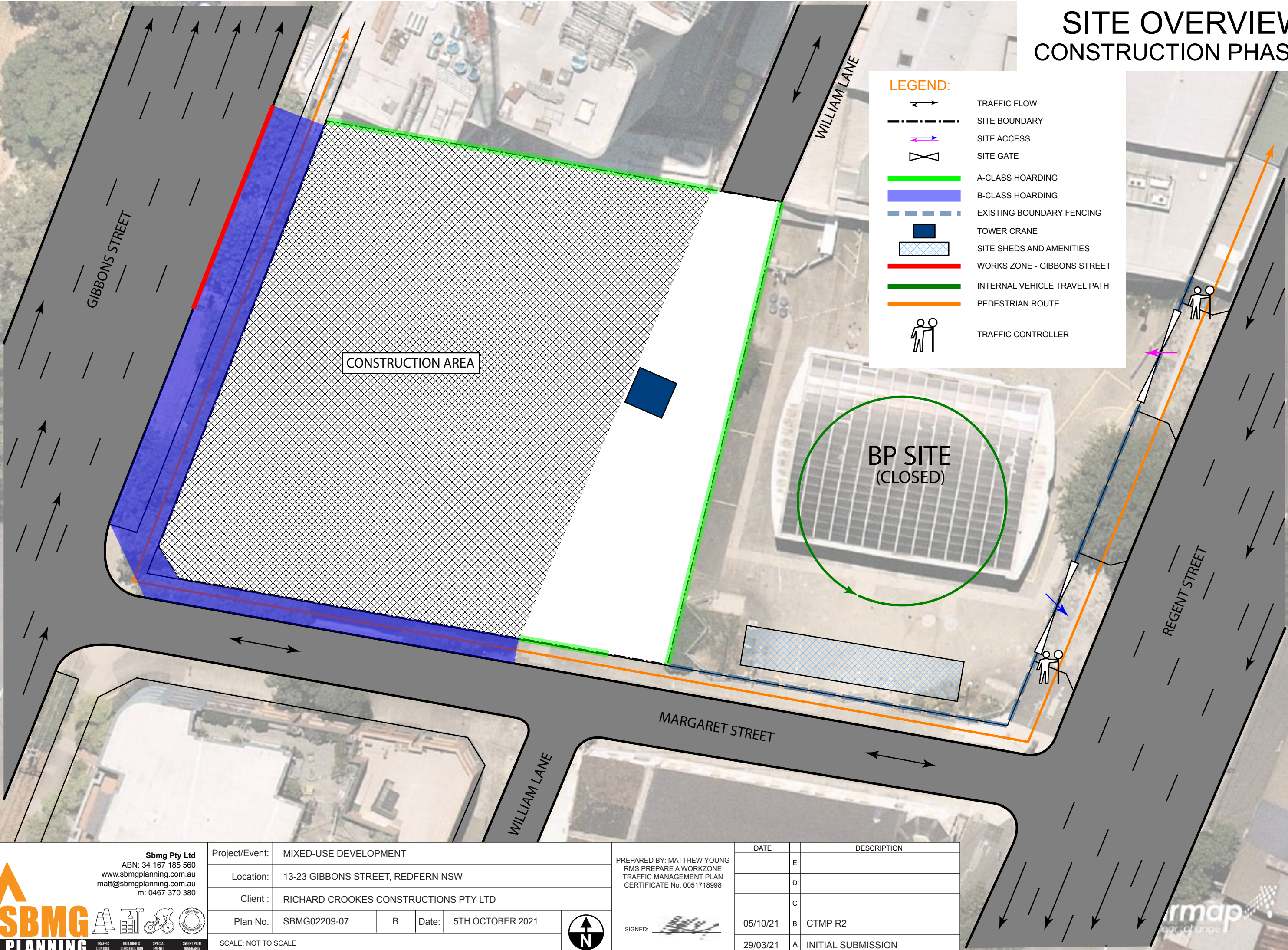
GROUNDWORKS PHASE



<div><div>Sbmg Pty Ltd ABN: 34 167 185 560 www.sbmglplanning.com.au matt@sbmglplanning.com.au m: 0467 370 380</div><div></div></div>	Project/Event:	MIXED-USE DEVELOPMENT					PREPARED BY: MATTHEW YOUNG RMS PREPARE A WORKZONE TRAFFIC MANAGEMENT PLAN CERTIFICATE No. 0051718998 SIGNED: 	DATE		DESCRIPTION
	Location:	13-23 GIBBONS STREET, REDFERN NSW							E	
	Client :	RICHARD CROOKES CONSTRUCTIONS PTY LTD							D	
	Plan No.	SBMG02209-06	B	Date:	5TH OCTOBER 2021				C	
	SCALE: NOT TO SCALE							05/10/21	B	CTMP R2
							29/03/21	A	INITIAL SUBMISSION	

SITE OVERVIEW

CONSTRUCTION PHASE

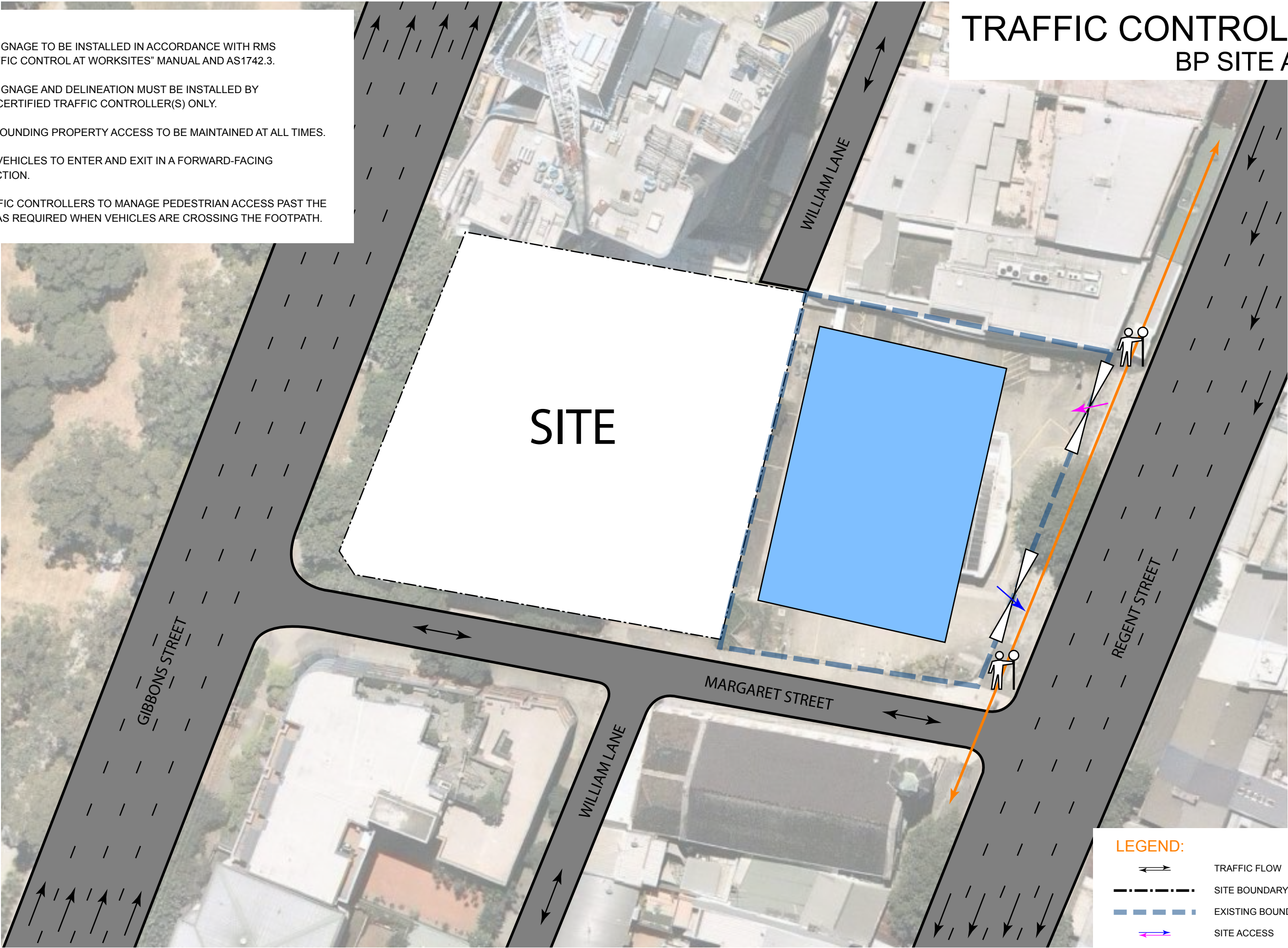


Appendix B

NOTES:

- 1. ALL SIGNAGE TO BE INSTALLED IN ACCORDANCE WITH RMS "TRAFFIC CONTROL AT WORKSITES" MANUAL AND AS1742.3.
- 2. ALL SIGNAGE AND DELINEATION MUST BE INSTALLED BY RMS CERTIFIED TRAFFIC CONTROLLER(S) ONLY.
- 3. SURROUNDING PROPERTY ACCESS TO BE MAINTAINED AT ALL TIMES.
- 4. SITE VEHICLES TO ENTER AND EXIT IN A FORWARD-FACING DIRECTION.
- 5. TRAFFIC CONTROLLERS TO MANAGE PEDESTRIAN ACCESS PAST THE SITE AS REQUIRED WHEN VEHICLES ARE CROSSING THE FOOTPATH.

TRAFFIC CONTROL PLAN
BP SITE ACCESS



LEGEND:

- TRAFFIC FLOW
- SITE BOUNDARY
- EXISTING BOUNDARY FENCING
- SITE ACCESS
- SITE GATE
- VEHICLE STANDING / STAGING AREA
- PEDESTRIAN ROUTE
- TRAFFIC CONTROLLER

Appendix C

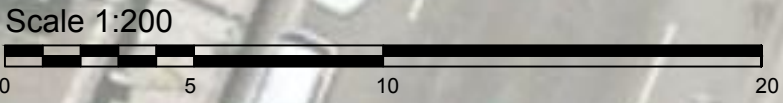


Notes:

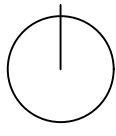
VEHICLE PATHS CALCULATED USING AUTODESK AUTOCAD 2017 & AUTODESK VEHICLE TRACKING 2017.

AS/NZS 2890.2:2002 HRV - HEAVY RIGID VEHICLE USED WITH A KERB TO KERB TURNING RADIUS OF 12.500m.

DIAGRAM ILLUSTRATES TURNING MANOEUVRES REQUIRED FOR TRUCKS TO ENTER AND EXIT THE SITE USING THE PROPOSED SITE ACCESS.



SCALE: 1:200 @A1



Rev Notes:
A - INITIAL SUBMISSION

Legend:

- FRONT OVERHANG - FORWARD-FACING
- WHEEL PATH - FORWARD-FACING
- FRONT OVERHANG - REVERSE DIRECTION
- WHEEL PATH - REVERSE DIRECTION

SWEPT PATH DIAGRAM
FORWARD-FACING DIRECTION
BP SITE ACCESS

Project: MIXED-USE DEVELOPMENT
Location: 13-23 GIBBONS STREET, REDFERN

Prepared By: MATTHEW YOUNG
Plan: SBMG02209-13 A Issue: Date: 26/03/21

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Appendix D

The City of Sydney Standard Requirements for Construction Traffic Management Plan

The Applicant or contractor undertakes to follow and abide by the following requirements at all times during the demolition, excavation and construction works at 13-23 Gibbons Street, Redfern SSD 9194

1. Details of routes to and from site and entry and exit points from site – site specific
2. Details of roads that may be excluded from use by construction traffic i.e. roads with load limits, quiet residential streets or access/turn restricted streets – site specific
3. The approved truck route plan shall form part of the contract and must be distributed to all truck drivers.
4. All vehicles must enter and exit the site in a forward direction (unless specific approval for a **one-off occasion** is obtained from the City's Construction Regulation Unit).
5. Trucks are not allowed to reverse into the site from the road (unless specific approval for a **one-off occasion** is obtained from the City's Construction Regulation Unit).
6. The Applicant must provide the City with details of the largest truck that will be used during the demolition, excavation and construction.

NOTE: No dog trailers or articulated vehicles (AV) to be used (unless specific approval for a **one-off occasion** is obtained from the City's Construction Regulation Unit).

7. Oversize and over-mass vehicles are not allowed to travel on Local Roads (unless approval for a **one-off occasion** is obtained from the City's Traffic Operations Unit). Requests to use these vehicles must be submitted to the City 28 days prior to the vehicle's scheduled travel date. For more information please contact the National Heavy Vehicle Regulator (NHVR) on 1300 696 487 or www.nhvr.gov.au.
8. No queuing or marshalling of trucks is permitted on any public road.
9. Any temporary adjustment to Bus Stops or Traffic Signals will require the Applicant to obtain approval from the STA and RMS respectively prior to commencement of works.
10. All vehicles associated with the development shall be parked wholly within the site. All site staff related with the works are to park in a designated off street area or be encouraged to use public transport and not park on the public road.
11. All loading and unloading must be within the development site or at an approved "Works Zone".

12. The Applicant must apply to the City's Traffic Works Co-ordinator to organise appropriate approvals for Work Zones and road closures.
13. The Applicant must apply to the City's Construction Regulations Unit to organise appropriate approvals for partial road closures.
14. The Applicant must apply to the Transport for NSW's Transport Management Centre for approval of any road works on State Roads or within 100m of Traffic Signals and receive an approved Road Occupancy Licence (ROL). A copy of the ROL must be provided to the City.
15. The Applicant must apply to the City's Construction Regulations Unit to organise appropriate approvals for temporary driveways, cranes and barricades etc.
16. The Applicant must comply with development consent for hours of construction.
17. All Traffic Control Plans associated with the CTMP must comply with the Australian Standards and Roads and Maritime Services (RMS) Traffic Control At Work Sites Guidelines.
18. Traffic Controllers are NOT to stop traffic on the public street(s) to allow trucks to enter or leave the site. They MUST wait until a suitable gap in traffic allows them to assist trucks to enter or exit the site. The Roads Act does not give any special treatment to trucks leaving a construction site - **the vehicles already on the road have right-of-way.**
19. Pedestrians may be held only for very short periods to ensure safety when trucks are leaving or entering BUT you must NOT stop pedestrians in anticipation i.e. **at all times the pedestrians have right-of-way on the footpath not the trucks.**
20. Physical barriers to control pedestrian or traffic movements need to be determined by the City's Construction Regulations Unit prior to commencement of work.
21. The Applicant must obtain a permit from the City's Construction Regulation Unit regarding the placing of any plant/equipment on public ways.
22. The Applicant must apply to the City's Building Approvals Unit to organise appropriate approvals for hoarding prior to commencement of works.
23. The CTMP is for the excavation, demolition and construction of building works, not for road works (if required) associated with the development. Any road works will require the Applicant or the contractor to separately seek approval from the City and/or RMS for consideration. Also WorkCover requires that Traffic Control Plans must comply with Australian Standards 1742.3 and must be prepared by a Certified Traffic Controller (under RMS regulations).
24. Please note that the provision of any information in this CTMP will not exempt the Applicant from correctly fulfilling all other conditions relevant to the development consent for the above site.