

Architecture
Interiors
Urban Design
Project Management

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4 April 2023

NSW Land and Housing Corporation
4 Parramatta Square, 12 Darcy Street,
Parramatta NSW 2150

Attn: Mace Armoni

RE: BGYF2 17-21 Kimberley Street, Merrylands, NSW
SEPP Housing 2021 clause 93

Dear Sir,

With regards to the requirements of clause 93 (4)(c) of the SEPP (Housing) 2021, which includes the following requirements for the path to nominated bus stops:

the overall average gradient must be not more than 1:14 and the gradients along the pathway must be not more than—

- (i) 1:12 for a maximum length of 15m at a time, or*
- (ii) 1:10 for a maximum length of 5m at a time, or*
- (iii) 1:8 for a maximum length of 1.5m at a time.*

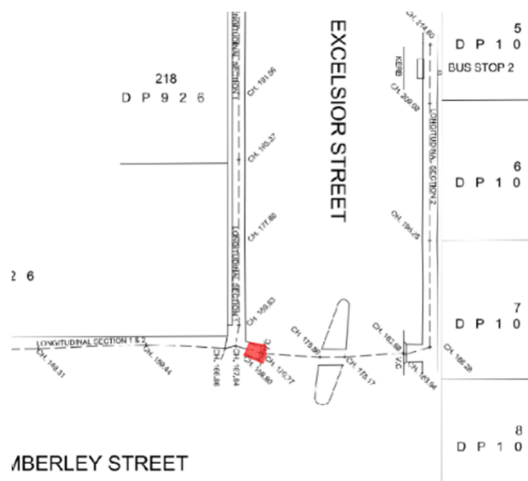
The longitudinal sections provided by the surveyor (attached) show the path to the bus stops on Excelsior St which, we have been advised, meet the frequency requirements for Seniors Housing.

There is currently no footpath on the northern side of Kimberley Street where the site is located. A partial footpath and /or kerb ramps and crossing may need to be provided on this side subject to Council requirements. Once users cross the street to the southern side there is a footpath connecting to Excelsior St and Woodville Rd. The footpath is generally at a low gradient and it is expected that only minor repairs would be needed for unevenness, or potentially to correct a kerb ramp does not strictly meet the requirements above. The general condition of the footpath is subject to change over time due to ongoing use and impact by other development, and this will need to be assessed by the contractors at the time of construction to determine if any further upgrades are necessary.

We have reviewed the longitudinal sections provided for Excelsior St against the requirements of the Housing SEPP as below:

- The overall average gradient is
 - Route 1: approx. 1:84
 - Route 2: approx. 1:67
- The 15m length gradients remain under 1:12 for both routes
- The 5m length gradients remain under 1:10 for both routes
- The 1.5m length gradient remains under 1:8 for Route 1 (Longitudinal Section 1)
- The 1.5m length gradient does not remain under 1:8 for Route 2 (Longitudinal Section 2) – at the location highlighted below, and this will need to be evaluated on site and corrected, if necessary, as part of the works. A new kerb ramp would need to meet the relevant Australian Standards including AS1428.1 and Council engineering standards.

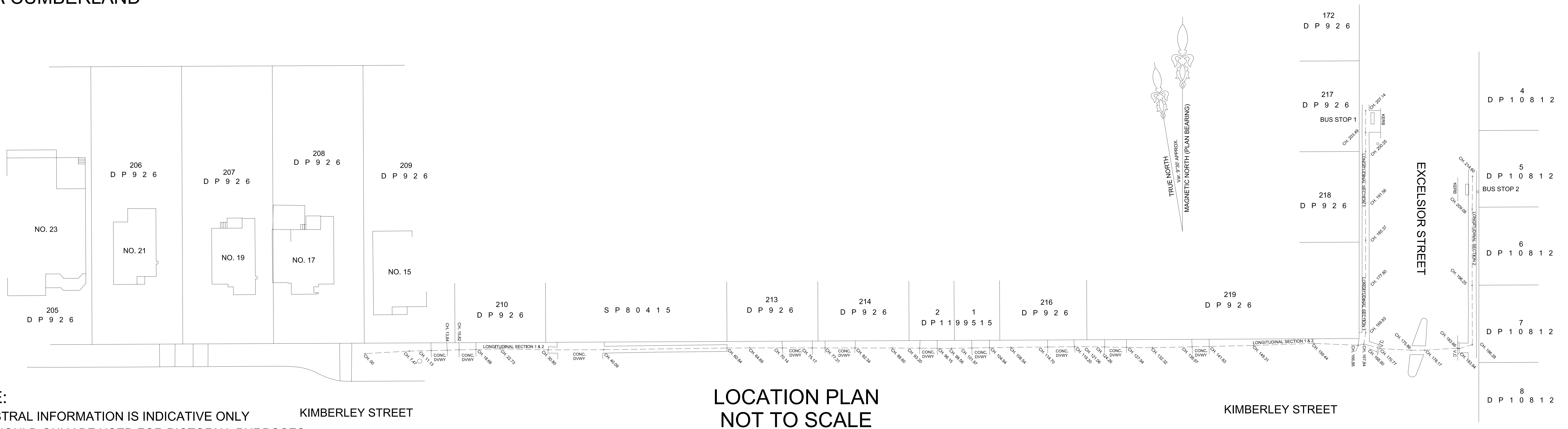




Yours faithfully,

Anthony Geck
Associate Director

L.G.A CUMBERLAND

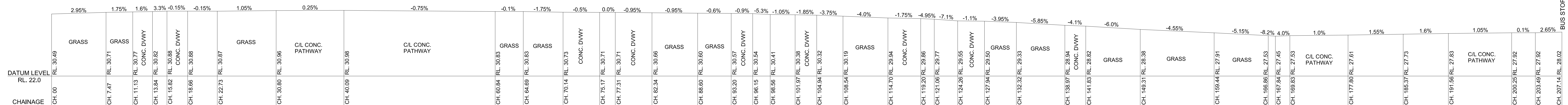


NOTE:

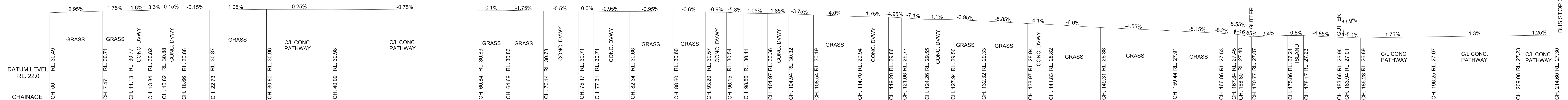
*CADASTRAL INFORMATION IS INDICATIVE ONLY KIMBERLEY STREET

AND SHOULD ONLY BE USED FOR PICTORIAL PURPOSES.

LOCATION PLAN
NOT TO SCALE





LONGITUDINAL SECTION 2
HORIZONTAL: 1 : 200
VERTICAL: 1 : 200



TRANSPORT PROVIDER - TRANSDEV NSW.



No.	DATE	NOTATION/AMENDMENT	No.	DATE	NOTATION/AMENDMENT	CONTOUR INTERVAL: N/A		LEGEND OF COMMONLY USED SYMBOLS		REDUCTION RATIO 1 : 100 (A0)		DATE OF SURVEY: 08 / 11 / 2021 SURVEY CONSULTANT:		 Planning, Industry & Environment HOUSING AND PROPERTY GROUP - Land & Housing Corporation		LOCATION MERRYLANDS			
						DATUM: AHD			WATER SEWER ELECTRICITY TELECOM GAS DRAINAGE				 S.J. SURVEYING SERVICES PTY LTD LAND & HOUSING CONSULTANTS ABN 76 604 831 199 MORTDALE, NSW 2223 PHONE Mob: 0408 671 199 EMAIL: sash@sjssurveying.com www.sjssurveying.com			STREET ADDRESS NO. 17-21 KIMBERLEY STREET		TYPE S	
						RECOMMENDED MINIMUM FLOOR RL:													
						SOURCE OF FLOOD INFO:													