

Mr C and Mrs V Bruno  
13 Bannister Place  
Mount Pritchard  
NSW 2170

**ADDRESS:** LOT 1 DP 1038792, LOT 2 DP 1038792, LOT 4 DP 391105, LOT B DP 3429941 SPEED STREET, LIVERPOOL NSW 2170, 3 SPEED STREET, LIVERPOOL NSW 2170, 5 SPEED STREET, LIVERPOOL NSW 2170

**DESCRIPTION:** Concept development application pursuant to section 4.22 of the Environmental Planning & Assessment Act for a future mixed use development including commercial, business/retail, medical facility, child care centre and residential floor space, and parking.

This application is for a concept approval only and seeks approval for site layout, location of future buildings, vehicular access, maximum building envelopes including setbacks and height, maximum gross floor area (GFA) across the site and location and maximum number of car spaces.

Liverpool City Council is the assessment authority and the Sydney Western City Planning Panel has the function of determining the application

I refer to the above-mentioned development application, which has been received by Council on 21 April 2017.

This letter is to inform you that the proposed development application is in the process of being determined. One key issue with this application is if approved, the sites identified to be in your ownership at 32-36 Terminus Street will have extremely limited future development potential going forward and will have no opportunity for amalgamation with the subject development sites as they are developed.

Council understands the applicant has written to you on several occasions with offer to acquire/amalgamate 32-36 Terminus Street Liverpool with the development site to avoid potential isolation of your site.

As a result, Council needs to consider the above application on its merits, and invites you to provide a written response to Council on this application.

Please review the application at [www.liverpoolplanning.com.au](http://www.liverpoolplanning.com.au) by click on "Track an application" and entering the above DA number. It is requested that a response to Council be provided no later than **21 days from the date of this letter**. If a written submission is not received from you by this time it will be assumed that comments are

not forthcoming and Council will determine the application based on the documents provided by the applicant.

Should you have questions please call George Nehme, Acting Manager Development Assessment on 8711 7476.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'G. Nehme', with a large, sweeping loop at the end.

**George Nehme  
Acting Manager  
Development Assessment**