11 May 2017

RMS Ref: SYD16/01652/03 (A117354023)
Council Ref: D/2017/349 (SSD 8105)

The General Manager
City of Sydney Council
GPO Box 1591
Sydney NSW 2001

Attention: Bridget McNamara

STATE SIGNIFICANT DEVELOPMENT APPLICATION FOR STAGE 1 CONCEPT APPROVAL
CONSTRUCTION OF A 50 STOREY MIXED USE BUILDING - 201-217 ELIZABETH STREET,
SYDNEY

Dear Sir/Madam,

Reference is made to Council’s letter dated 28 March 2017, and additional information provided
by the applicant dated 4 May 2017, in relation to the abovementioned Application which was
referred to Roads and Maritime Services (Roads and Maritime) for comment in accordance with
Schedule 3 of the State Environmental Planning Policy (Infrastructure) 2007.

Roads and Maritime has reviewed the submitted application and notes Stage 1 Concept Approval
is sought for the construction and use of a 50 storey mixed use building, indicatively comprising:

- 350 room hotel (podium levels),
- Retail levels (4,900sqm),
- Residential apartment tower (262 apartments),
- Four levels of basement parking (267 car parking spaces) and a pedestrian
  connection to Museum Station.

Roads and Maritime notes that the SSD Stage 1 consists of conceptual plans. It is understood
that the engineering detail will be developed further in the SSD Stage 2 DA phase.

Roads and Maritime has reviewed the submitted documentation and raises no objection, in-
principle, to the Stage 1 concept application and requests that the following requirements are
incorporated into the determination of the application (and addressed in the supporting
assessment for the Stage 2 detailed DA phase where appropriate):

1. The subject development site abuts the Cross City Tunnel (CCT) westbound tunnel. Of
   particular concern is the potential impact that the construction of two additional levels of
   basement could have on the surrounding geology of the Cross City Tunnel. The developer
   will be required to enter into an interface agreement, at their cost, with Transurban CCT.
   The interface agreement will need to detail all the requirements of design reviews,
   preconstruction assessments, and ongoing construction monitoring, such as vibration
   monitoring, that will be required to be undertaken by the developer.
2. The development is likely to be in close proximity to where the proposed Metro tunnel will cross the Cross City Tunnel westbound tunnel at the corner of Castlereagh Street and Park Street. The developer will be required to undertake detailed geological modelling of the impacts of their building combined with the impacts of the Metro tunnels on the Cross City Tunnel.

3. The developer is advised that the Cross City Tunnel has an easement (protection zone) around its rock bolts and this zone cannot be entered into. The developer will be required to provide further details to confirm this zone is not infringed upon.

4. The developer is to comply with the requirements of Roads and Maritime’s Technical Direction - Excavation Adjacent to RMS infrastructure (GTD 2012/001, copy attached for reference). The developer is to submit detailed design drawings and geotechnical reports relating to the excavation of the site and support structures to Roads and Maritime for assessment prior to the approval of any Construction Certificate, in accordance with Technical Direction GTD2012/001.

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

5. In relation to any multi-storey buildings associated with the development, the developer should give consideration to the attached Protocol to ensure there is no impact on/from the plume behaviour at the CCT Vent Stack at Darling Harbour. The Protocol was developed by Roads and Maritime in consultation with City of Sydney, Sydney Harbour Foreshore Authority and Department of Planning and Environment, to address the CCT Condition of Approval no 274.

6. The development shall not interfere with the ongoing operation and maintenance of the CCT.

7. A splay corner has been dedicated as public road by DP 868008 (limited in stratum), as shown by green colour on the attached aerial — “X”. All buildings and structures, together with any improvements integral to the future use of the site are to be wholly within the freehold property (unlimited in height or depth), along the Park Street and Elizabeth Street boundaries and any development works are not to compromise the CCT improvements.

8. Roads and Maritime reserves the right to include additional requirements upon review of the detailed engineering plans/reports in future detailed DA stages.

9. All works and signposting associated with the subject development shall be at no cost to Roads and Maritime.

In addition to the above, Roads and Maritime provides the following advisory comments to Council for consideration in its determination of the development application:

1. The layout of the proposed car parking areas associated with the subject development (including, driveways, grades, turn paths, sight distance requirements in relation to landscaping and/or fencing, aisle widths, aisle lengths, and parking bay dimensions) should be in accordance with AS 2890.1- 2004, AS2890.6-2009 and AS 2890.2 – 2002 for heavy vehicle usage.

2. Clear driver sightlines should be provided from the proposed vehicle crossings to all road users on Castlereagh Street.
3. The proposed development should be designed such that vibration/road traffic noise from the Cross City Tunnel is mitigated by durable materials in order to satisfy the requirements for habitable rooms under Clause 102 (3) of State Environmental Planning Policy (Infrastructure) 2007.

4. All vehicles are to enter and exit the site in a forward direction.

5. All vehicles are to be wholly contained on site before being required to stop.

6. 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 and TfNSW CBD Coordination Office for approval prior to the issue of a Construction Certificate.

If you have any further inquiries in relation to the subject development application, please contact Rachel Nicholson by telephone on 8849 2702 or by email at development.sydney@rms.nsw.gov.au

Yours sincerely

Adam Berry
Principal Network Manager CBD and East Precinct
Network Sydney