

29 October 2013

RMS Reference: SYD12/00883/02 Contact: Xi Lin
DP&I Reference: SSD_5397

Director
Industry, Social Projects and Key Sites
Department of Planning and Infrastructure
GPO Box 39
SYDNEY NSW 2001

Attention: Mark Brown

**STATE SIGNIFICANT DEVELOPMENT – APPLICATION FOR THE REDEVELOPMENT OF THE
IMAX BUILDING – SSD 5397**

Dear Sir,

I refer to the Department of Planning and Infrastructure's (DP&I) correspondence of 10 September 2013 regarding the abovementioned development application (DP&I Ref: SSD_5397) forwarded to the Roads and Maritime Services for comment.

RMS has reviewed the application and raises no objections subject to the following requirements:

1. RMS Asset requirements:

- a) No permanent infrastructure is to be constructed within two metres of the surface of any part of the Western Distributor structures. RMS Sydney Asset Manager is to be consulted at the preliminary and detailed design stages to ensure that the appropriate clearances from the Western Distributor structures are provided to allow for access for inspection and maintenance of those structures. (Note: This consultation would also address any exceptional circumstances where the two metre clearance cannot be provided).
- b) Any activity that has the potential to affect an RMS maintained road and Western Distributor infrastructure, (which includes any support columns, footings or piers), shall be investigated for integrity and serviceability by a qualified practicing bridge structural and geotechnical engineer(s). These activities must comply with RMS Technical Direction (GTD 2012/001) – Excavation Adjacent to RMS Infrastructure. This will require the Applicant to submit geotechnical investigation reports, design drawings to RMS for assessment. If any new structures or footings are proposed near or adjacent to the existing deep raked piles and other foundations associated with the Western Distributor piers, then RMS approval must be obtained at the preliminary and detailed design stages. A copy of this Technical Direction can be downloaded via the following link:

<http://www.rta.nsw.gov.au/doingbusinesswithus/engineeringpolicies/technicaldirections.html>

Roads & Maritime Services

- c) The proposed IMAX centre structures are to be designed to provide noise insulation to a degree that ensures compliance with the NSW Road Noise Policy.
 - d) The proposed IMAX centre structures are to be provided with fire protection and exhaust systems such that heat, smoke and exhaust from the proposed development do not endanger RMS structures and vehicles on the structure (a qualified Fire Engineer's Certificate is required). RMS Sydney Asset Manager is to be consulted at the preliminary and detailed design stages to ensure that the appropriate systems are incorporated as per the relevant Australian Standards.
 - e) All external facades of the proposed IMAX centre shall be positioned / lined to have a reflectivity that ensures that motorists on the Western Distributor viaduct shall not be blinded or disabled from maintaining control of the vehicles being driven. To ensure compliance, assessment of the potential effects of the proposed façade of the IMAX centre on the reflectivity and glare environment in the surrounding area is to be undertaken and submitted to RMS for review prior to the issue of any construction certificate.
 - f) The proposed IMAX centre is to be designed to prevent any falling object from impacting adversely onto the Western Distributor or members of the public from the development, during construction and in operation. Please also refer to Work Health & Safety (WHS) requirement guidelines which shall be provided upon request from RMS.
 - g) External facades should be designed to minimise damage from potential vandalism, including debris impacts from passing traffic.
 - h) In order for RMS to carry out maintenance and rehabilitation works on the Western Distributor, including the soffit of the bridge deck, access is required. As such, the relevant part of the structure of the proposed IMAX centre building needs to be able to carry a working load of not less than 2.5kPa.
 - i) RMS require suitable protection screens to be installed in the building (where appropriate) to ensure that access is prevented between the Western Distributor and IMAX centre by vandals which may attempt to graffiti any part of the Western Distributor.
 - j) For inspections, maintenance and rehabilitation works, RMS requires the proponent to facilitate access to the substructure and superstructure of the Western Distributor, including access via the IMAX. RMS will provide at least 48 hours of notice for these works.
 - k) For emergency works, typically in response to a traffic incident, RMS requires the proponent to facilitate immediate access to the substructure and superstructure of the Western Distributor structure (24 hours a day) in order to do urgent repair works as appropriate.
 - l) As some parts of the Western Distributor structure's columns/piers and the superstructure are within and in close proximity to the proposed IMAX centre, it is appropriate to carry out investigation and maintenance activities at the same time as the work on the rebuilding of the IMAX centre. The maintenance activities will depend on the results of the investigation and would most likely involve applying a coating system to the bridge structure and/or cathodic protection to the bridge. This would benefit all parties, as this would reduce the need for future maintenance and associated inconveniences.
2. The applicant will be required to enter into a Works Authorisation Deed (WAD) for the works associated with the development. Please note that the Works Authorisation Deed (WAD) will need to be executed prior to RMS's assessment of any required detailed civil design plans.

RMS fees for administration, plan checking, civil works inspections and project management shall be paid by the applicant prior to the commencement of works.

3. To address measures to be implemented to prevent queuing impacts on Harbour Street, the applicant shall prepare an Emergency Site Access Management Plan and Site Access Management Plan which shall be submitted to RMS / Transport Management Centre (TMC) for review / comment prior to the issue of a construction certificate.
4. A Construction Traffic Management and Access Plan should be prepared in consultation with RMS / Transport for NSW prior to the commencement of construction to address transport and access issues including the cumulative impacts of all projects below.
 - a) Barangaroo, now to at least 2020.
 - b) CBD & South East Light Rail, 2014/15 to 2020.
 - c) Central Park (former Carlton United Brewery), now to 2016.
 - d) Four Points by Sheraton, 2013 to 2015.
 - e) Sydney City Centre Bus Plan, 2014 to 2015.
 - f) Sydney Harbour Bridge Toll Plaza upgrade, now to 2015.
 - g) Sydney International Convention Exhibition & Entertainment Precinct, 2013 to 2020.
 - h) Wynyard Walk, now to 2015.

Note: Dates are indicative and are subject to confirmation with Project owners.

The report should demonstrate to the satisfaction of TfNSW / Council / RMS that cumulative traffic impacts from the abovementioned sites will not detrimentally impact key roads within and around the Sydney CBD.

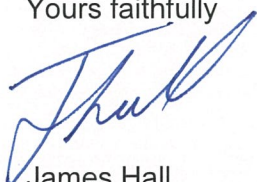
5. A Road Occupancy Licence (ROL) must be obtained from the TMC for any activity likely to impact on the operational efficiency of the road network. The ROL allows the applicant to use a specified road space at approved times, provided certain conditions are met. Proponents must allow a minimum of 10 working days for processing from date of receipt. Traffic Control Plans are to accompany each ROL application.
6. The applicant is to prepare and submit an Emergency Response Plan which includes standard operating procedures for managing construction, site emergencies / incidents to the RMS / Council / TMC for approval prior to the issue of a construction certificate.
7. The applicant must ensure that the proposed temporary gantry over Harbour Street and the supporting columns are designed to address the following matters:
 - a) Crash risk / protection.
 - b) Fire protection.
 - c) Lighting.
 - d) Adequate sight lines to traffic signal lanterns.
 - e) Working width sway envelope clearances.
 - f) 5.5m height clearance from the Harbour Street pavement.
8. The applicant is to ensure that the Western Distributor structure and substructure are adequately protected during demolition.
9. The applicant must ensure that the proposed crane does not carry any "loads" over / above the Western Distributor.
10. In accordance with Section 3.2.4 of the Department of Planning's Transport Corridor Outdoor Advertising and Signage Guidelines (July 2007) - the proposed external cinema screen will not be approved if it is facing any of the nearby road reservations and is visible to drivers. Therefore the applicant must ensure that the proposed external cinema screen is not visible to drivers on the Western Distributor and any other nearby road / street.

In addition to the above, RMS also provides the following advisory comments to the Department in the Determination of the proposed application:

11. The layout of the proposed parking areas, loading docks and access driveway associated with the subject development should be in accordance with AS 2890.1 – 2004 and AS 2890.2 - 2002.
12. The proposed swept paths of the longest vehicle entering and exiting the subject site, as well as manoeuvrability through the site, shall be in accordance with AUSTROADS. The Department should be satisfied that the submitted plans comply with this requirement.
13. All demolition and construction vehicles are to be contained wholly within the site and vehicles must enter the site before stopping.
14. All works associated with the proposed development shall be at no cost to the RMS.

Further inquiries in relation to this matter can be directed to the nominated Assistant Transport Planner Xi Lin on phone 8849-2906 or email: xi.lin@rms.nsw.gov.au

Yours faithfully



James Hall
A / Landuse Planning & Assessment Manager
Transport Planning, Sydney Region