



Your ref: SSD-80287510
Our ref: MC-25-00008

17 December 2025

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

Recipient Delivery: prity.cleary@planning.nsw.gov.au

Attention: Prity Cleary

Dear Sir/Madam,

**Re: SSD-8-287510 – Residential development with infill affordable housing,
84 Tallawong Road, Rouse Hill**

Thank you for your correspondence dated 28 November 2025 requesting our advice on the response to submission for the application for residential development with infill affordable housing, 84 Tallawong Road, Rouse Hill which is a State Significant Development proposal under section 4.36 of the *Environmental Planning and Assessment Act 1979*.

The proposal has been reviewed by our officers and we object to the proposal until all our issues listed in the Attachment 1 to this letter are addressed in a revised Environmental Impact Statement and the information required is referred back to Council for reconsideration before any determination is made of this application by the Department.

We also advise that some internal sections are still completing their comments in relation to the proposal. We will send these comments to you as soon as possible via email separately when they become available, as per your advice.

If you would like to discuss this matter further, please contact Ali Baburi, our Town Planner, on 9839 6496.

Yours faithfully

Judith Portelli
Manager Development Assessment

Connect - Create - Celebrate

Council Chambers - 62 Flushcombe Road - Blacktown NSW 2148

Telephone: (02) 9839 6000 - DX 8117 Blacktown

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

Attachment 1

Blacktown Council's submission to SSD-8-287510 – Residential development with infill affordable housing, 84 Tallawong Road, Rouse Hill

1. Town Planning

- a. We have limited information and need clarification to confirm if the previous consents on the site have been activated. We need to know to what extent this proposal is relying on the original development consents and if full compliance with these development consents will be expected by the Department.
- b. If there is no reliance on the previous consents, the applicant must provide full detailed plans as part of this application rather than relying in part on the previous plans approved under the previous consents that have either lapsed or are not intended to be complied with.

2. Section 7.11 Contributions

- a. Full detailed architectural plans are required to reassess the contributions.

3. Development engineering

- a. As Council will treat this as a new DA and not a mod to existing DA as per the submitted Environmental Impact Statement, Development Engineer will require the following in order to carry out a complete assessment:
 - i. Full set of engineering plans providing all road designs and stormwater drainage management design as per Council's Engineering Guide to Development, including the road designs to demonstrate the proposal compliments existing site conditions and adjoining site approvals.
 - ii. All swept path analysis of truck deliveries and garbage collection movements to comply with AS2890. The current submissions do not have the sufficient information to carry out a complete assessment.

4. Drainage Engineering

- a. Supporting documents shall be provided in electric formal for assessment:
 - i. MUSIC model shall be provided to confirm the reduction target and the non-potable reuse target are achieved.
 - ii. DRAINS model to confirm the drainage design on road 1 if applicable

- b. The submitted Civil drawing, C&M consulting, drawing Number 02175, Rev 1 and dated 1/04/25 has been reviewed. However, it is insufficient for assessment on the proposed drainage design. A full set of the civil design must be provided including the future pit and pipe of the road 1 and the nearby section of Tallawong Road.
- c. Additionally, the change of the business use must be addressed on the water conservation and rainwater tank design.

5. Social planning

Social Planning has reviewed the proposed SSD package and is generally supportive of the amendments to deliver affordable housing in part with additional residential dwellings. This will support the growing population in the North West Growth Area. However, Social Planning raises some concern with elements of the proposal, most of which are consistent with previous feedback and advice provided to the applicant in August 2025.

Items to resolve are as follows:

- a. Concentration of affordable housing

In accordance with requirements of the SEPP (Housing) 2021 (2.1.15), evidenced best practice and the recommendations outlined in the REF, the concentration and dispersion of the affordable units should be separated across the site. The project is supported by HAFF funding, which provides financial assistance to the CHP for the length of affordable housing management. Social Planning is not satisfied by the justification that potential management costs outweigh the known negative implications on residents and community that result from the concentration of units. This lack of best practice approach by the CHP raises concern for the future tenancy management of these residents. With the support of the HAFF funding and the known benefits of scattering the affordable dwellings the applicant must revise the scheme.

- b. Shared Spaces

The applicant is encouraged to develop a Plan of Management (POM) for the site to support the operation and management of shared spaces on the site and within the towers. This will help future residents have shared use of bookable spaces and will support future strata rules. Including these within measures within the POM will also ensure that affordable housing tenants are provided equal access to these spaces.

- c. Landscaping and urban heat

The inclusion of the children's play space is supported and will be a positive addition to the development. However, in line with the ESD report, it is recommended that the applicant replace the softfall ground cover in the kids play area to a natural turf and replace the ground cover in the fitness area to a light-coloured paving or alternate material. Rubber softfall and artificial turf has been found to be some of the hottest ground covers, radiating heat back into the immediate area and reaching temperatures up to 70 degrees, limiting year-round use. Whilst the shade cloth will provide some cover and cooling, the sites

orientation and existing urban heat context will impact comfort and use of the area, particularly for young children.

d. Communal Spaces

The SIA Comment within the REF notes that existing challenges for community access to social infrastructure. The proposed development does not contain any additional common rooms for residents to use or all weather gathering spaces, as recommended by the ADG 4F-2. The major development should deliver spaces for residents to reduce this negative impact. The design as is does not propose any mitigation measures or site enhancements. Social Planning encourages the applicant to deliver a communal space, similar to the commercial footprint within another buildings ground floor level. This will provide a vibrant, flexible, community space for residents and reduce some pressure on existing community spaces.

e. Crime Prevention

The application contains brief detail of safety measures and notes compliance with CPTED measures, the majority of the sites layout proposes a safe and activated ground plane. However, concern is raised for potential entrapment opportunity within the basement storage cage rooms. The CPTED measures should include surveillance cameras within these spaces and signage advertising CCTV is in use to discourage any negative activity.

f. Letter boxes and parcels

From the architectural plans, it is unclear where resident mailboxes are located. Architectural plans should be updated to show the location of resident mailboxes to ensure future inclusion of these facilities. It is also recommended that these mailbox locations include space for parcel delivery to assist future residents.

g. Commercial Tenant

It is recommended that restrictions be placed on the future commercial tenancy uses in building A. These restrictions can ensure that future use is complementary to the site and is a positive impact to the locality. A high value tenancy that supports community interaction, safety and benefit is well suited to the site as opposed to a low activation tobacco shop or the like. The applicant should provide the space with the necessary ventilation, plumbing and electric works needed to support future retro fitting for a range of commercial uses such as cafes, retail and the like.

Social Planning is strongly opposed to the concentration of the affordable dwellings, if these dwellings can be better dispersed through the six residential flat buildings the proposal will achieve a good quality outcome and be a positive addition to the community, this change will allow for the full support of the social planning team. The additional items raised can be resolved through minor amendments to the design or additional details provided.