



22 February 2019

Our Reference: SYD17/01416/03  
Department Ref: SSD 8800

Brendon Roberts  
Team Leader  
Key Sites Assessment  
Department of Planning & Environment  
GPO Box 39  
SYDNEY NSW 2001

Attention: Emily Dickson

Dear Mr Roberts

**PARRAMATTA LEAGUES CLUB HOTEL (SSD 8800)  
1 EELS PLACE, PARRAMATTA**

Reference is made to the Department of Planning and Environment's email dated 14 January 2019 regarding the abovementioned application which was referred to Roads and Maritime Services (Roads and Maritime) for comment.

Transport for NSW (TfNSW) will provide a separate submission.

Roads and Maritime has reviewed the submitted application and provides the following advisory comments to the Department for consideration:

1. Roads and Maritime are concerned that the proposed development's porte-cochere and loading dock facility will be accessed via a new driveway connection to the Western Sydney Stadium vehicle access (opposite Ross Street).

As both sites will generate significant pedestrian movements during game days, significant restrictions would be placed on the site. The preference would be to have the porte-cochere and loading dock access via the signalised intersection of O'Connell Street/Eels Place. This intersection caters for all movements and has dedicated signalised control for pedestrians.

2. After reviewing the swept paths, Roads and Maritime notes that the largest vehicle 12.5m currently straddles the kerb and cannot have simultaneous entry/exit at the new access point. Roads and Maritime advises that a revised swept path analysis should be performed with a standard 14.5m vehicle (coach) indicating no straddling of the kerb and allows for simultaneous entry/exit movements.

Unless this can be performed satisfactorily, the proposed new access point cannot be supported on safety and efficiency grounds.

3. Minimal information has been provided as to the mitigation measures that are to be implemented by the site along the new access point and hotel courtyard/delivery dock.

It seems that services vehicles will need to perform multiple forward and backwards manoeuvres, in a highly pedestrianised area. Roads and Maritime recommends that all vehicles in a highly pedestrianised area should be separated and be designed to enter and exit in a forward direction. Before, during and after events at Western Sydney Stadium the hotel will be restricted and will be required to develop a Plan of Management.

4. It should be noted that the Parramatta Light Rail construction program at O'Connell Street/Victoria Road and O'Connell Street north of Albert Street is estimated to occur from February 2019 to mid-2020. The Construction Pedestrian Traffic Management Plan (CPTMP) will need to be developed in consultation with TfNSW Sydney Coordination Office (SCO) to mitigate any traffic impacts with the Parramatta Light Rail construction.

Should you have any further inquiries in relation to this matter, please do not hesitate to contact Brendan Pegg, Senior Land Use Planner, by email at [development.sydney@rms.nsw.gov.au](mailto:development.sydney@rms.nsw.gov.au).

Yours sincerely,

A handwritten signature in dark ink, appearing to read 'Aleks Tancevski', with a stylized, wavy line extending to the right.

**Aleks Tancevski**  
**A/Senior Manager Land Use Assessment**  
**South East Precinct, Sydney Division**