

27 March 2019

Our Reference: SYD17/00316/02
Council Ref: DA-1257/2016

The General Manager
Liverpool City Council
Locked Bag 7064
LIVERPOOL BC NSW 1871

Attention: George Nehme

Dear Sir,

STAGED DEVELOPMENT APPLICATION FOR STAGE 1 MASTERPLAN FOR SITE LAYOUT OF FUTURE BUILDINGS AND MIXED USE DEVELOPMENT 129-151 TERMINUS STREET AND 360-362 MACQUARIE STREET, LIVERPOOL

Reference is made to Council's correspondence dated 19 February 2019 with regard to the abovementioned Development Application, which was referred to Roads and Maritime Services (Roads and Maritime) in accordance with Clause 104 and Schedule 3 of State Environmental Planning Policy (Infrastructure) 2007.

Roads and Maritime has reviewed the submitted information and does not support the proposed development in its current form. Roads and Maritime provides the following comments for Council's consideration:

1. A cumulative Traffic Impact Study should be provided and the study should include SIDRA network modelling of the ultimate development plus 10 year growth of the following intersections (but not limited to):
 - i. Castlereagh/Macquarie/Terminus streets
 - ii. Castlereagh/Bathurst streets
 - iii. Terminus/Pirie streets
2. It is unclear from the submitted information if service access is proposed from Terminus Street. Roads and Maritime advises that current practice is to limit the number of vehicular conflict points along the arterial road network to maintain network efficiency and road safety. This current practice is reflected in Section 6.2.1 of Roads and Maritime current publication of the Guide to Traffic Generating Developments, which states 'access across the boundary with a major road is to be avoided wherever possible'. As the subject site has alternative vehicular access via the local road network, Roads and Maritime would not grant concurrence to any access on Terminus Street.
3. RMS has previously acquired land for road (Macquarie & Terminus Street) as shown by blue colour on the attached Aerial – "X"

RMS has also previously vested land as road along the Macquarie & Terminus Street frontage of the subject property, as shown by grey colour on the attached Aerial – “X”

The subject property is further affected by a Road Widening Order under Section 25 of the Roads Act, 1993 as published in Government Gazette of 5th February 1960, as shown by pink colour on the attached Aerial – “X” and DP 446163.

Any new buildings or structures, together with any improvements integral to the future use of the site, are to be wholly within the freehold property boundary and erected clear of the land reserved for road widening (unlimited in height or depth).

Roads and Maritime has following advisory comments for Council’s consideration where possible:

1. The proponent should be advised that the subject property is within a broad area currently under investigation in relation to the Liverpool Collaboration Area Place Strategy. The report published in December 2018 identified that Terminus Street road corridor reservation expansion and bridge duplication is to be investigated as a high priority. Roads and Maritime is of the view that Council should not give consideration to supporting this application until the outcome of the Liverpool Collaboration Area Place Strategy has determined the transport mitigation works (including road widening requirements for the Terminus Street corridor).

Once Roads and Maritime has received the additional information, it will provide further advice regarding its support (or otherwise) for proposed development. Roads and Maritime may also request further information once the assessment is carried out.

Should you have any questions or further enquiries in relation to this matter, Laura van Putten would be pleased to take your call on 8849 2480 or e: development.sydney@rms.nsw.gov.au.

Yours sincerely,



Pahee Rathan
A/ Senior Land Use Assessment Coordinator
North West Precinct



24 March 2017

Roads and Maritime Reference: SYD17/00316/01 (A16643047)
Council Ref: DA-1257/2016

The General Manager
Liverpool City Council
Locked Bag 7064
LIVERPOOL BC NSW 1871

Attention: **Nabila Samadie**

Dear Sir/Madam

**STAGED DEVELOPMENT APPLICATION FOR STAGE 1 MASTERPLAN FOR SITE LAYOUT
OF FUTURE BUILDINGS AND MIXED USE DEVELOPMENT
129-151 TERMINUS STREET AND 360-362 MACQUARIE STREET, LIVERPOOL**

Reference is made to Council's letter dated 1 March 2017, regarding the abovementioned Application which was referred to Roads and Maritime Services (Roads and Maritime) for comment in accordance with *State Environmental Planning Policy (Infrastructure) 2007*.

It is understood that Council is undertaking a comprehensive traffic and transport study to assess the cumulative impacts of the proposed planning proposal for Liverpool Local Environmental Plan 2008 which to rezone land within the Liverpool City Centre Commercial Core and to amend development standards to land use and built form. It is noted the subject proposal seeks variation to the FSR and LEP height limits (using a clause 4.6 variation) which would result in additional development over and above what is permissible under existing controls.

Roads and Maritime is of the view that Council should not give consideration to supporting such applications until the outcome of the Liverpool City Centre traffic and transport study, proposed changes to the surrounding road network, determination of any required transport mitigation works (including road widening requirements for the Terminus Street corridor) and funding mechanisms are finalised.

Roads and Maritime is not in a position to comment on the subject application until such time that the Liverpool City Centre traffic and transport study is finalised and a clear policy direction regarding an infrastructure plan and associated funding mechanism is endorsed.

Roads and Maritime Services

Roads and Maritime would like to meet with Council and the proponent to further discuss how the proposed development aligns with the Liverpool City Centre traffic and transport study and Planning Proposal.

Any inquiries in relation to this Application can be directed to Malgy Coman on 8849 2413 or development.sydney@rms.nsw.gov.au.

Yours sincerely



Rachel Cumming
Senior Land Use Coordinator
Network and Safety Section