



THE HILLS
Sydney's Garden Shire

THE HILLS SHIRE COUNCIL
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3 September 2021

Director – Key Sites Assessment
Department of Planning, Industry & Environment
Locked Bag 5022
PARRAMATTA NSW 2124

Your Ref: SSD-15882721

Dear Sir,

**Comments on Doran Drive Plaza Precinct
LOT 55 in DP 1253217**

I write to you in response to the exhibition notice on the Major Projects Planning Portal in relation to a proposed development application for the Doran Drive Plaza Precinct within the Showground Station Precinct.

On 22 March 2021, a meeting was held with the Applicant to discuss the development proposal. An email was subsequently sent to the Department of Planning, Industry and Environment which raised concerns relating to the following:

- Proposed unit mix which results in only 5% of 3 bedroom units;
- Insufficient on-site car parking;
- Setbacks are inconsistent with The Hills DCP 2012; and
- Activation to be provided to De Clambe Drive frontage.

These same concerns are raised in relation to the exhibited material:

Unit Mix

The proposal is inconsistent with other Residential Flat Buildings approved within the Showground Precinct where at least 20% of the total number of dwellings contained in the development is provided with 3 or more bedroom dwellings. Concern is raised to the provision of family friendly units available for future occupants of the development which is contrary to Council's local housing diversity provision for Priority Precincts.

Setbacks/Active Street Frontages

Whilst it is acknowledged that Council's DCP does not strictly apply to this State Significant Development Application, Council's DCP was made to inform the desired future character of the Showground Station Precinct. The DCP requires active street frontages on all property boundaries and a 3m street setback to De Clambe Drive and 5m upper level setback to all other street

frontages. The intent of the controls is to set taller building elements back from the street to reduce building scale and bulk and to facilitate a landscaped streetscape that can accommodate larger trees.

The proposal includes significant built forms that comprise reduced setbacks with limited opportunities for landscaping. The basement carpark is proposed with minimal setbacks to all property boundaries which do not allow for the provision of deep soil planting to accommodate larger trees, particularly along the northern property boundary. The proposal also includes the removal of five street trees to allow for vehicular access and entry from De Clambe Drive. The location of this vehicular access results in reduced opportunities for not only landscaping but also activation of the northern street frontage. This is not in keeping with the desired future character of the Showground Station Precinct which envisaged an active street frontage and a more sensitive interface to the RE1 zone land to the north.

Car Parking

Council's DCP requires 1 space per 25m² GFA for retail floor area. For the development, 438 car spaces are required. The proposal includes 341 retail car parking spaces which results in a shortfall of 97 car parking spaces to this control. Concern is raised to the proposed development with regard to the provision of sufficient car parking for the supermarket. Sufficient parking is to be provided for future retail patrons that live within the locality.

Building Separation

The Apartment Design Guide requires residential flat buildings to be provided with a 12m building separation for up to four storeys in height, a 18m separation for 5 -8 storeys and 24m separation for 9 storeys and above. The internal building separation is required to comply with the minimum design criteria in the Apartment Design Guide.

Council's Engineering, Waterways, Traffic, Resource & Recovery and Environmental Health Team are reviewing the submitted information and these comments will be forwarded to you once received.

Should you have any questions, please contact me at cdugan@thehills.nsw.gov.au or 9843 0334.

Yours faithfully,



Cynthia Dugan

PRINCIPAL CO-ORDINATOR – DEVELOPMENT ASSESSMENTS