



8 November 2018

RMS Ref: SYD18/00594/03

Department Ref: SSD 9275

Cameron Sargent  
Team Leader  
Department of Planning & Environment  
GPO Box 39  
Sydney NSW 2001

Attention: Ellen Mannix

Dear Mr Sargent

**MIXED-USE STUDENT ACCOMODATION (SSD 9275)  
80-88 REGENT STREET, REDFERN**

Reference is made to the Department's email dated 15 October 2018 with regard to the abovementioned development proposal, which was referred to Roads and Maritime Services (Roads and Maritime) in accordance with Clause 104 and Schedule 3 of *State Environment Planning Policy (Infrastructure) 2007*.

Roads and Maritime has reviewed the submitted application and whilst has no objections to the proposed development, provides the following comments for the Department's consideration in the determination of the application:

1. All buildings and structures, together with any improvements integral to the future use of the site are wholly within the freehold property (unlimited in height or depth), along the Regent Street boundary.
2. Detailed design plans and hydraulic calculations of any changes to the stormwater drainage system are to be submitted to Roads and Maritime for approval, prior to the commencement of any works.

A plan checking fee will be payable and a performance bond may be required before Roads and Maritime approval is issued.

3. The developer is to submit design drawings and documents relating to the excavation of the site and support structures to Roads and Maritime for assessment, in accordance with Technical Direction GTD2012/001.

The developer is to submit all documentation at least six (6) weeks prior to commencement of construction and is to meet the full cost of the assessment by Roads and Maritime.

If it is necessary to excavate below the level of the base of the footings of the adjoining roadways, the person acting on the consent shall ensure that the owner/s of the roadway is/are given at least seven (7) day notice of the intention to excavate below the base of the footings. The notice is to include complete details of the work.

4. All works and signposting (including any utility adjustment/relocation works) shall be at no cost to Roads and Maritime.
5. All vehicles must enter and exit the site in a forward direction.
6. The swept path of the longest vehicle (to service the site) entering and exiting the subject site, as well as manoeuvrability through the site, shall be in accordance with AUSTROADS. In this regard, a plan should be submitted to Council for approval, which shows that the proposed development complies with this requirement.
7. Vegetation and proposed landscaping/fencing must not hinder driver sightlines to/from the driveway to road users on Gibbons Street.
8. A Road Occupancy Licence should be obtained from Transport Management Centre for any works that may impact on traffic flows on Regent Street during construction activities.
9. All demolition and construction vehicles are to be contained wholly within the site as a construction zone will not be permitted on Regent Street.
10. A Construction Pedestrian Traffic Management Plan (CPTMP) shall be submitted in consultation with the Sydney Coordination Office (SCO), prior to the issue of a Construction Certificate. The CPTMP needs to include, but not be limited to, the following: construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control.

If you have any further inquiries in relation to this development application, please contact Jana Jegathesan, Land Use Planner, by email at [development.sydney@rms.nsw.gov.au](mailto:development.sydney@rms.nsw.gov.au).

Yours sincerely

A handwritten signature in black ink, appearing to read 'BEPeg'.

**Brendan Pegg**  
**A/Senior Manager, Land Use Assessment**  
**South East Precinct, Sydney Division**