



Mr Andy Nixey
Acting Team Leader
Key Sites Assessments
Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

Attention: Michele Nettlefold

Dear Mr Nixey

**Notice of Re-Exhibition Mixed Use Development at 80-88 Regent Street, Redfern
(SSD 7080)**

Thank you for your letter dated 20 April 2017 requesting Transport for NSW (TfNSW) comment on the above.

The summary of key comments identified during the assessment of the proposal is provided below. A detailed discussion of these and remaining comments are included in **TAB A**.

- There are concerns about the potential impacts of the proposed development on the structural integrity and the safe, effective operation and maintenance of the future CBD Rail Link (CBDRL) and the future Sydney Metro City and Southwest rail corridors.

TfNSW requests that the applicant be conditioned to protect the future rail corridors.


- Several construction projects are likely to occur at the same time within the CBD and its surrounds. The cumulative increase in construction vehicle movements from these projects could have the potential to impact on general traffic and bus operations and the safety of pedestrians and cyclists within the CBD and its surrounds particularly during commuter peak periods.

TfNSW requests that the applicant be conditioned to prepare a detailed Construction Pedestrian and Traffic Management Plan (CPTMP) prior to commencement of construction, which takes into account other construction projects (including Sydney Light Rail and the Sydney Metro City and Southwest projects) in the CBD and its surrounds.

TfNSW requests that the applicant consults with the CBD Coordination Office to address the above issues. TfNSW would be pleased to consider any further material forwarded from the applicant.

Thank you again for the opportunity of providing advice for the above development application. If you require clarification of any issue raised, please don't hesitate to contact Mark Ozinga, Principal Manager Land Use Planning and Development on 8202 2198.

Yours sincerely


Margaret Prendergast 30.5.17
Coordinator General
CBD Coordination Office

Objective Number - CD17/04619

TAB A - Detailed Traffic and Transport Comments on the Development Application

Sydney Metro City and Southwest

Comment

The Minister for Planning approved Chatswood to Sydenham section of the Sydney Metro City and South West project on 9 January 2017. Pursuant to the provisions of Clause 86 of the State Environmental Planning Policy (Infrastructure) 2007 (ISEPP), concurrence to the proposed development that impact on the corridor is required.

As this is a State Significant Development (SSD) application, the ISEPP does not apply. Nevertheless, TfNSW has undertaken a review of the relevant documentation supporting the development application to determine the degree of potential adverse effects of the proposed development on the Sydney Metro City and Southwest.

TfNSW advises that there are significant concerns that the proposed development would have an adverse effect on the viability of Sydney Metro City and Southwest.

Recommendation

TfNSW requests that the applicant be conditioned to the following:

1. Prior to the issue of a construction certificate the applicant is to consult with TfNSW to review the basement levels proposed in the development.
2. Prior to the issue of a construction certificate the applicant must address the following matters:
 - a) The design, construction and maintenance of the development so as to satisfy the requirements in (b) to (i) below;
 - b) Allowances for the future construction of Sydney Metro City and Southwest railway tunnels in the vicinity of the approved development;
 - c) Allowances in the design, construction and maintenance of the development for the future operation of railway tunnels in the vicinity of the approved development, especially in relation to noise, vibration, stray electrical currents, electromagnetic fields and fire safety;
 - d) Consultation with TfNSW;
 - e) Provision to TfNSW of drawings, reports and other information related to the design, construction and maintenance of the approved development;
 - f) Such other matters which TfNSW considers are appropriate to give effect to (a) to (e) above;
 - g) Such other matters as the owners and TfNSW may agree;
 - h) The design and construction of the basement levels, foundations and ground anchors for the approved development are to be completed to the satisfaction of TfNSW. For the Sydney Metro City and Southwest the developer shall develop their foundation design to ensure that all loads be transferred and have no adverse impacts on the Sydney Metro City and Southwest tunnel structures; and

- i) Demonstrate that the deformation induced by the bulk excavation will not have adverse impacts on Sydney Metro City and Southwest tunnels.
3. TfNSW, and persons authorised by it for this purpose, are entitled to inspect the site of the approved development and all structures to enable it to consider whether those structures on that site have been or are being constructed and maintained in accordance with these conditions of consent, on giving reasonable notice to the principal contractor for the approved development or the owner or occupier of the part of the site to which access is sought.

CBD Rail Link (CBDRL) Corridor

Comment

Pursuant to the provisions of Clause 88 of the ISEPP, the relevant rail authority is required to take into consideration the likely effect of the proposed development on:

- (a) the practicability and cost of carrying out rail expansion projects on the land in the future, and
- (b) without limiting paragraph (a), the structural integrity or safety of, or ability to operate, such a project, and
- (c) without limiting paragraph (a), the land acquisition costs and the costs of construction, operation or maintenance of such a project.

As this is a State Significant Development (SSD) application, the ISEPP does not apply. Nevertheless, TfNSW has undertaken a review of the relevant documentation supporting the development application to determine the degree of potential adverse effects of the proposed development on the CBD Rail Link (CBDRL) Corridor.

TfNSW advises that there are concerns about the potential impacts of the proposed development on the structural integrity and the safe, effective operation and maintenance of the CBDRL as the proposed development is located directly adjoining the proposed future rail corridor. The placing of any foundations, other structures and building loads in or near the proposed rail alignment may affect the structural integrity and operation of the CBDRL.

Recommendation

TfNSW requests that the applicant be conditioned to the following:

- Prior to the issue of a construction certificate:
 - The developer is to consult with TfNSW.;
 - All supporting design documentation, architectural plans and supporting expert consultant reports shall be prepared to the satisfaction of TfNSW and Sydney Trains;
 - All relevant design documentation including architectural plans and supporting expert consultant reports to TfNSW and Sydney Trains shall be provided for review and acceptance;
 - The developer shall confirm the foundations and supporting structure can accommodate the settlement requirement as indicated in drawing 482749-172. The developer shall confirm vertical downwards loading shall be limited as indicated in drawing 482749-172; and
 - The developer shall confirm with TfNSW whether an engineering assessment of

the ground/structure interaction associated with the future tunnel construction is required. The assessment is to confirm movements and stresses are within expected limitations for the proposed foundations, the rail corridor rock mass, and the future excavation of the rail tunnels. The ground/structure interaction modelling and analysis should be completed using appropriate empirical and/or numerical methods (e.g. finite element analysis).

- TfNSW, and persons authorised by it for this purpose, are entitled to inspect the site of the approved development and all structures to enable it to consider whether those structures on that site have been or are being constructed and maintained in accordance with these conditions, on giving reasonable notice to the principal contractor for the approved development or the owner or occupier of the part of the site to which access is sought.

Development near Rail Corridors and Busy Roads

Comment

The proposed development is located in close proximity to busy roads such as Regent Street and Gibbons Street.

Recommendation

TfNSW requests that the applicant be conditioned to the following:

- The applicant shall design and construct the development in accordance with the '*Development Near Rail Corridors and Busy Roads – Interim Guideline*' (2008) prepared by Department of Planning and Environment.

Construction Pedestrian and Traffic Management Plan

Comment

Several construction projects are likely to occur at the same time within the CBD and its surrounds. The cumulative increase in construction vehicle movements from these projects could have the potential to impact on general traffic and bus operations and the safety of pedestrians and cyclists within the CBD and its surrounds, particularly during commuter peak periods.

Recommendation

TfNSW requests that the applicant be conditioned to the following:

- The applicant shall prepare a detailed Construction Pedestrian and Traffic Management Plan (CPTMP) prior to commencement of construction, which takes into account other construction projects (including Sydney Light Rail the Sydney Metro City and Southwest projects) in the CBD; and
- The CPTMP shall demonstrate that the construction impacts on the road network, bus operation and pedestrian/cyclist safety and movements can be managed. The CPTMP should be prepared in consultation with TfNSW, Roads and Maritime Services and City of Sydney. The final CPTMP should be endorsed by the CBD Coordination Office within TfNSW prior to the issue of any Construction Certificates.