

A division of Monvale Pty Ltd ACN 060 653 125  
ABN 44 060 653 125

25 May 2015  
Ref: 14303

311 Hume Developments Pty Ltd  
c/o Robert Gizzi  
Design Workshop Australia

E: [robert@designworkshop.com.au](mailto:robert@designworkshop.com.au)  
c.c. 'Tony Maiolo' [tony@citadelpropertygroup.com.au](mailto:tony@citadelpropertygroup.com.au)

Dear Robert

## Proposed Development 311 Hume Highway, Liverpool

I have considered the “traffic and parking” issues contained in Council’s letter of 18.3.2015 and the revised plans and respond in the following:

### Access

Vehicle access will be restricted to left turn IN and OUT of Gillespie Street at the Hoxton Park Road intersection due to the road closure in Gillespie Street immediately to the south of the site. It was not suggested in the traffic report that it was proposed to remove closure although it is noted that Figure 6 in the report errantly indicated movements along Pearce Street. An amended Figure 6 is attached.

The assessed traffic generation for the previously approved (and substantially commenced) development and the now proposed development are compared in the following (page 8 of the Traffic Report).

	AM	PM
Previous Consent	113 vtp	451 vtp
Proposed	59 vtp	47 vtp

..... / cont'

Transportation, Traffic and Design Consultants

Given that the proposed development will only generate some 50% of the AM peak traffic and some 10% of the PM peak traffic generated by the previous approved development, it is apparent that the impact of traffic on the road system in the area is extremely minor to the point of being imperceptible.

As indicated on Figure 6 the great majority of traffic approaching the site will access via Hoxton Park Road from the Hume Highway and Macquarie Street with a very minor movement along Atkinson Street. Vehicles departing the site will be spread across a number of routes to travel north, south, east and west.

It is apparent that there is no need for any additional traffic assessment.

The provision for removalist, garbage collection and other large service vehicle has now been made within the site and a turning path assessment of that proposed truck bay are attached.

I have assessed the revised plans for the Planning Proposal and it is my assessment that the design of the carpark complies with AS2890.1 and 6 and Council's DCP.

Yours faithfully



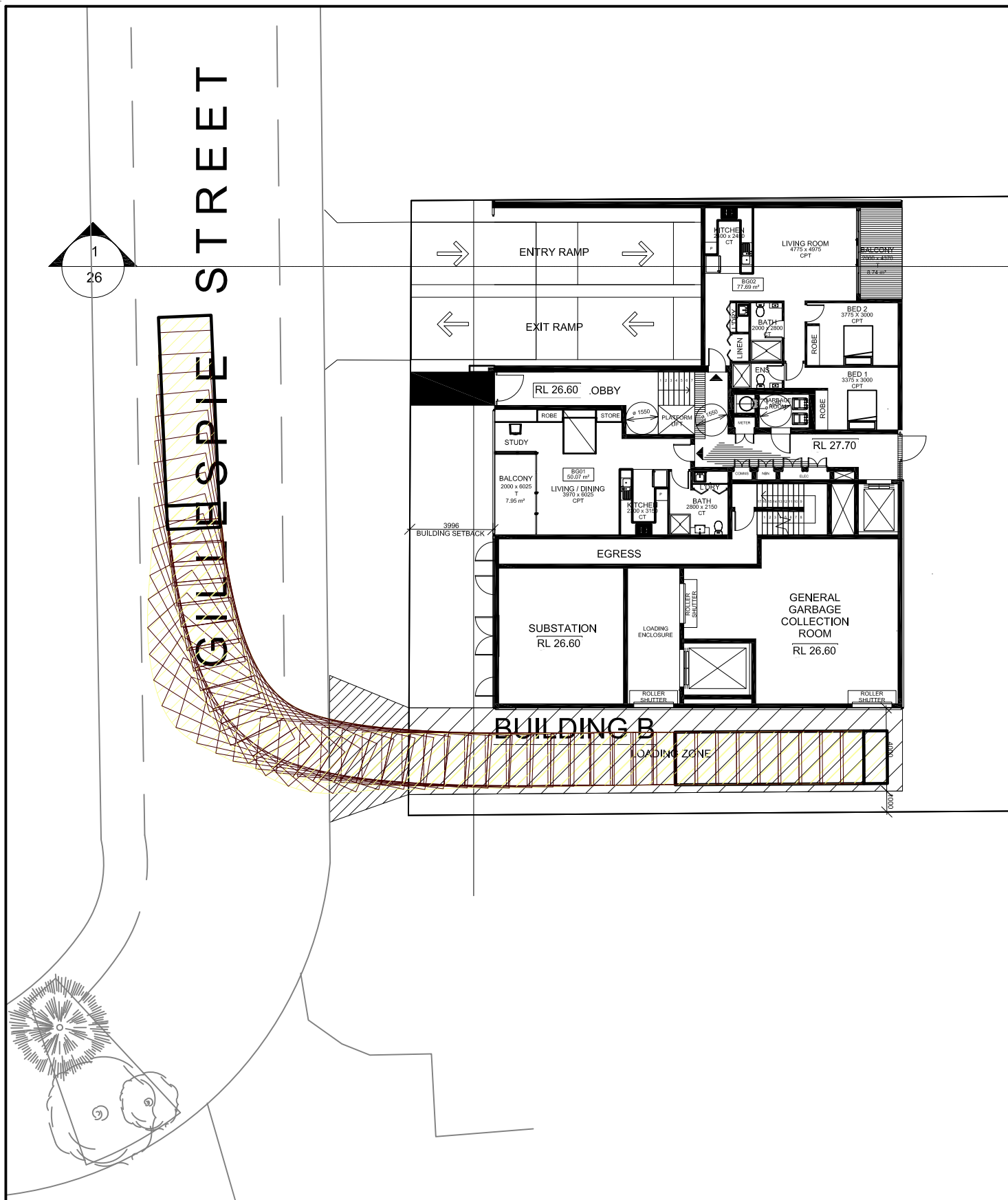
Ross Nettle

Director

Transport and Traffic Planning Associates

**FIG 6**









GROUND FLOOR PLAN

1 : 250

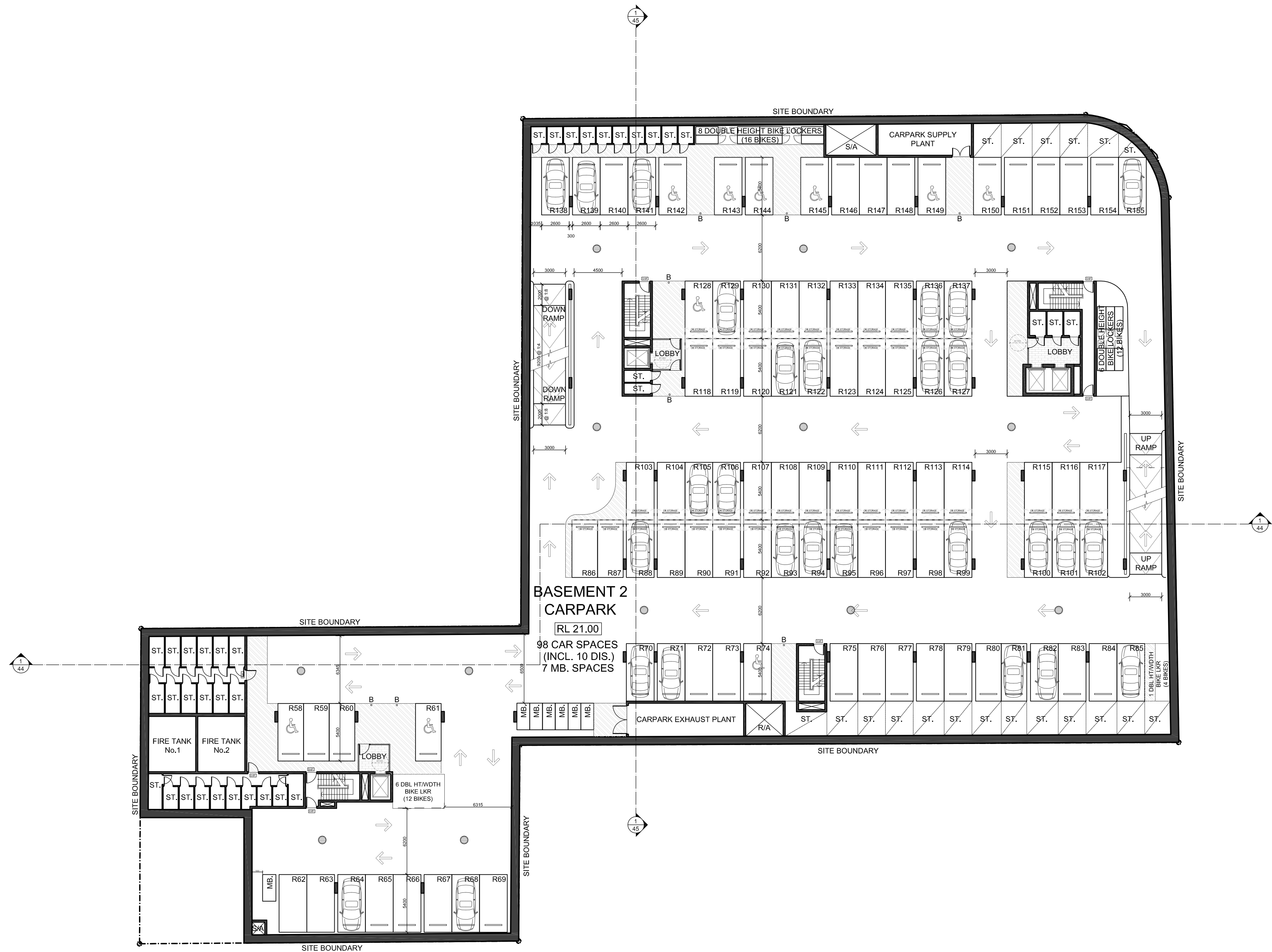
UNIT BEDROOM NUMBERS

TOWER		BUILDING A	
1 BED	= 31	1 BED	= 4
2 BED	= 186	2 BED	= 35
3 BED	= 31		= 39
	= 248	BUILDING B	
		1 BED	= 1
		2 BED	= 23
		3 BED	= 7
			= 31

TOTAL UNITS = 318

DESIGN REVIEW ISSUE





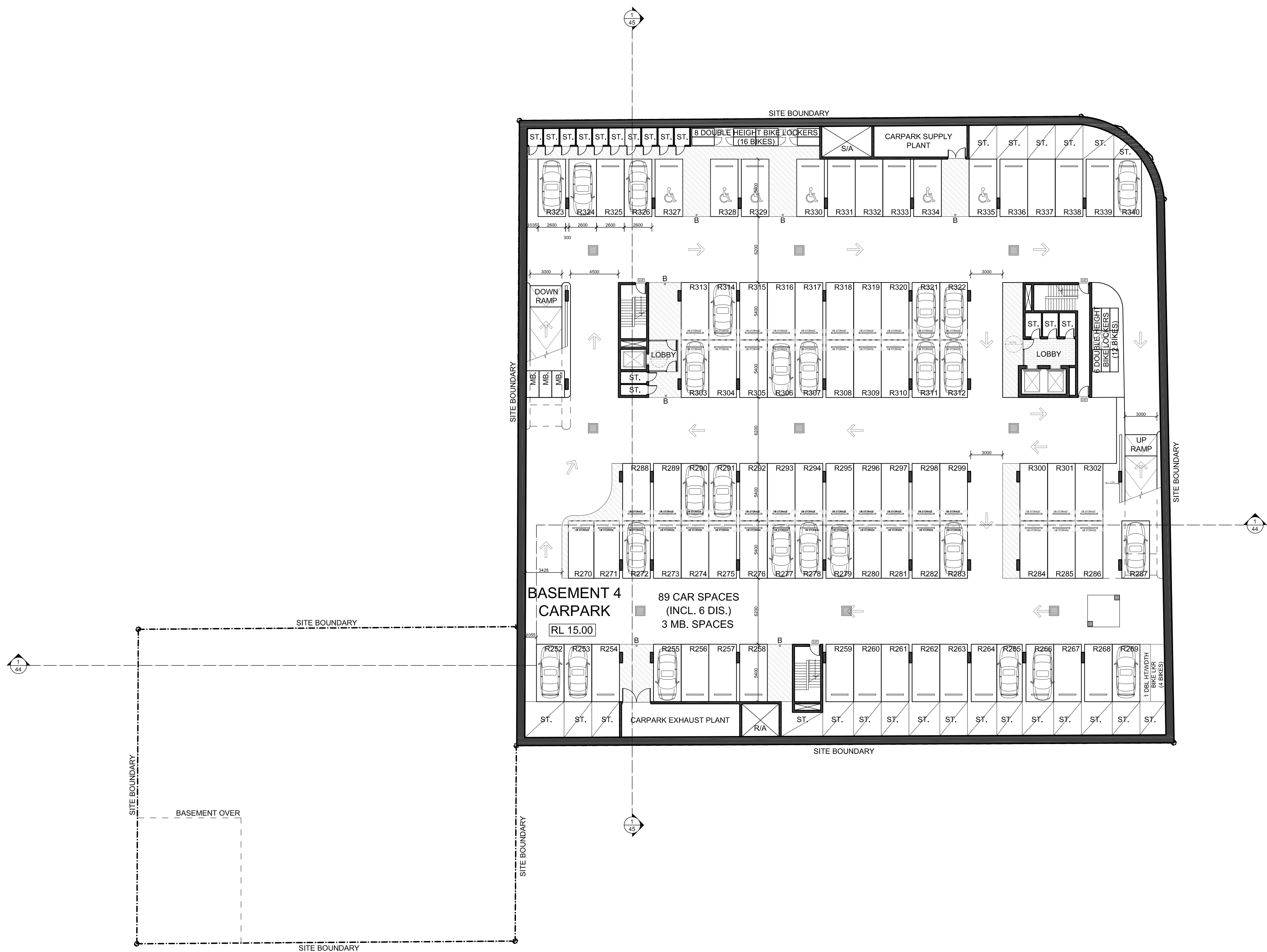
PLAN - BASEMENT LEVEL 2  
1:250

DESIGN REVIEW ISSUE

REF: E	DATE 14.01.2015	AMENDMENT DESIGN REVIEW ISSUE		Wollongong 81a Princes Highway, Fairy Meadow Tel: (02) 4227 1661 Email: info@designworkshop.com.au Web: http://www.designworkshop.com.au	Sydney Suite 704, 31 Market St, Sydney Tel: (02) 4227 1661 Email: info@designworkshop.com.au Web: http://www.designworkshop.com.au		CLIENT:	HUME DEVELOPMENTS	DATE:	DEC 14	PROJECT No.	1086	
								MIXED USE DEVELOPMENT					
							ADDRESS:	LOT NO. AND D.P.1004792 311 HUME HIGHWAY, LIVERPOOL	DRAWN:	SWG			
							DRAWING NAME:	PLAN - BASEMENT 2	SCALE:	1:250	DWG No.	05-E	QA:
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PLAN - BASEMENT LEVEL 4  
1:250

DESIGN REVIEW ISSUE

REF: E	DATE 14.01.2015	AMENDMENT DESIGN REVIEW ISSUE	<div><div>DWA</div><div>DESIGN WORKSHOP AUSTRALIA</div></div>	Wollongong 81a Princes Highway, Fairy Meadow Tel: (02) 4227 1661 Email: info@designworkshop.com.au Web: http://www.designworkshop.com.au	Sydney Suite 704, 31 Market St, Sydney Tel: (02) 4227 1661 Email: info@designworkshop.com.au Web: http://www.designworkshop.com.au		CLIENT: HUME DEVELOPMENTS MIXED USE DEVELOPMENT ADDRESS: LOT NO. AND D.P.1004792 311 HUME HIGHWAY, LIVERPOOL DRAWING NAME: PLAN - BASEMENT 4	DATE: DEC 14 DRAWN: SWG SCALE: 1:250 QA:	PROJECT No. 1086 DWG No. 07-E

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