



21 November 2013

RMS Ref: SYD13/01272
Council Ref: 2013/450

The General Manager
Holroyd City Council
PO Box 42
MERRYLANDS NSW 2160

Attention: M J Stephenson

Dear Sir/Madam

**CONSTRUCTION OF A MIXED USE DEVELOPMENT
272-284 MERRYLANDS ROAD AND 1 ADDLESTONE ROAD, MERRYLANDS**

I refer to your letter dated 6 November 2013 with regard to the abovementioned development application, which was referred to Roads and Maritime Services (RMS) for comment.

RMS has reviewed the development application and provides the following comments to Council for its consideration in the determination of the development application:

1. The site is located within walking distance of a train station. The proposed 246 car parking spaces are well above RMS requirements of 218 car parking spaces for this development. Providing unrestrained car parking spaces will discourage the use of sustainable transport modes. Council should consider reducing the number of parking spaces for the development.
2. It is noted that the proposal does not meet the requirement for the provision of bicycle parking. Council should ensure that adequate bicycle parking is provided for this development.
3. Council should ensure that the layout of the proposed car parking areas associated with the subject development (including, driveways, grades, turn paths, sight distance requirements, aisle widths, aisle lengths, and parking bay dimensions) are in accordance with AS 2890.1 - 2004 and AS 2890 - 2002 for heavy vehicles.
4. The circulation ramps should be to Council's satisfaction and in accordance with AS 2890.1 - 2004.
5. Consideration should be given to install speed humps at regular intervals within the car park to improve safety.
6. The internal aisle ways are to be marked with pavement arrows to direct traffic movements in/ out of the site and guide traffic circulation through the car park.

Roads & Maritime Services

7. The minimum available headroom clearance is to be signposted at all entrances and clearance is to be a minimum of 2.2 metres (for cars and light vans, including all travel paths to and from parking spaces for people with disabilities) measured to the lowest projection of the roof (fire sprinkler, lighting, sign and ventilation), according to AS 2890.1 - 2004.
8. Council should request the applicant to provide turning areas at dead-end isles within the basement car park. These turning areas are to be kept clear of any obstacles, including parked cars, at all times.
9. All vehicles are to enter and leave the site in a forward direction.
10. All works associated with the proposed development are to be at no cost to RMS.

Any inquiries in relation to this matter can be directed to the undersigned on 8849 2219.

Yours faithfully



Pahee Rathan
Senior Land Use Planner
Transport Planning, Sydney Region

21 November 2013

Attention: Mr M J Stephenson

Mr Merv Ismay
General Manager
Holroyd City Council
PO Box 42
Merrylands NSW 2160



Re: DA 2013/450/1 – 272-284 Merrylands Road, Merrylands

Dear Mr Ismay,

Thank you for your letter about the development proposal referenced above. We have reviewed the proposal and provide the following comments for your consideration.

Water Connection

- The drinking water main available for connection is the 200mm main on the southern side of Merrylands Road.

Wastewater Connection

- The wastewater main available for connection is the 400mm main traversing the property constructed under SO 44668
- Where proposed works are in close proximity to a Sydney Water asset, the developer may be required to carry out additional works to facilitate their development and protect the wastewater main. Subject to the scope of development, servicing options may involve adjustment/deviation and or compliance with the Guidelines for building over/adjacent to Sydney Water assets. Refer to a Water Servicing Coordinator for details of requirements
- Wastewater amplification may be required. Detailed requirements will be provided at Section 73 application phase.

Stormwater Connection

- We have no objection to the proposed stormwater connections to Sydney Water's stormwater channel as per the Dwg No 101 Issue A Dated 29/10/13.
- Connections to the Sydney Water system are to be carried out as part of the Section 73 application for this development.
- All stormwater connections are to comply with Sydney Water's connection requirements and these requirements will be provided to the applicant as a Notice of Requirements upon submission of the Section 73 application.

Building Over/Adjacent to Stormwater Channels

- The submitted information is not sufficient enough to ascertain that the proposed development meets Sydney Water's building over/adjacent clearance requirements.
- Sydney Water's requirements for the building over/adjacent to stormwater channel are that no buildings or permanent structures are to be placed over the stormwater channel or within 1 metre from the outside wall of the stormwater channel or within the easement.

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Permanent structures include but not limited to roof eave, hanging balcony, hanging staircase, detention tank, stormwater pits or similar structures.

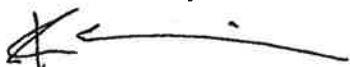
- The developer is required to provide cross sections with the stormwater channel and 1 metre clearance to ensure that the proposed development complies with these clearance requirements. As a minimum, the cross sections should include the following;
 - One cross section across the covered section of the stormwater channel adjacent to Addlestone Road
 - One cross section across the middle of the open stormwater channel
 - One cross section across the stormwater channel at the southern boundary of the property.

DWG No 01-03 – A4 Notification Plans dated 21/10/13

- Sydney Water has noted that there are continuous circles along the stormwater channel which are located within the 1 metre clearance zone.
- More clarification is required for these circles (nothing noted in the legend). If these circles are corrugated piles or similar structures then these structures are to be moved minimum 1 metre away from the outside wall of the stormwater channel.

Further advice and requirements for this proposal are at attachment 1. If you require any further information, please contact Jordan Faeghi of the Urban Growth Branch on 02 8849 4649 or e-mail jordan.faeghi@sydneywater.com.

Yours sincerely,



Persephone Rougellis
A/Manager, Growth Strategy

Attachment 1

Trade Waste Information

Should this development generate trade wastewater, this correspondence does not guarantee the applicant that Sydney Water will accept the trade wastewater to its sewerage system. In the event trade wastewater is generated, the property owner is required to submit an application for permission to discharge trade wastewater to the sewerage system before business activities commence.

For further information please visit the Sydney Water website at:

<http://www.sydneywater.com.au/OurSystemsandOperations/TradeWaste/>

Sydney Water Servicing

Sydney Water will further assess the impact of any subsequent development when the developer applies for a Section 73 Certificate. This assessment will enable Sydney Water to specify any works required as a result of future development and to assess if amplification and/or changes to the system are applicable. The developer must fund any adjustments/amplifications needed in accordance with Sydney Water's funding policy.

The developer should engage a Water Servicing Coordinator to get a Section 73 Certificate and manage the servicing aspects of the development including building over and adjacent to Sydney Water assets.

Sydney Water e-planning

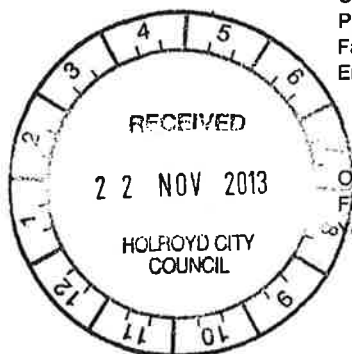
Sydney Water has an email address for planning authorities submit statutory or strategic planning documents for review. This email address is urbangrowth@sydneywater.com.au. The use of this email will help Sydney Water provide advice on planning projects faster, in line with current planning reforms.



Department of
Primary Industries
Office of Water

2013/450

Contact: Mohammed Ismail
Phone: 02 8838 7535
Fax: 02 9895 7501
Email: mohammed.ismail@water.nsw.gov.au



The General Manager
Holroyd City Council
PO Box 42
Merrylands NSW 2160

Our ref: 10 ERM2013/0952
File No: 0000290
Your Ref: DA2013/450

Attention: M J Stehenson

20 November 2013

Dear Mr Stehenson

Re: Integrated Development – 1 Addlestone Road Merrylands & 272-284 Merrylands Road Merrylands – Demolition and consolidation of 6 lots into 1 lot construction 9 storey mixed used 2 level basement parking and 2 storey commercial building

The Office of Water has reviewed documents for the above development application and considers that, for the purposes of the *Water Management Act 2000* (WM Act), a controlled activity approval is not required and no further assessment by this agency is necessary for one of the following reasons.

Temporary dewatering of an amount above 3 ML may require a water licence to be obtained from the Office of Water before construction commences. If this is the case, the applicant need to contact the Office of Water and enquire on obtaining a ground water dewatering license.

Please note that the proposal must not incorporate provision for the permanent or semi-permanent pumping of groundwater seepage from below-ground areas. A fully tanked structure must be used

Further information on controlled activity approvals under the WM Act can be obtained from the Office of Water's website:

www.water.nsw.gov.au

Water licensing > Approvals > Controlled activities

Please direct any questions regarding this correspondence to Mohammed Ismail, mohammed.ismail@water.nsw.gov.au.

Yours sincerely

Mohammed Ismail
Water Regulation Officer
NSW Office of Water - Water Regulatory Operations Sydney

Mark S