



1 July 2020

TfNSW Reference: SYD18/00222/09

DPIE Reference: SSD 9063 MOD1

Department of Planning, Industry and Environment
Locked Bag 5022
PARRAMATTA NSW 2124

Attention: **Paula Bizmis**

MODIFICATION TO APPROVED BUILDING ENVELOPES, BUILDING HEIGHTS, BASEMENT FOOTPRINT, LOCAL ROAD LAYOUT, AND RESIDENTIAL VISITOR CAR PARKING REQUIREMENTS - TALLAWONG STATION PRECINCT SOUTH, ROUSE HILL

Dear Sir/Madam,

Reference is made to your correspondence dated 5 June 2020, regarding the abovementioned Application which was referred to Transport for NSW (TfNSW) for comment.

TfNSW has reviewed the modification application and notes that the gross floor area and residential units for the 16 buildings is not being increased as part of this application. Therefore TfNSW does not raise any objections to this application, subject to the following requirements:

1. TfNSW has previously acquired a strip of land for road along the Schofields Road frontage of the subject property, as shown by blue colour on the attached Aerial – “X”. All buildings and structures are to be wholly within the freehold property (unlimited in height or depth), along the Schofields Road boundary.
2. Any stormwater connections for this development to the existing stormwater pits located within TfNSW owned land will require the developer to contact TfNSW regarding land acquisition requirements.

In addition, detailed design plans and hydraulic calculations of any changes to the stormwater drainage system are to be submitted to TfNSW for approval, prior to the commencement of any works. Please send all documentation to development.sydney@rms.nsw.gov.au.

A plan checking fee will be payable and a performance bond may be required before TfNSW approval is issued.

If you have any further questions please direct attention to Malgy Coman on 8849 2413 or email development.sydney@rms.nsw.gov.au. I hope this has been of assistance.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Pahee', with a stylized flourish at the end.

Pahee Rathan

Senior Land Use Assessment Coordinator

