



Mrs Poonam Chauhan
Development Manager
Deicorp Construction Pty Ltd
Unit 4, 161 Redfern Street
REDFERN NSW 2016

29/07/2020

Dear Mrs Chauhan

**Tallawong Station Precinct South
Stage 2 (SSD-10425) and Modification Application (SSD-9063-MOD-1)**

The exhibition of the above proposals ended on 22 July 2020. All submissions received by the Department during the exhibition of the proposal are available on the Department's website at www.planningportal.nsw.gov.au/major-projects/projects.

The Department requires that you provide a response to the issues raised in those submissions, in accordance with clause 82(2) of the Environmental Planning and Assessment Regulation 2000. In addition, the Department requests that you provide a response to the issues outlined in **Attachment A**. Please provide a Response to Submissions within two months of the date of this letter.

Note that under clause 113(7) of the Environmental Planning and Assessment Regulation 2000, the days occurring between the date of this letter and the date on which your response to submissions is received by the Secretary are not included in the deemed refusal period.

If you have any questions, please contact David Schwebel, who can be contacted on 02 9274 6400 or david.schwebel@planning.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Anthony Witherdin'.

Anthony Witherdin
Director
Key Sites Assessments

as delegate for the Planning Secretary

Attachment A

1. Land Uses

- i. Provide further justification for the proposed retail and commercial uses (including the land use mix and tenancy sizes) considering the:
 - a. objectives of the B4 zone and the strategic planning role of Tallawong Precinct South
 - b. impacts on the future Tallawong Town Centre to the north of Tallawong Station and any other nearby local centres
 - c. requirements in Schedule 4 of Blacktown City Council Growth Centre Precincts Development Control Plan 2010, which limits retail premises in the B4 Mixed Use Zone to a maximum of 300m² for any single tenancy.
- ii. Submit a Retail and Commercial Land Use Strategy providing an analysis of:
 - a. the socio-economic context of the site
 - b. market competition and catchments for the proposed retail and commercial uses
 - c. economic and community impacts of the proposal.

2. Built Form

- i. Illustrate how the proposal complies with Condition B3 (a) and (b) of SSD 9063 which requires consideration of:
 - a. *design the built form and landscape of the blocks fronting Schofields Road, including setbacks to the top-most floor, to address the urban qualities of Schofields Road and the adjacent low-density residential suburb of The Ponds*
 - b. *configure buildings to distribute density and building height of the precinct with consideration to improving solar access to apartments, communal open space and the public realm.*
- ii. Demonstrate compliance with the Design Quality Guidelines approved with Concept Approval SSD 9063 and identify any required consequential amendments to the modification application.

3. Amenity

- i. Provide further information and analysis to demonstrate the proposal's compliance with the Apartment Design Guide (ADG), particularly how solar access and ventilation would be achieved for each of the proposed buildings. This must include (but not limited to):
 - a. solar access diagrams to illustrate how solar access would be achieved for the proposed apartments
 - b. clarify how cross-ventilation and natural ventilation are achieved for apartments affected by rail and road noise.
- ii. Illustrate how a reasonable level of privacy can be achieved (including any mitigation measures) for:
 - a. units with courtyards and windows facing common open space areas (e.g. Unit A.310, D, 205, E.208, E.506)
 - b. large private courtyards on top of podiums (e.g. Unit Q.406, R.401, S.403) with overlooking units directly above
 - c. units with an interface to the proposed non-residential floor space (with indicated potential for a childcare centre) in Building 1A.2.

- iii. Confirm ADG minimum dimensions and areas are met for:
 - a. balconies/courtyards
 - b. storage spaces
 - c. deep soil zones.
- iii. Clarify if all units in Building 1B.2 will have direct access to a ground floor lobby and the purpose of the stairs from the courtyard of Unit N.106.

4. Car Parking

- i. Review and revise the proposed car parking provision, considering the:
 - a. strategic location and transport orientated design objectives of the site and the concept approval
 - b. objectives of the zone to maximise public transport patronage and encourage walking and cycling
 - c. Council's DCP requirement which refers to RMS's car parking rates for development within 800m of a railway station
 - d. potential modal split and behavioural changes supported by Sydney Metro's high-speed and high-frequency service above a traditional rail service
 - e. environmental and sustainability benefits of reducing private residential car spaces
 - f. Council's and Sydney Metro's parking management strategy for the locality
 - g. practical and legal arrangements for residential visitors to access commuter car spaces and commercial car parking spaces from buildings across the site.
- ii. Submit a parking strategy to maximise the efficiency of car parking spaces including the consideration of sharing use of car spaces between land uses as required under Condition B12(a) of SSD 9063.
- iii. Clarify allocation of car parking spaces for affordable housing, as identified in Condition A19 of SSD 9063.

5. Open Space, Public Domain and Landscaping

- i. Illustrate compliance with the Public Domain and Landscaping Strategy and Condition B4 of the Concept Approval SSD 9063.
- ii. Review the landscaping plan and identify additional opportunities to achieve 40 percent tree canopy coverage on the site as recommended by the Greater Sydney Commission.
- i. Prepare and submit a detailed plan of management for public domain areas proposed to be privately owned (including parks and roads), in consultation with Council.
- ii. Consult with TfNSW (Sydney Metro and former RMS) and obtain owners' consent for structures (including paths and other infrastructure connections) and connections to and/or across public lands such as:
 - a. Structures, access and paths over drainage reserves along Schofield Road
 - b. Landscaping at the corner of Schofield Road and Cudgegong Road and along the frontage of Schofield Road
 - c. Pedestrian connections to Sydney Metro railway station, commuter car parking and its surrounds
 - d. Construction and other site management facilities.

- iii. Provide additional details about the connection of internal pathways to the shared path along Schofields Road, including sections to show pathway gradient and heights of adjoining land on either side of the pathway and crossing over the drainage swale.
- iii. Clarify the proposed landscape planting aligns with respective deep soil zones, including the Jacaranda tree in the communal lobby between Buildings 2C.1 and 2C.2.
- iv. Consult with Council and initiate required amendments to the Land Reservation Acquisition Map under the Growth Centres SEPP as per advisory note AN3 on Concept Approval SSD 9063.

6. Other Matters

Submit a bushfire assessment report as required by the SEARs issued for the project and requested by the NSW Rural Fire Service.