



5 October 2017

Roads and Maritime Reference: SYD17/00445/03 (A19144485)
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
STATION PRECINCT
RESPONSE TO SUBMISSIONS**

Reference is made to the Department of Planning and Environment (DP&E) correspondence dated 19 September 2017, regarding the Response to Submissions for the abovementioned Stage 1 State Significant Development Application, which was referred to Roads and Maritime Services (Roads and Maritime) for comment.

Roads and Maritime has reviewed the Response to Submissions for the Stage 1 Application and notes that its previous comments on the proposal have been considered and the applicant intends to further address these comments in the preparation of the Stage 2 development application. Roads and Maritime raises no objection to the Stage 1 application and requests that the following condition is incorporated into any consent issued by DP&E:

1. A draft Construction Pedestrian and Traffic Management Plan (CPTMP) shall be prepared in consultation with the TfNSW Sydney Coordination Office as part of the Stage 2 development application. The draft CPTMP shall include (but not be limited to) details of construction vehicle routes, number of trucks, hours of operation, access arrangements (including consideration to pedestrians and cyclists) and traffic control.

The draft CPTMP will need to consider the cumulative impacts of infrastructure projects and developments under construction in the vicinity of the site. The CPTMP will need to identify mitigation measures to ensure the proposal can be constructed while the impacts to rail users (and their connections) are appropriately managed.

Further to the above, the following comments/further assessment requirements are provided for consideration in the preparation of the Stage 2 development application (reiterated from the previous Roads and Maritime response letter dated 4 July 2017):

1. The Stage 2 development application should include a detailed pedestrian impact assessment to 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. The assessment should identify any required improvements to pedestrian facilities to accommodate the additional demand. This should include consideration to provision of subterranean pedestrian links.
2. 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.
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. The proposed loading dock capacity should be adequate to cater for the full service vehicle demands of the ultimate development. An assessment of the loading dock capacity and details of proposed management plans should accompany any Stage 2 development application.

Should you have any further inquiries in relation to this matter, please do not hesitate to contact the undersigned on telephone 8849 2702 or by email at development.sydney@rms.nsw.gov.au

Yours sincerely,



Rachel Nicholson
A/ Senior Land Use Planner
Network Sydney CBD & East Precinct