

6 May 2026

Ms Kiersten Fishburn
Secretary
Department of Planning, Housing and Infrastructure
4 Parramatta Square
12 Darcy Street
Parramatta NSW 2150

Att: Joe Somerville, Senior Planning Officer
[by email: joe.somerville@dpie.nsw.gov.au]

Dear Joe

Re: Additional items to be addressed - Trafalgar Avenue (SSD-79276958)

We write in response to your correspondence of 24 April 2026 seeking further submission on the following.

1.0 Height

The overall height of the proposal as outlined by the height plane plan and clause 4.6 is 31.78m. The rooftop survey overlay plan (DA509) as well as DA213 both include typographical errors that have now been updated to reflect the correct RL with and overall height aligned to the Clause 4.6 of 31.78m.

2.0 Retention of Trees

The arborist has reviewed both tree 44 and 45 as requested and both remain recommended for removal. The removal recommendation is due to the basement encroachment into the Tree protection zones, as well as the trees' proximity to the building form and the safety requirements of the area during construction. These trees cannot be retained due to these impacts.

3.0 Waste Truck Access

Section 4.8 of the Traffic Impact Assessment report confirms loading dock/waste collection has been designed to accommodate a 6.4m SRV as per the KDCP (Part C – 25A.5 (Point 16)). Notwithstanding, we have updated the TIA confirming 6.7m length and 2.6m height for the swept path of the SRV.

4.0 Additional Items

We provide the following to enable finalisation of assessment:

- Amendments to the architectural plans:
 - DA102 - Site Plan
 - Change to RL's
 - DA200, DA201, DA202 - Basement 1-3
 - Change to size, with no change to deep soil at ground floor

- Parking rates proposed are maintained
- Ground Floor
 - Removal of driveway crossover at the boundary
 - Updated to show the driveway crossing at the kerb.
- DA213 - Level 8
 - Internal area RL reduced from 114.10 to 114.00.
 - Communal open space reduced from RL 115.90 to 114.00
 - Top of lift overrun adjacent to COS reduced from RL118.60 to RL 115.90
 - Top of lift overrun to Plant roof area reduced from RL 115.80 to 115.55
- Roof Plan
 - Top of railing to building A reduced from RL 119.35 to RL118.45
 - Top of lift overrun to building B reduced from RL118.60 to RL 115.90
 - Bathroom roof to level 8 COS reduced from RL118.60 to RL117.00
 - Introduction of parapet RL's
 - Top of lift overrun to Plant roof area reduced from RL 115.80 to 115.55
- Elevations
 - Updated RL's to reflect the floor and roof plans
- Deep Soil and COS Diagrams
 - Introduction of a landscape calculation plan
- Shadow Diagrams
 - Updated to add the date they reflect
- Roof Top Survey Overlay
 - Updated with amended roof plan
- The following apartments contain four bedrooms – 8.04 & 8.01.
- The full length of the Trafalgar frontage is 85.13m.
- The Transport Impact Assessment (TIA) has been updated to include the cumulative traffic impacts as requested shown in Section 5.3.
- Updated Basix & NatHERS is provided.

Additionally, updated Hydrogeology reports that included a Request of Compliance with Section 4.41(1)(g) EP&A Act for Water Supply Works approval, Water Use approval and Aquifer interference approval have been previously issued to the Department but are included for completeness.

Please contact the undersigned with any queries on this information, otherwise we look forward to working with the Department on the finalisation of this application.

Yours sincerely,



Tom Goode
Director

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