



Your ref: SSD-9063-Mod-1

File no MOD-20-00236

22 July 2020

Department of Planning Industry and Environment  
GPO Box 39  
SYDNEY NSW 2001

Recipient Delivery [paula.bizimis@planning.nsw.gov.au](mailto:paula.bizimis@planning.nsw.gov.au).

**Attention: Paula Bizimis**

Dear Sir/Madam

**(SSD-9063-Mod-1): Modification to the approved Concept Plan for Tallawong Station Precinct South**

Thank you for your correspondence dated 5 June 2020 requesting our advice for the above application at 1-15 and 2-12 Conferta Avenue, Rouse Hill, which is a State Significant Development proposal under section 4.36 of the *Environmental Planning and Assessment Act 1979*.

The modification application has been reviewed by our officers and we object to the proposal due to the concerns we have about car parking and traffic. This issue/comment is listed in Attachment A to this letter. We request that the matters detailed in the Attachment to this letter are comprehensively addressed and referred back to Council for reconsideration.

If you would like to discuss this matter further, please contact Judith Portelli, Manager Development Assessment, on 9839 6228.

Yours faithfully

Glennys James PSM  
Director Planning and Development

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All correspondence to: The Chief Executive Officer - PO Box 63 - Blacktown NSW 2148

## Attachment A

### Blacktown Council's submission to (SSD-9063-Mod-1)

#### Modification to the approved Concept Plan for Tallawong Station Precinct South

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##### 1. Car parking comments

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- a. Council does not support the proposed reduction in the visitor car parking rate (to 1 visitor per 35 units from 1 per 10 units). It is considered that the provision of a total of 28 visitor car parking spaces is totally insufficient to serve 987 apartments. For Site 2 there is no commercial car parking available for the use of residential visitors as justified in the Traffic Report. Based on the above, we do not object to the proposal provided 99 visitor spaces are provided for the proposal in accordance with the Concept approval.
- b. The report acknowledges that the 1,000 existing commuter car parking spaces located at Tallawong Station are already at capacity, with a substantial overflow of all-day parking currently occurring onto the surrounding street network during every workday. By 8.30 am the existing carpark is full from commuters travelling on the Sydney Metro Northwest line. Once full, drivers of vehicles then proceed to park in the surrounding street network. The catchment area beyond the North West Growth Centre is predominantly rural in nature with poor or no public transport options available to residents, hence we object to the proposed reduction in the visitor car parking rate as above.