

Ms Katrina Lim
Senior Development Manager
LANDCOM
Level 14 60 Station Street
Parramatta NSW 2150
16/01/2020

Dear Ms Lim,

**Hills Showground Station Precinct (SSD-9653)
Request for Additional Information**

I refer to the above Concept Application (SSD 9653) and the Department's previous correspondence requesting a response to submissions, dated 19 December 2019.

The Department has identified a number of key assessment issues associated with the proposal including precinct planning, density and built form. The Department requests that you provide a response to the issue outlined in **Schedule 1** as part of your formal response to submissions.

You are requested to provide the information, or notification that the information will not be provided, to the Department by **Friday 27 March 2020**. If you are unable to provide the requested information within this timeframe, you are requested to provide, and commit to, a timeframe detailing the provision of this information.

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

Yours sincerely,



Anthony Witherdin
Director
Key Sites

SCHEDULE 1

1. Strategic Planning

- i. Demonstrate how the proposed density, number of dwellings, road layout and land uses contribute to the strategic planning objectives for the overall Showground Station Precinct as required by the SEARs.
- ii. Further consider the appropriateness of the proposed maximum dwelling yield, particularly with regard to achieving good built form outcomes and the planned and proposed infrastructure capacity across the precinct.
- iii. Consult further with the Department of Education and clarify plans to meet the future education needs of the precinct and the wider area.
- iv. Illustrate how the proposal integrates with Council's draft Master Plan for Castle Hill Showground.
- v. Consult further with Council on the management of the proposal's interface with the adjoining public lands (Cattai Creek, Hills Showground, etc) and the provision of local infrastructure and open space for the proposal.
- vi. Provide information on staging and the potential mechanisms to secure the timely delivery of any proposed open space, community facilities and infrastructure for future developments.

2. Built form

- i. Revise the proposed building envelopes to achieve improved amenity and compliance with the Apartment Design Guide (ADG). This may require a reduction or redistribution of the proposed building mass and density.
- ii. Review and revise the submitted Urban Design Guide to:
 - support compliance with ADG
 - respond to the advice of the State Design Review Panel
 - promote greater housing mix and diversity in building typologies
 - consider Council's Development Control Plan for the precinct
 - include detailed parameters to secure the desired urban design and planning outcomes for the precinct.
- iii. Reconsider and revise the proposed setbacks where appropriate to:
 - complement the varied streetscape character surrounding the site
 - address environmental conditions along Showground Road
 - allow for sufficient landscaping area to meet tree canopy targets
 - support active street frontages and potential outdoor land uses where appropriate
 - ameliorate adverse solar and wind impacts to public spaces and open spaces
 - consider implications on future road widening and other road infrastructure upgrades required for the precinct in consultation with TfNSW (RMS).
- iv. Submit additional shadow diagrams, at hourly intervals, demonstrating that the existing/ proposed public open spaces will receive adequate solar access.
- v. Submit a wind analysis for all buildings over 8 storeys, incorporating any required changes to the proposed building envelopes and wind mitigation measures.
- vi. Review and clarify the discrepancies between the built form depicted in the Urban Design Report and submitted plans (Note: p. 91 Urban Design Report and SK 07 & SK 17 Plans for Approval).

3. Traffic and Transport

- i. Identify the proposed road network and connections to be established as part of the concept proposal and how these roads integrate with future road network connections outside the Precincts.
- ii. Provide further justification for the proposed car parking rates together with additional analysis on travel modes and public transport use.

- iii. Revise the Traffic and Transport Assessment in response to advice from TfNSW (RMS) including revised traffic models.

4. Other matters

- i. Finalise the Design Excellence Strategy in consultation with GA NSW and Council
- ii. Address the water and waste management concerns raised by TfNSW (RMS) and Council.