

Mr Cameron Sargent  
Team Leader  
Key Site Assessments  
Department of Planning and Environment  
GPO Box 39  
Sydney NSW 2001

**Attention:** Matthew Rosel

Dear Mr Sargent

**State Significant Development Application for Crown Sydney Hotel Resort  
(SSD 6957), 51a Hickson Road, Barangaroo – Response to Submissions**

Thank you for your letter dated 21 September 2015 requesting Transport for NSW (TfNSW) comment on the above Response to Submissions.

Roads and Maritime Services will provide a separate response.

TfNSW comments on the Response to Submissions are provided below:

Car Parking Demand for the Hotel

The TfNSW submission requested that the applicant undertakes a detailed analysis to demonstrate that 300 car parking spaces would be available for visitors to the Crown Hotel at the carparks located in the vicinity of the Barangaroo Precinct to accommodate the shortfall in hotel parking. However, there has been no quantitative analysis of capacity and demand of nearby car parks to take excess demand from the hotel in the Revised Transport Assessment Report. Therefore, TfNSW requests that the applicant undertakes a detailed parking assessment of nearby car parks that are expected to be used by hotel patrons.

Bicycle Parking and End of Trip Facilities

TfNSW acknowledges that the details of bicycle parking spaces and end of trip facilities are discussed in the traffic assessment report. TfNSW requests that the applicant demonstrates that the number and location of bicycle parking spaces and end of trip facilities for staff and visitors have been proposed based on the relevant standards and guidelines.

### Consultation with CBD Coordination Office

The Response to Submissions states that the final location of the coach parking for Crown Sydney Hotel Resort will be confirmed at a later date in consultation with key stakeholders. TfNSW requests that the applicant works with the CBD Coordination Office to identify the final location of coach parking area within the Barangaroo Precinct.

### Construction Traffic and Pedestrian Management

Several construction projects are likely to occur at the same time within the Barangaroo and Wynyard Precincts. The cumulative increase in construction vehicle movements from these projects could have the potential to impact on general traffic and bus movements in the CBD and the safety of pedestrians and cyclists within the Barangaroo and Wynyard Precincts, particularly during the commuter peak periods. TfNSW requests that a Construction Traffic and Pedestrian Management Plan be prepared in consultation with the CBD Coordination Office within TfNSW and Roads and Maritime Services.

### Suggested Conditions of Consent

**Attachment 1** provides suggested Conditions of Consent for the above.

TfNSW requests that the applicant consults with the CBD Coordination Office to address the issues identified in this letter.

Thank you again for the opportunity of providing advice for the above development application. If you require clarification of any issue raised, please don't hesitate to contact Mark Ozinga, Principal Manager Land Use Planning and Development on 8202 2198.

Yours sincerely



Marg Prendergast  
**Coordinator General**  
**CBD Coordination Office**

20.11.15

CD15/19107

## **Attachment 1 – Suggested Conditions of Consent**

### **Car Parking Demand for the Hotel**

The applicant shall undertake a detailed analysis to demonstrate that 300 car parking spaces would be available for visitors to the Crown Hotel at the carparks located in the vicinity of the Barangaroo Precinct to accommodate the shortfall in hotel parking. The detailed analysis shall include hourly demand and capacity of each car park in the vicinity of the Barangaroo Precinct for a week period.

### **Bicycle Parking and end of trip facilities**

The applicant shall provide details in relation to the number and location of bicycle parking spaces and end of trip facilities for staff and visitors based on the relevant standards and guidelines.

### **Consultation with CBD Coordination Office**

The applicant shall consult with the CBD Coordination Office to identify the final location of coach parking area for the Crown Sydney Resort Hotel within the Barangaroo Precinct.

### **Construction Traffic and Pedestrian Management Plan**

Prior to the commencement of any works on the Site, a Construction Traffic and Pedestrian Management Plan prepared by a suitably qualified person shall be submitted to the Principal Certifying Authority (PCA). The Plan must be prepared in consultation with the CBD Coordination Office within TfNSW and Roads and Maritime Services. The Plan shall address, but not be limited to, the following matters:

- a. Details of construction activities and timing of these activities;
- b. Ingress and egress of vehicles to the Site;
- c. The staging of works and simultaneous construction with other projects in the Barangaroo and Wynyard Precincts;
- d. Predicted construction traffic movements, types and routes;
- e. Construction impacts on the road network, bus operation, bus stops and the safety of pedestrians/cyclists; and
- f. Pedestrian and traffic management measures.

The applicant shall submit a copy of the final Plan to the CBD Coordination Office for endorsement, prior to the commencement of work.