

13 March 2019

Our Reference: SYD17/00832/02 (A26354300)  
Council Ref: DA-284/2017

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

Attention: George Nehme

Dear Sir,

**CONSTRUCTION OF MIXED USE DEVELOPMENT – 3-5 SPEED STREET, LIVERPOOL**

Reference is made to Council's letter dated 19 February 2019, 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*.

Roads and Maritime has reviewed the submitted application and it is understood that this site falls within 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 such applications until the outcome of the Liverpool Collaboration Area has determined the transport mitigation works (including road widening requirements for the Terminus Street corridor).

Roads and Maritime is not in a position to comment on the subject application until such time that the Liverpool Collaboration Area reservations are identified and a clear policy direction regarding an infrastructure plan is endorsed.

Thank you for the opportunity to provide advice on the subject planning proposal. 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](mailto:development.sydney@rms.nsw.gov.au).

Yours sincerely,



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



25 July 2017

Our Reference: SYD17/00832/01 (A18328568)  
Council Ref: DA-284/2017

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

Attention: **George Nehme**

Dear Sir/Madam,

### **CONSTRUCTION OF MIXED USE DEVELOPMENT – 3-5 SPEED STREET, LIVERPOOL**

Reference is made to Council's letter dated 6 June 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*.

Roads and Maritime has reviewed the submitted application and provides the following comments for Council's consideration in the determination of this application:

1. A strip of land has previously been resumed and dedicated as road along the Terminus Street frontage of the subject property (Lots 1-2 DP 1038792) as shown by grey colour on the attached Aerial – "X".  
  
All buildings and structures, together with any improvements integral to the future use of the site are to be wholly within the freehold property (unlimited in height or depth), along the Terminus Street boundary.
2. The proponent is requested to provide a copy of the traffic survey results and electronic SIDRA files for review. It is also not clear whether the existing signal cycle time was used and whether the traffic modelling was undertaken as a network in SIDRA.
3. It is noted that there are KEEP CLEAR markings on the northbound lanes on Speed Street and that the potential queue length may be at least 63m (Appendix A). The proponent is requested to provide further information regarding potential queueing impacts on Terminus Street from vehicles turning right into the subject development from Speed Street.

It is requested that the proposed development access is restricted to left-in/left-out only.

4. Liverpool City Council is undertaking a wider Liverpool CBD Land Use and Transport Strategy and is proposing local road changes on Terminus Street. Confirmation is required whether the

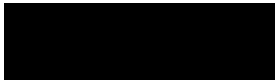
proposed development has been incorporated in the Liverpool CBD Land Use and Transport Strategy and draft Terminus Street design.

5. It is understood that proposed redevelopment along Terminus Street will generate greater pedestrian activity. Council is advised to consider pedestrian connectivity and the possibility of a pedestrian bridge from this development to the proposed development at 52 Scott Street. A Masterplan for redevelopment along Terminus Street would allow Council to investigate pedestrian integration options across Terminus Street and determine developer contribution opportunities to fund the accessibility projects.

The applicant is advised the above information is required to allow Roads and Maritime to complete the assessment of this Application. Roads and Maritime may request further information once the assessment is carried out.

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

Yours sincerely



Rachel Cumming  
**Senior Land Use Assessment Coordinator**  
**Network Sydney – West Precinct**

