

31 May 2018

15709

Ms Caroline McNally
Secretary
NSW Department of Planning and Environment
320 Pitt Street, Sydney NSW 2000

Attention: James Groundwater (Senior Planning Officer, Key Sites Assessments)

Section 75W Modification No.2 – Concept Plan Approval MP10_0198 Additional information

Further to your email of 17 May 2018, please find attached the following additional information:

Information	Response
Formal response to Council's Traffic and Urban Design reports	Refer to responses provided by McLaren Traffic Engineering (Attachment 1) and by CHROFI (Attachment 2). CHROFI's response is accompanied by additional detail demonstrating how changes could be made to the indicative floor plans to remove some of the deeper courtyard apartments to increase street level activation. It is noted that these indicative plans are not the subject of this Modification Application and the detailed design of all residential apartment buildings would be subject to detailed architectural design and development assessment as part of the future Development Applications for the site.
Clarification as to whether subdivision is being sought under the proposal (include a new subdivision plan if necessary)	An updated Draft Plan of Superlot Subdivision to reflect the amended staging plan and building envelopes is provided at Attachment 3 . The Proposed Modifications to Conditions and Statement of Commitments has been updated to include this plan and is provided at Attachment 4 .
Clarification as to the extent of public park being delivered under the Statement of Commitments (noting the amended public open space figures)	CHROFI have prepared a plan which outlines the area of publicly accessible open space within the site the included only the Village Green, Village Lawn and Village Square (Attachment 5). The total area of these spaces is 6,382m ² . Please note that this is a conservative figure that does not include any of the other areas and pathways which are designated as being publicly accessible within the site in the CHROFI Urban Design Report and landscape master plan. The Statement of Commitments has been updated to clarify this and is provided at Attachment 4 .
Additional shadow diagrams at 15-minute intervals between 2.00pm and 3.00pm, midwinter for Castle Vale (confirming solar access statement in CHROFI report).	Refer to Attachment 6 .

We trust that the Department now has sufficient information available to complete its assessment report and refer the application to the Independent Planning Commission for determination.

Yours sincerely,



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