



4 July 2017

Roads and Maritime Reference: SYD17/00445/02 (A18078222)  
DP&E Ref: SSD 8351

Team Leader  
Key Sites Assessments  
Department of Planning and Environment  
GPO Box 39  
Sydney NSW 2001

Attention: Brendon Roberts

Dear Sir/Madam

STAGE 1 CONCEPT PROPOSAL FOR THE DEVELOPMENT OF THE MARTIN PLACE  
PRECINCT  
NOTICE OF EXHIBITION OF EIS

Reference is made to the Department of Planning and Environment (DP&E) correspondence dated 30 March 2017, regarding the abovementioned Application which was referred to Roads and Maritime Services (Roads and Maritime) for comment.

Roads and Maritime has reviewed the submitted application and raises no objection to the Stage 1 concept proposal for the State Significant Development. Roads and Maritime provides the following comments for the Department's consideration in the determination of the Application:

1. The layout of any proposed loading/parking areas associated with the subject development (including, driveways, grades, turn paths, sight distance requirements in relation to landscaping and/or fencing, aisle widths, aisle lengths, and parking bay dimensions) should be in accordance with AS 2890.1- 2004, AS2890.6-2009 and AS 2890.2 – 2002 for heavy vehicle usage.
2. The proposed loading dock capacity should be adequate to cater for the full service vehicle demands of the ultimate development.
3. The proposed vehicular access points for the loading dock should be located as far as reasonably practical away from the traffic control signals on Castlereagh Street.
4. All vehicles should enter and exit the site in a forward direction. The swept path of the longest vehicle (including garbage trucks, building maintenance vehicles and removalists) entering and exiting the development, as well as manoeuvrability through the site, should be in accordance with AUSTROADS. In this regard, a plan shall be submitted to Council for approval, which shows that the proposed development complies with this requirement.

**Roads and Maritime Services**

5. The proposed development will generate significant additional pedestrian movements in the area. The applicant should demonstrate that proposed pedestrian facilities for access to the public transport network will be adequate to cater for future demands on key pedestrian desire lines. Pedestrian modelling should be undertaken in consultation with the TfNSW Sydney Coordination Office and Council. Consideration should be given to providing subterranean pedestrian links to accommodate the additional demand where required.
6. In due course a Construction Traffic Management Plan detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control would need to be submitted to Council and the TfNSW Sydney Coordination Office for review and approval, prior to the commencement of any works. This will need to consider the altered access arrangements for existing Martin Place rail users during construction. The proposed construction staging methodology will need to consider how customers get to and from bus services and taxis in Castlereagh Street and Elizabeth Street and across their respective Martin Place mid-block pedestrian crossings. It will need to be demonstrated that the proposal can be constructed while the impacts to rail users (and their connections) are appropriately managed.

Should you have any further inquiries in relation to this matter, please do not hesitate to contact Rachel Nicholson on telephone 8849 2702 or by email at [development.sydney@rms.nsw.gov.au](mailto:development.sydney@rms.nsw.gov.au)

Yours sincerely,

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

Adam Berry  
**Director, CBD & East Precinct**  
**Sydney Division**