



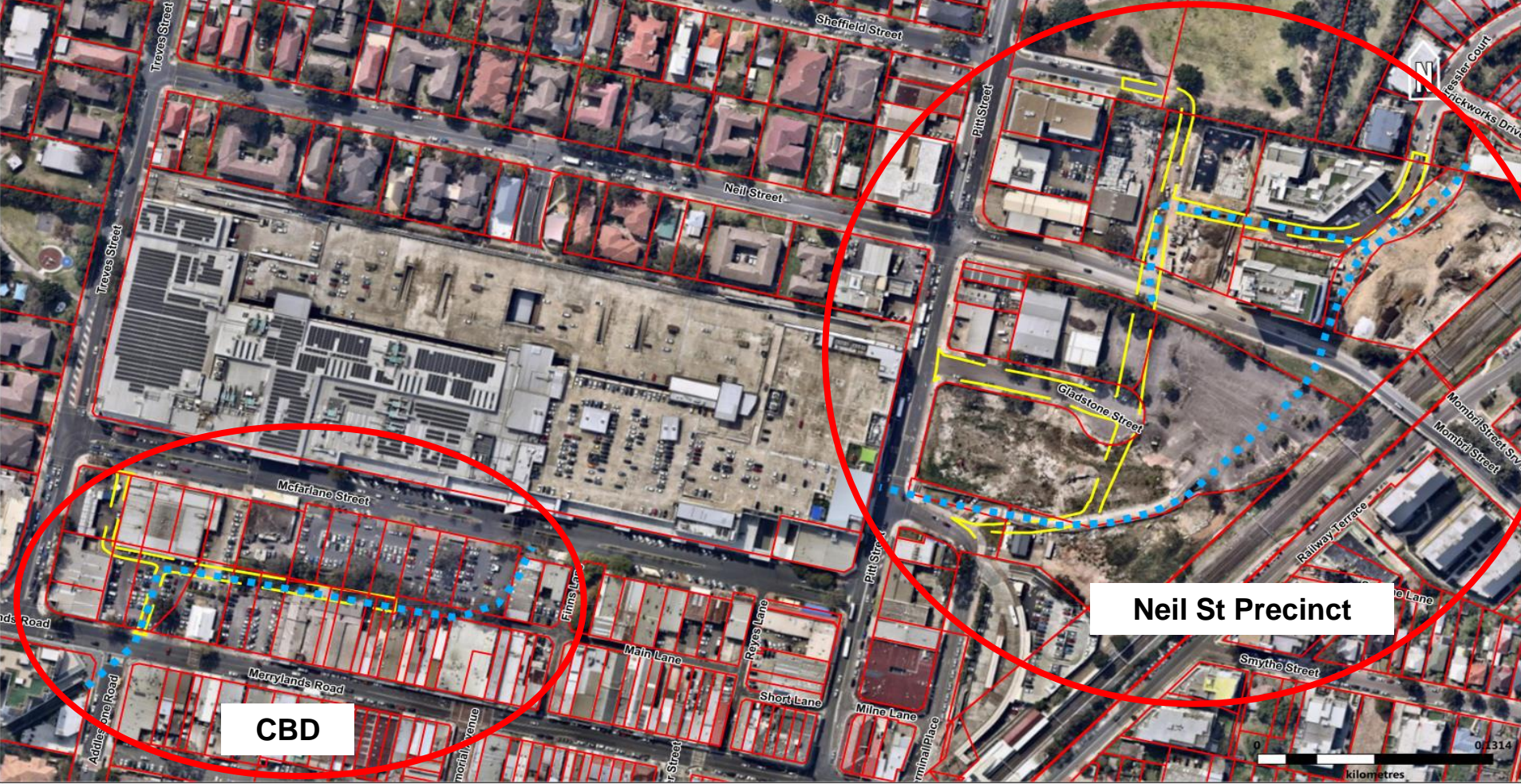
Merrylands CBD Drainage
Overview – Status - Impacts
June 2020



Merrylands CBD Drainage Overview



Merrylands Flood Mitigation and Road Design



Legend

- Proposed Culverts
- Property Boundaries
- Proposed Road



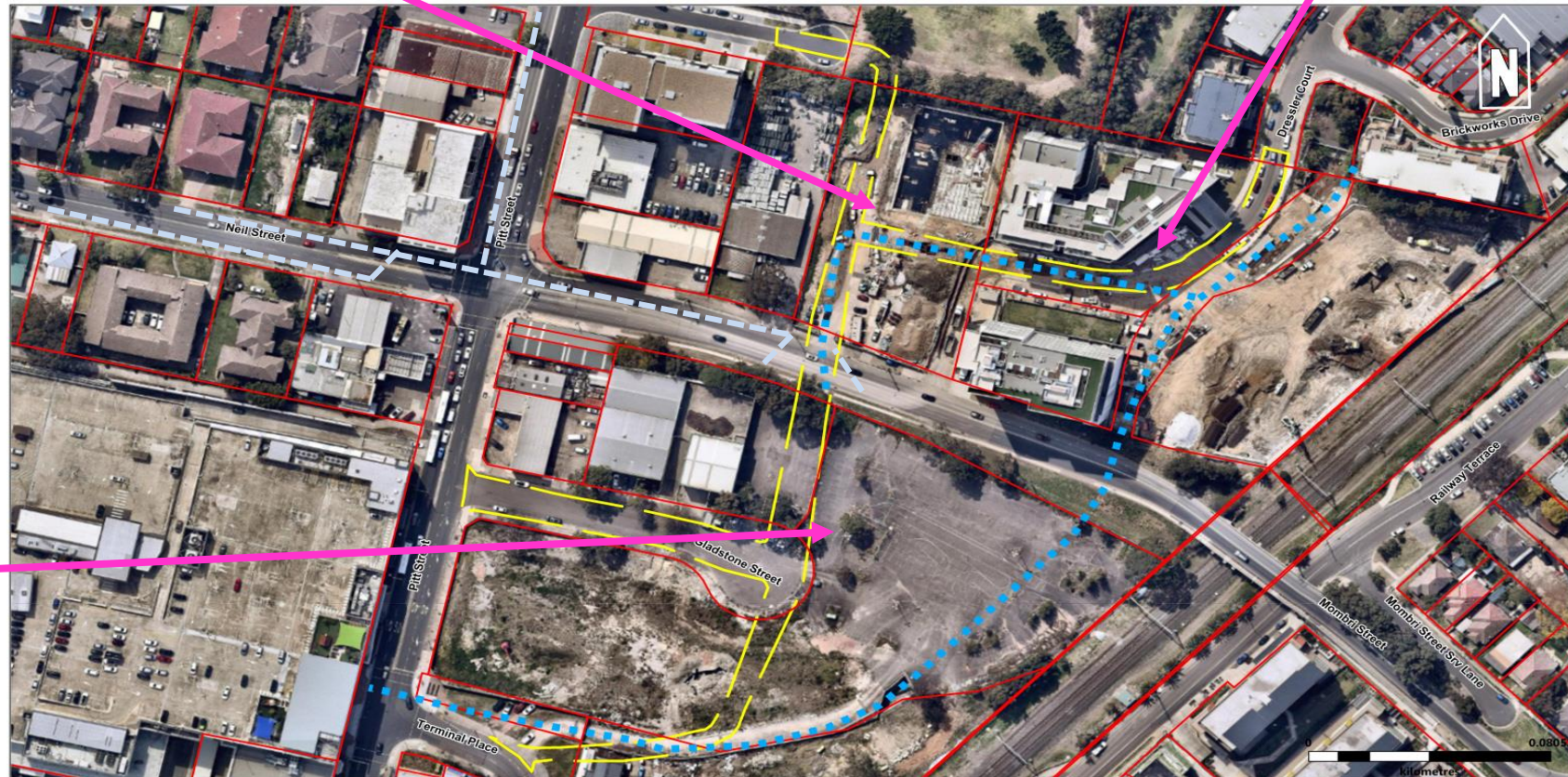


HB Home Improvements Site

Neil St Precinct

Landmark Site

Merrylands Flood Mitigation and Road Design



Dyldam Site

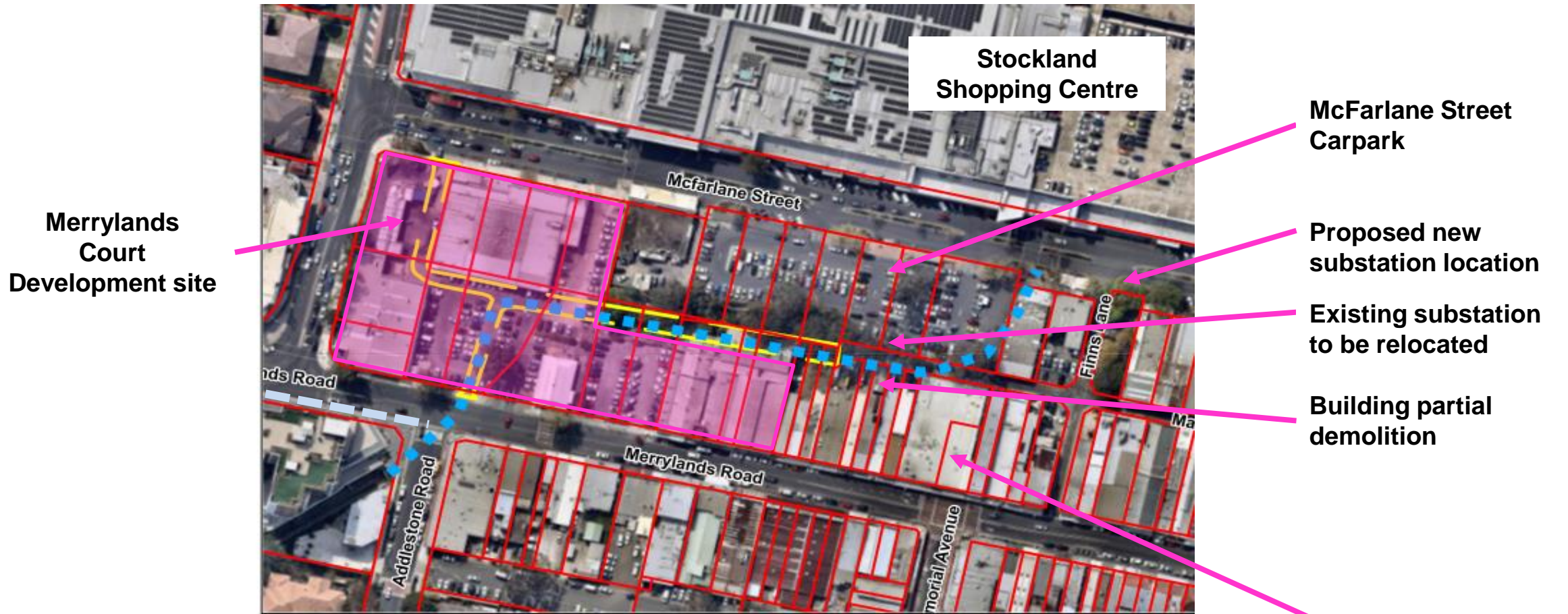
Legend

- Proposed Culverts
- Property Boundaries
- Proposed Road
- Proposed pipes





CBD



Legend

- Proposed Culverts
- Property Boundaries
- Proposed Road
- Proposed pipes



Merrylands CBD Drainage Status – June 2020



Landmark Site

Scope and Status:

- *Being delivered by Landmark (Developer) under a Works in Kind Agreement.*
- *Major stormwater culvert – Complete*
- *Minor stormwater culvert – Complete*
- *Roads – due complete June 2020.*
- *Works contained within the site so minimal impacts.*



HB Home Improvement Site

Scope and Status:

- *Being delivered by Council appointed Contractor – Statewide Civil*
- *Stormwater culvert and roads within the site – commenced early 2020; due for completion ~ Sept 2020.*
- *New Neil St intersection – due to start ~August 2020 and complete ~ October 2020. Potential for significant traffic impacts eg lane closures.*
- *Pipes along Neil St and Pitt St – due to start ~August 2020 and complete ~ November 2020. Potential for significant traffic impacts eg lane closures.*



Dyldam site

Scope and Status:

- *Proposed to be delivered by Dyldam (Developer) under a Works in Kind Agreement. Still being negotiated.*
- *Developer (Dyldam) will construct new roads, local drainage and stormwater culvert.*
- *Developer works have commenced (early civil works) and will likely continue for several years (staged development).*
- *Works contained within the site so impacts are typical of any other development site.*



CBD – Council Site

Scope and Status:

- *Will be delivered by Council appointed Contractors.*
- *Modifications to building 219 Merrylands Rd (partial demolition and rebuild) – invite tenders in June 2020; works carried out August – November 2020. Some local impacts to adjoining businesses and Main Lane and carpark.*
- *Main works include major culverts under Main Lane and Addlestone Rd, local drainage upgrade along Merrylands Rd and other local streets, substation relocation to Sarah Daniel Court, new road (Main Lane).*
- *Tenders for main works will be invited in June 2020; Likely construction start early 2021 and conclude mid 2022.*



CBD – Council Site (continued)

Impacts of main works:

- *Closure of McFarlane St carpark for ~12 months.*
- *Significant impacts to pedestrian areas and access to shops from Merrylands Court through to McFarlane St for ~6 months.*
- *Closure of Main Lane for ~6 months.*
- *Closure of Addlestone St for ~3 months.*
- *Impacts to Merrylands Rd (south side) including footpath and lane closure for up to 6 months.*
- *Impacts to Sarah Daniel Court.*



CBD – Merrylands Court Development Site

Scope and Status:

- *Developer will construct new roads, local drainage and major stormwater culvert as part of their development.*
- *Developer works have commenced (demolition) and will likely continue for several years (staged development).*
- *Works contained within the site so impacts are typical of any other development site. Some services relocations and culvert and pipework installations along Merrylands Rd will impact footpath and may impact traffic (north side).*



Merrylands CBD Drainage Impacts



Neil St - Impacts



1 New culvert and Neil St Intersection:
Significant traffic impacts;
lane closures; nightwork.
~ Aug to Oct 2020.

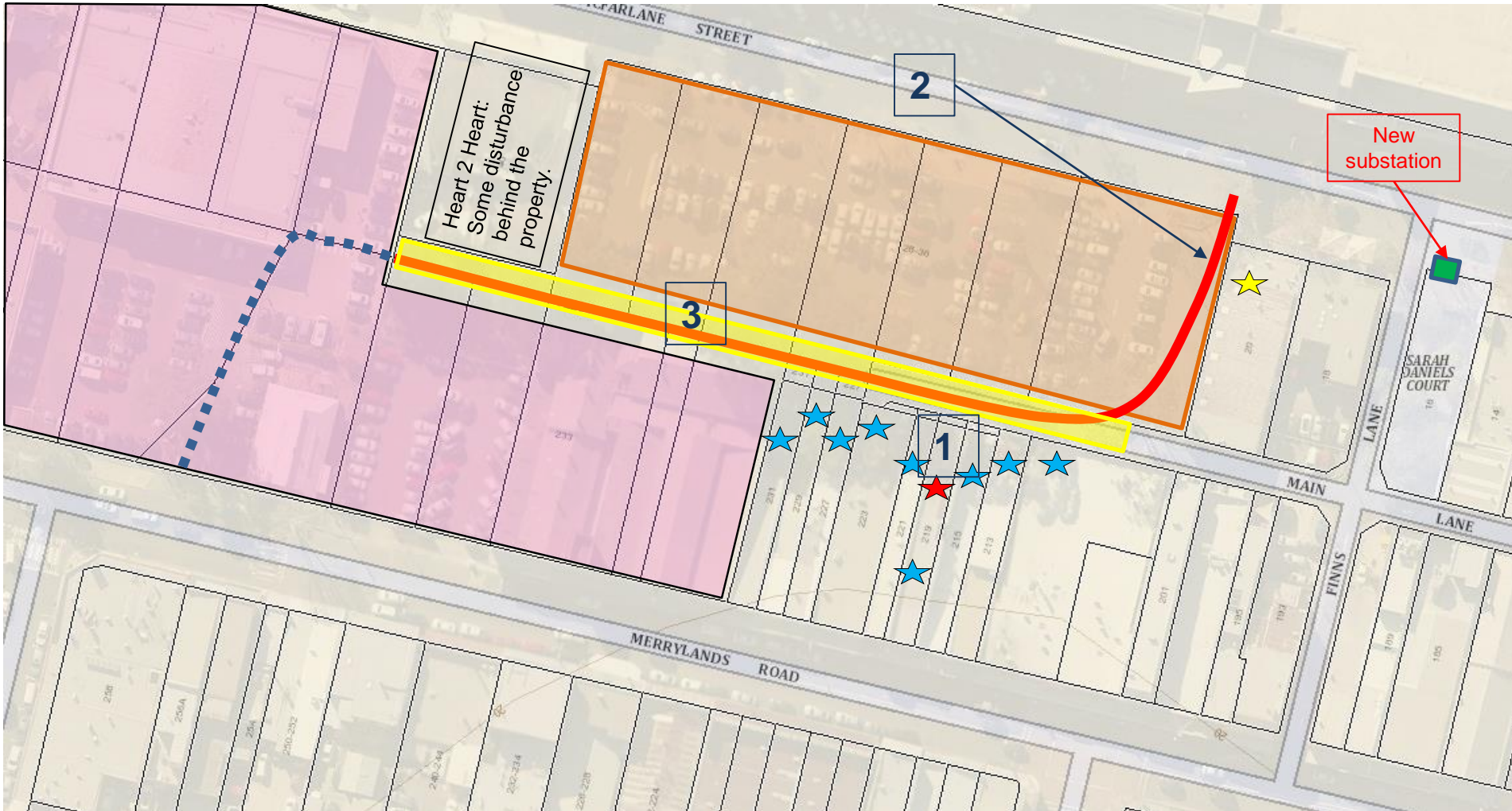
2 New stormwater pipes:
Significant traffic impacts;
footpath closures; lane
closures; blocked
driveway access;
nightwork.
~ Aug to Nov 2020.

★ Properties most likely to be affected.



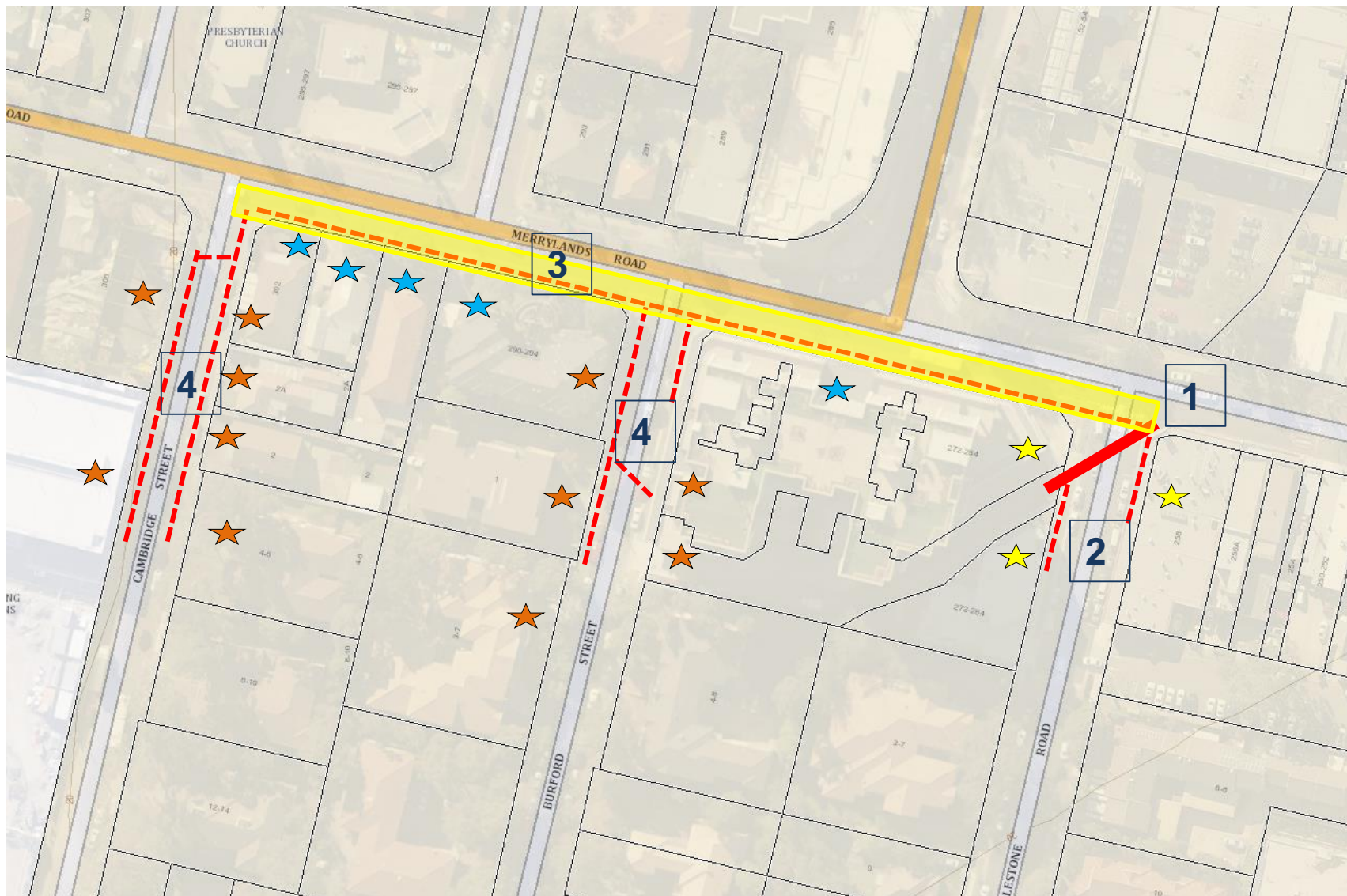
CBD – Impacts (Part A)

- 1** ★ 219 Merrylands Rd – partial demolition and rebuild of rear of property. Aug to Nov 2020. Minor disruption to adjacent properties and Main Lane
- 2** ★ Limited pedestrian access to shops and between Stockland Mall and Memorial Arcade.
- 3** ★ New culvert and Main Lane extension by Council: ~ mid 2021 to late 2021. ★ Main Lane closed; no vehicle access to rear of properties.
- ★ Merrylands Court development - new culvert by Developer as part of their development.
- ★ McFarlane St Carpark: Fully closed ~ early 2021 to end 2021; part closed end 2021 to mid 2022.





CBD – Impacts (Part B)



1
New culvert by Council :
~ late 2021 to early 2022.
Partial lane and pedestrian
closure Merrylands Rd;
Full/partial lane and
pedestrian closure of
Addlestone Rd.

2
New pipes by Council :
~ late 2021 to mid 2022.
Limited pedestrian access
to shops; partial lane
closure Addlestone Rd.

3
New pipes by Council:
~ late 2021 to mid 2022.
Lane and pedestrian
closure along Merrylands
Rd; access to properties
may be impacted.

4
New pipes by Council:
~ late 2021 to mid 2022.
Pedestrian closure and
potential partial lane
closure; access to
properties may be
impacted.



CBD – Impacts (Part C)



1



New culvert inlet pit and grate by Council :
~ mid 2021 to late 2021.
Lane and pedestrian closure along Treves St;
impact to shopping centre carpark entrance

