



9 May 2018

Our Reference: SYD15/01513/08 (A22213921)  
DP&E Ref: SSD 7388 MOD 6

Amy Watson  
Team Leader  
Key Sites and Assessments  
Department of Environment & Planning  
320 Pitt Street  
SYDNEY NSW 2000

Attention: David Glasgow

Dear Ms Watson

**EXHIBITION OF MODIFICATION REQUEST FOR THE RIBBON, DARLING HARBOUR,  
DESIGN MODIFICATION AND EXTENSION OF CONSTRUCTION HOURS (SSD 7388 MOD 6)  
31 WHEAT ROAD, DARLING HARBOUR**

Reference is made to Council's correspondence dated 16 April 2018, 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 does not support the proposed modification at this stage subject to the following being addressed and resolved:

- Roads and Maritime does not support to the provision of an open air rooftop pool, a key development consent principle for all developments within 250 meters of the vent stack is for no open windows above 60 meters from ground level in order to manage the stack plume. Additionally, it is noted that the 2013 Air Quality Assessment report (attached) conducted by Pacific Environment and commissioned by the Developer, reviewed the MCoA 274 for Roads and Maritime to look at the impact of the Cross City Tunnel (CCT) Vent Stack Plume on the proposed development. In its recommendation, it states that no openings such as balconies, roof terraces and operable windows be located above 60 meters from ground level. The proposed open roof top pool is contrary with this advice.

- Roads and Maritime raises no further issues to the proposed modified construction hours. A Road Occupancy Licence should be obtained from Transport Management Centre for any works that may impact on traffic flows on Harbour Street during construction activities. In addition to that, it is requested that the developer consults with Roads and Maritime, Cross City Tunnel Project Engineer on 8837 0934 prior to applying for road occupancy licenses which require the full closure of Harbour Street.

Upon receipt of amended plans and information addressing the abovementioned concerns, Roads and Maritime will review and provide a response accordingly.

Should you have any further queries in relation to this development application, Shivani Karan would be pleased to take your call on 8849 2441 or e: [development.sydney@rms.nsw.gov.au](mailto:development.sydney@rms.nsw.gov.au)

Yours sincerely

A handwritten signature in dark ink, consisting of a stylized 'A' followed by a series of loops and a long horizontal stroke.

**Aleks Tancevski**  
**Senior Land Use Planner**  
**Sydney Division – South East Precinct**