

Ms Emily Dickson
Senior Planning Officer
Key Sites Assessments
Department of Planning, Industry and Environment
GPO Box 39
Sydney NSW 2001

Dear Ms Dickson

**Block 4B Central Park Adaptive Reuse (SSD-9374)
Response to Submissions**

Thank you for your correspondence via the Major Projects Portal on 7 August 2020, requesting Transport for NSW (TfNSW) to review and comment on the above.

Freight and Servicing

Comment

The Response to Submission prepared by the applicant states the following:

“Noted. As per our previous response to Comment No. CoS9, different options for a loading area were considered but were not feasible due to the heritage and frontage constraints. It is also discussed in the responses to Comment No. T2, one loading zone can accommodate up to 20 deliveries during business hours and only 10 deliveries per day are expected for the site and therefore, minimal impacts to the surrounding kerbside on-street car parking spaces are expected.”

It is advised that:

- As per the Sydney CBD Loading Dock Study published by ARUP in 2017, 35 spaces were identified within this dock which could potentially be used to service Block 4B;
- The loading zone proposed by the applicant will be publicly available and capacity cannot be guaranteed. There are no other on-street loading zones on the western side of the Central Park precinct so usage of this loading zone by others can be expected; and
- Due to the loading zone being publicly available, scheduled deliveries by the tenants may not be practical.

Recommendation

It is requested that the applicant be conditioned to prepare a report to investigate the possible use of the underground dock (currently servicing Central Precinct) for shared servicing of Block 4B. The report should be provided for the review and endorsement of the Coordinator General, Transport Coordination, prior to the issue of the Construction Certificate.

Construction Pedestrian and Traffic Management

Comment

The Response to Submission states the following:

“The applicant is comfortable in accepting such a condition of consent”

Recommendation

It is requested that the applicant be conditioned to prepare a Construction Pedestrian and Traffic Management Plan (CPTMP) in consultation with the Sydney Coordination Office within TfNSW and submit a copy of the final CPTMP plan to the Coordinator General, Transport Coordination for endorsement, prior to the issue of any construction certificate or any preparatory, demolition or excavation works, whichever is the earlier.

Active Transport

Comment

It is noted that end of trip facilities are provided on the Basement 1 Level (Drawing 17007_DA1101 (E) Level B1 Plan) and that an area for bicycle parking is shown on the Ground Level (Drawing 17007_DA1102 (F) Ground Floor Plan). These two bicycle facilities are located at different levels.

Recommendation

It is recommended the bicycle facilities be located in secure, adequately lit and accessible areas based on the relevant Austroads guidelines.

Suggested draft Conditions of Consent are included in **TAB A**.

Thank you again for the opportunity of providing advice for the above development applications. If you require clarification of any issue raised, please don't hesitate to contact Para Sangar, Senior Transport Planner, Land Use Planning and Development on 0466 024 892.

Yours sincerely



17/8/2020

Mark Ozinga

Principal Manager Land Use Planning and Development
Customer Strategy and Technology

Objective Reference CD20/06583

TAB A - Suggested Draft Conditions of Consent

Freight and Servicing Management

Prior to the issue of any construction certificate, the applicant shall prepare a report to investigate the shared use the underground dock, currently servicing Central Precinct, to also be used for servicing Block 4B. The report should be provided for review and endorsement by the Coordinator General, Transport Coordination, prior to the issue of the Construction Certificate. This report shall include the following in relation to the underground dock:

- Feasibility of the use of the underground dock to service the Block 4B;
- Details of safe and compliant service paths from the underground dock to the building;
- Existing and projected utilisation of the dock with and without servicing requirements for Block 4B; and
- A Freight and Servicing Management Plan for the underground dock to accommodate the freight and servicing requirements for the Block 4B.

The Freight and Servicing Management Plan shall be implemented by the applicant following the issue of the Occupation Certificate.

Construction Pedestrian and Traffic Management

Prior to the issue of any construction certificate or any preparatory, demolition or excavation works, whichever is the earlier, the applicant shall:

- Prepare a Construction Pedestrian and Traffic Management Plan (CPTMP) in consultation with the Sydney Coordination Office within TfNSW. The CPTMP needs to specify matters including, but not limited to, the following:
 - A description of the development;
 - Location of any proposed work zone(s);
 - Details of crane arrangements including location of any crane(s);
 - Haulage routes;
 - Proposed construction hours;
 - Predicted number of construction vehicle movements and detail of vehicle types, noting that vehicle movements are to be minimised during peak periods;
 - Construction program and construction methodology;
 - A detailed plan of any proposed hoarding and/or scaffolding;
 - Measures to avoid construction worker vehicle movements within the CBD;
 - Consultation strategy for liaison with surrounding stakeholders, including other developments under construction;
 - Any potential impacts to general traffic, cyclists, pedestrians and bus services within the vicinity of the site from construction vehicles during the construction of the proposed works;
 - Cumulative construction impacts of projects including Sydney Metro City and South West. Existing CPTMPs for developments within or around the development site should be referenced in the CPTMP to ensure that coordination of work activities are managed to minimise impacts on the surrounding road network; and

- Proposed mitigation measures. Should any impacts be identified, the duration of the impacts and measures proposed to mitigate any associated general traffic, public transport, pedestrian and cyclist impacts should be clearly identified and included in the CPTMP.
- Submit a copy of the final plan to the Coordinator General, Transport Coordination within TfNSW for endorsement; and
- Provide the builder's direct contact number to small businesses adjoining or impacted by the construction work and the Transport Management Centre and Sydney Coordination Office within Transport for NSW to resolve issues relating to traffic, public transport, freight, servicing and pedestrian access during construction in real time. The applicant is responsible for ensuring the builder's direct contact number is current during any stage of construction.