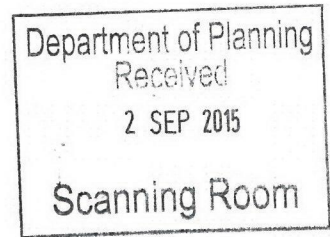




27 August 2015

Our Reference: SYD15/00550/03 (A10014788)
DP&E Ref: SSD 7024



Team Leader
Social Infrastructure
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Attention: Megan Fu

**ST GEORGE HOSPITAL REDEVELOPMENT STAGE 2 – ACUTE SERVICES BUILDING (ASB)
GRAY STREET, KOGARAH**

Dear Sir/Madam

Reference is made to the Department of Planning and Environment (DP&E) letter dated 24 June 2015 and email dated 12 August 2015 regarding the abovementioned application which was referred to Roads and Maritime Services (Roads and Maritime) for comment in accordance with the State Environmental Planning Policy (Infrastructure) 2007.

Roads and Maritime has concerns with the piecemeal assessment of the redevelopment of the St George Hospital. The incremental redevelopment of the hospital will result in the ultimate traffic impacts of the development not being wholly assessed. It is therefore difficult to determine the cumulative impacts of the redevelopment and identify road transport infrastructure/improvement works on the surrounding road network that might be required as a result of the ultimate redevelopment.

In this regard, Roads and Maritime recommends that the Department of Planning and Environment require a Master Plan for the ultimate redevelopment of the hospital and associated assessments, including a traffic and transport assessment to determine the impact of the ultimate redevelopment of the hospital on the adjacent road network with consideration to the impacts at key development stages/horizons (e.g. 2018 and 2022) and background traffic growth on the network at relevant future years.

Notwithstanding the above, Roads and Maritime has reviewed the submitted documentation and raises no objection to the Stage 2 application. Roads and Maritime has the following comments for your consideration in the determination of the application:

1. It is noted that the intersection of Kensington Street and Montgomery Street will operate at LoS F with a considerable increase in delays on the western approach resulting in vehicles queuing back to the roundabout intersection of Kensington Street and Gray Street to the west during the AM peak hour as a result of the ASB development.

Roads and Maritime would support the proposed 30m extension of the existing "No Stopping" parking restriction on the northern side of Kensington Street as an alleviation measure, subject to Council's approval as Kensington Street is a local street under the care and control of Council.

The appropriate community consultation should be undertaken with regard to the proposed parking restrictions.

2. The layout of the proposed car parking areas associated with the subject development (including, driveways, grades, turn paths, sight distance requirements, aisle widths, aisle lengths, and parking bay dimensions) should be in accordance with AS 2890.1- 2004 and AS 2890.2- 2002 for heavy vehicle usage.
3. A Road Occupancy Licence should be obtained from Transport Management Centre for any works that may impact on traffic flows on Princes Highway during construction activities.
4. A Construction Traffic Management Plan detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control should be submitted to Council for determination prior to the issue of a construction certificate.
5. All works/regulatory signposting associated with the proposed development are to be at no cost to Roads and Maritime.

Any inquiries in relation to this application can be directed to Zhaleh Alamouti on 8849 2331 or by email at development.sydney@rms.nsw.gov.au

Yours sincerely



Rachel Nicholson
A/Senior Land Use Planner
Network and Safety Section