

Ms Katrina Lim  
Senior Development Manager  
LANDCOM  
Level 14, 60 Station Street  
Parramatta NSW 2150

19/10/2020

Dear Ms Lim,

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

I refer to your Response to Submissions for the above Hills Showground Station Precinct (SSD 9653). After careful consideration, the Department requests that you provide additional information to address the issues outlined in **Schedule 1**.

You are requested to provide the information, or notification that the information will not be provided, to the Department by **30 Oct 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](mailto:james.groundwater@planning.nsw.gov.au).

Yours sincerely,



Anthony Witherdin  
Director  
Key Sites Assessments

## **SCHEDULE 1**

### **1. Built Form**

- i. Further illustrate how future development within the proposed building envelopes would achieve satisfactory urban design outcomes and levels of amenity for the Doran Drive Precinct, particularly in respect to:
  - the interface between the 4 storey podium fronting Andalusian Way/Mandala Parade and the angled towers, Buildings G and F
  - the transition from a 2 storey to a 4 storey podium along Doran Drive to Andalusian Way.
- ii. Demonstrate the building separation distance between the proposed townhouses fronting Andalusian Way and Buildings P & R in Precinct East are sufficient to support good levels of residential amenity.

The Applicant shall consider appropriate Design Guidelines to secure the desired urban design outcome with respect to point i) and ii) above.

### **2. Design Guidelines**

- i. Clarify the discrepancies between the reference to secondary setbacks in the Design Guidelines and the proposed building envelopes, including any projections such as balconies.
- ii. Confirm where the top of the bank is measured from in Part 3.2.6 Control 1.
- iii. Illustrate how the open space to the west of the Metro station can achieve the stated 2 hours of solar access to 80% of the open space.
- iv. Clarify the application of the proposed maximum car parking cap and maximum car parking rates for the proposed housing and commercial uses.
- v. Further consult with TfNSW (RMS) regarding an appropriate car parking rate for the proposal, considering the site's location next to a new Metro Station.

### **3. Affordable Housing**

- i. Provide details on the delivery and distribution of the proposed affordable housing, particularly with respect to each stage of the development to maximise the public benefits associated with the proposal.
- ii. Provide justification for the proposed 10-year tenure for affordable housing being managed by an Affordable Housing Provider in respect to any strategic plan and/or government policy.

#### **4. Other**

- i. Amend the Building Heights Plan to include both height in storeys and metres to be consistent with the proposed Design Guidelines.
- ii. Clarify how the additional community facilities contribution identified in the Social Infrastructure Report will be secured and the timing of the contribution.

Note: The Department is finalising discussions with Council and the Government Architect's Office regarding the submitted Design Excellence Strategy.