



Project Name: Parkland Estate, Rouse Hill
Case ID: PDA-108040956

Proponent Details

Project Owner Info

Title	Mr
First Name	Greg
Last name	Taylor
Role/Position	Director
Phone	0417778822
Email	gtaylor@arrisgroup.com.au
	PO Box 814
Address	BOWRAL , New South Wales, 2576 , AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	ARRIS PROPERTY GROUP PTY. LIMITED
ABN	74603906565

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mr	Aaron	Sutherland
Phone	Email	Role/Position
0410452371	aaron@sutherlandplanning.com.au	Director

Address

91A
SHEPHERD STREET
BOWRAL, New South Wales 2576
AUS

Development Details

Engagement with the Department

Have you engaged with the department in relation to this project?

Yes

Project Info

Project Name	Parkland Estate, Rouse Hill
Industry	Residential & Commercial
Development Type	HDA Housing
Estimated Development Cost (excl GST)	AUD600,000,000.00
Indicative Operation Jobs	60
Indicative Construction Jobs	1,300
Number of Occupants	2,300
Number of Dwellings	1,000
Gross Floor Area (GFA) sqm	94,500
% of In-fill Affordable Housing	15
Number of In-fill Affordable Dwellings	150

Description of the Development/Infrastructure

The proposal relates to three greenfield residual allotments resulting from a masterplan and community title subdivision, and seeks consent for the erection of 1000 apartments as follows: Stage 3 (5 Torrelli Street) – 4 to 20 storey residential flat development; Stage 4 (Hasluck Street) – 8 to 18 storey residential flat development; and Stage 5 (2 Grassland Street) – 6 to 18 storey residential flat development

Stage 1 Details

Estimated Development Cost (excl GST)	AUD280,000,000.00
Operation Jobs	34
Construction Jobs	603

Number of Occupants	1,065
Number of Dwellings	463
Gross Floor Area (GFA) sqm	43,910
% of In-fill Affordable Housing	15
Number of In-fill Affordable Dwellings	70

Concept Development

Are you intending to submit a concept or staged application?

Yes

Would this be for the initial concept application?

Yes

Would this application also include the first stage of the project?

Yes

Site Details

Site Information

Site Name	Parklands Estate, Rouse Hill
Site Address (Street number and name)	Lot 6 in DP 271065, 2 Grassland Street, Rouse Hill Lot 8 in DP 271065, Hasluck Street, Rouse Hill Lot 7 DP 271065, 5 Torrelli Street, Rouse Hill
Site Co-ordinates - Latitude	-33.68831169479091
Site Co-ordinates - Longitude	150.906

Local Government Area

Local Government	District Name	Region Name	Primary Region
Blacktown	Central City District	Sydney	

Lot and DP

Lot and DP

Lot 6 in DP 271065, 2 Grassland Street, Rouse Hill

Lot 8 in DP 271065, Hasluck Street, Rouse Hill

Lot 7 DP 271065, 5 Torrelli Street, Rouse Hill

Site Area

What is the total site area for your development?

Site Area sqm

19,688

Statutory Context



Note: Please confirm the below selection by referring to the applicable section of either the [Planning Systems SEPP 2021](#) or the [Transport and Infrastructure SEPP 2021](#) or the applicable Ministerial planning order.

Which State Environmental Planning Policy (SEPP) does your application relate to?

None, declared by a Ministerial planning order as SSD

Section under selected Schedule

Residential development

Permissibly of Proposal

Permissible with consent

Describe the permissibility of the proposal under relevant environmental planning instruments

The site is zoned R4 High Density Residential pursuant to State Environmental Planning Policy (Precincts—Central River City) 2021, and residential flat buildings are permissible with consent

HDA EOI Number

243947

Biodiversity Development Assessment Report Waiver Request

Would you like to request that the requirement for a biodiversity development assessment report be waived?

No

Land Use Zones

What land use zone/s is the development in?

Land use zones (select all that apply)

Statutory Context 2

Legislation and EPIs

List any relevant legislation and environmental planning instruments that apply to the project.

- State Environmental Planning Policy (Housing) 2021
- State Environmental Planning Policy (Planning Systems) 2021
- State Environmental Planning Policy (Transport and Infrastructure) 2021
- State Environmental Planning Policy (Sustainable Buildings) 2022
- State Environmental Planning Policy (Resilience and Hazards) 2021
- State Environmental Planning Policy (Precincts—Central River City) 2021

List any relevant planning agreements or existing approvals that apply to the project (e.g. concept plan approvals, staged DA consents).

On 15 July 2016, the NSW Land and Environment Court upheld an appeal and granted development consent to Development Application DA 15-1543 for a Stage 1 Concept Plan and Stage 2 Detailed Application pursuant to Section 83B of the Environmental Planning and Assessment Act 1979 (EP&A Act) for the following:

- Stage 1 Concept Plan:
 - site and road layout;
 - 9 residential building envelopes ranging from 2 to 8 storeys (referred to as Stages 1 to 5);
 - community park;
 - 76,608.9 square metres of gross floor area (1.27:1 FSR);
 - indicative 718 dwellings comprising 656 apartments and 62 terrace dwellings
- Stage 2 Detailed Application:
 - Subdivision of draft Lot 3 into 2 lots.
 - Extension of new north-south road along the north-eastern boundary;
 - Construction of a part 5, part 6 and part 7 storey residential flat building above one basement and one podium level car park;
 - The development provides for 134 residential apartments and 187 car parking spaces; and
 - A 4,833 square metre community park including a community building.

Would the project vary any development standard?

Unsure

Designated development

Would the project be designated development (but for Section 4.10(2) of the Environmental Planning and Assessment Act 1979) under [Schedule 3 of the Environmental Planning and Assessment Regulation 2021](#) or any other environmental planning instrument?

No

If the project is in a location or includes a use that corresponds with a designated development provision, provide an explanation of why the project is not designated development.

Sustainable Buildings SEPP

Exemption from Sustainable Buildings SEPP

Is the development exempt from the [State Environmental Planning Policy \(Sustainable Buildings\) 2022 Chapter3](#), relating to non-residential buildings?

Yes

Is the development permitted with or without consent or is exempt or complying development under?

- [State Environmental Planning Policy \(Exempt and Complying Development Codes\) 2008](#), or
- [State Environmental Planning Policy \(Resources and Energy\) 2021, Chapter 2](#)
- [State Environmental Planning Policy \(Transport and Infrastructure\) 2021, Chapter 5](#)

No

Is the development on land wholly in any of the following zones?

- Zones RU1, RU2 or RU3
- Zone E5
- Zone IN3
- Zones C1, C2 or C3
- Zones W1, W2, W3 or W4

No

Is the development wholly residential?

Yes

Is the development for purposes of residential care facilities?

No

Is the development an alteration or addition with an Estimated Development Cost under \$10 million, or a new development with an Estimated Development Cost under \$5 million?

No

Is the development a prescribed state significant development in the Sustainable Buildings SEPP?

- Cultural, recreation or tourist facility
- Hospital, medical centre or health research facility
- Educational establishment

No

Is the development a prescribed large commercial development in the Sustainable Buildings SEPP?

- Hotel or motel with 100 rooms or greater
- Serviced apartments with 100 apartments or greater
- Office premises with 1000 sqm net lettable area (NLA) or greater

No

Approvals - Part1

Would the development otherwise, but for [Section 4.41](#) of the Environmental Planning and Assessment Act 1979, require any of the following:

A permit under [Section 201](#), [205](#) or [219](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Part 4](#), or an excavation permit under [Section 139](#), of the [Heritage Act 1977](#)?*

No

An Aboriginal heritage impact permit under [Section 90](#) of the [National Parks and Wildlife Act 1974](#)?*

No

A bush fire safety authority under [Section 100B](#) of the [Rural Fires Act 1997](#)?*

No

A water use approval under [Section 89](#), a water management work approval under [Section 90](#) or an activity approval under [Section 91](#) of the [Water Management Act 2000](#)?*

No

Approvals - Part2

Do you require any of the following approvals from [Section 4.42](#) of the Environmental Planning and Assessment Act 1979, in order to carry out the development:

An aquaculture permit under [Section 144](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Section 15](#) of the [Mine Subsidence Compensation Act 1961](#)?*

No

A mining lease under the [Mining Act 1992](#)?*

No

A petroleum production lease under the [Petroleum \(Onshore\) Act 1991](#)?*

No

An environment protection licence under [Chapter 3](#) of the [Protection of the Environment Operations Act 1997](#) (for any of the purposes referred to in [Section 43](#) of that Act)?*

No

A consent under [Section 138](#) of the [Roads Act 1993](#)?*

No

A licence under the [Pipelines Act 1967](#)?*

No

Attachments

File Name	Scoping Report - Parkland Estate, Rouse Hill
File Name	250224_ParklandEstate_UpdatedUrbanConcept
File Name	Site