

Ms Poonam Chauhan
Development Manager
UNIT 4 161
REDFERN STREET
REDFERN NSW 2016

01/09/2021

Dear Ms Chauhan

**Doran Drive Plaza Precinct (SSD-15882721)
Response to Submissions Report**

The exhibition of the above development application ended on 30 August 2021. All submissions received are available on the Department's website
www.planningportal.nsw.gov.au/major-projects/projects.

Please note that a submission from The Hills Shire Council is forthcoming and will be forwarded to you when received.

The Department requests that you provide a response to the issues raised in submissions. In addition, the Department requests that you provide a response to the issues outlined in **Attachment A**. Please provide your response by **29 October 2021**.

Note that the time between the date of this letter and the date the Secretary receives your response are not included in the period of 'deemed refusal', under clause 113(7) of the *Environmental Planning and Assessment Regulation 2000*.

If you have any questions, please contact James Groundwater on 8289 6778 at
james.groundwater@planning.nsw.gov.au.

Yours sincerely



Anthony Witherdin
Director
Key Sites Assessments
as delegate for the Planning Secretary

Attachment A

1. Built Form

- a) Amend the proposed buildings to ensure they are contained within the approved building envelopes, as required by Condition C3 of the Concept Approval SSD 9653.
- b) Review and revise the proposal to be consistent with the endorsed Urban Design Guidelines (UDG), in particular, comply with the controls with respect to:
 - maximum building façade lengths and articulation requirements
 - maximum floor plate size above 8 storeys
 - maximum number of storeys.

The Applicant is to submit revised plans and an updated Design Integrity Report, demonstrating the proposal is consistent with the UDG.

2. Amenity

- a) Review and amend the proposal to meet the Apartment Design Guide (ADG) requirements for:
 - minimum solar access to apartments
 - communal open space, in terms of quantity identified as usable area and minimum solar access
 - building separation between Building A and C
 - visual privacy between facing balconies and windows.
- b) Submit additional solar analysis to demonstrate adequate solar access would be provided for apartments and open spaces, including:
 - solar eye diagrams at 15 minutes intervals for the proposed buildings, communal open spaces and adjoining public open spaces
 - detailed illustration of the extent of sunlight (area and duration) received at the living area and private open spaces, particularly for Typical Apartment 4 in Building D between levels 5 and 14, Typical Apartment 1 in Building D between Levels 5 and 19, and Typical Apartment 18 in Building B between Levels 2 and 18.
- c) Submit a revised wind assessment to demonstrate comfort criteria would be met for:
 - communal open spaces and upper level balconies
 - outdoor dining fronting Doran Drive Plaza.

The Applicant is to consider the most up to date industrial practice on wind assessment as applicable to the proposed land uses.

3. Land Uses and Precinct activation

- a) Demonstrate how the proposal, including the land use mix and any retail strategy would achieve the strategic zoning objectives in delivering a vibrant and active new local centre.
- b) Further illustrate how the design and layout of the proposed retail and commercial area would achieve the desired character and design objectives in the UDG including creating a new local centre providing business and services required by the community and providing a plaza acting as the active heart of the precinct.

- c) Review and amend the signage strategy to demonstrate how future signage can be appropriately integrated into the proposed building design, particularly signage areas 12 & 13.
- d) Provide evidence of consultation with The Hills Council on the design and use of Doran Drive Plaza, including ownership and on-going management.

4. Design Excellence

- a) Review and amend the proposal in response to advice received from the State Design Review Panel (SDRP) on 4 May and 4 June 2021.
- b) Seek further advice from the SDRP and its recommendations on whether the proposal achieves Design Excellence in accordance with clause 9.5 of the Hills Local Environmental Plan 2019.

The Applicant is to submit revised plans and an updated Design Integrity report detailing the proposal's response to the SDRP's advice with the Response to Submissions.

5. Car Parking

- a) Review and revise the proposed car parking provisions with respect to the Concept Approval (SSD 9653) and the endorsed UDG, noting:
 - SSD 9653 MOD 1, which seeks a retail cap of 341 spaces or 1 space per 32 m² (whichever is lower), is currently under assessment by the Department
 - the maximum 1 space per dwelling only applies to the 409 market dwellings. Maximum car parking rates for the affordable housing is based on dwelling mix.
- b) Clarify the shared parking arrangements between the residential visitor spaces and non-residential parking as required by Condition B1 of the Concept Approval and Control 4.2.12.4 of the UDG.
- c) Review consistency between the submitted Environmental Impact Statement and architectural drawings on the allocation of car parking spaces and submit revised plans and documents.

6. Community Facilities

- a) Confirm the proposed arrangements (such as property transaction or lease) for a public authority or non-profit organisation to own or control the proposed community facilities.
- b) Provide further information on the operation of the proposed community facility, including details of intended first operator and any draft plan of management.
- c) Submit proposed terms of a restrictive or positive covenant and proposed timing for the creation of a covenant and commencement of use for the community facility on title to secure:
 - the on-going use of the premise for community facilities only
 - any provisions to accommodate any future change of use, vacancy, end of lease, etc.

7. Other

- a) Submit the following additional information:

- confirm calculation of Gross Floor Area, in particular, whether non-residential tenancy on Level 2 have been excluded from the calculation
- nominate the proposed affordable housing units and confirm the proposed delivery method and dwelling mix
- amend the architectural drawings to include sufficient dimensions to confirm separation distances

Clarify the use of the areas on Level 01, adjacent to amenity toilets and retail waste holding room.