



Project Name: 102 Caddies Boulevard, Rouse Hill
Case ID: PDA-109962991

Proponent Details

Project Owner Info

Title	Mr
First Name	Mark
Last name	Hanna
Role/Position	Senior Legal Counsel
Phone	0298994000
Email	mark.hanna@merccapital.com.au
Address	Suite 706 275 ALFRED STREET NORTH SYDNEY , New South Wales, 2060 , AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	The Trustee for Insight Stone Trust
ABN	96835008623

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mr	Mark	Hanna
Phone	Email	Role/Position
0298994000	development@merccapital.com.au	CEO

Address

Suite 706
275 ALFRED STREET
NORTH SYDNEY, New South Wales 2060
AUS

Development Details

Engagement with the Department

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

No

Project Info

Project Name	102 Caddies Boulevard, Rouse Hill
Industry	Residential & Commercial
Development Type	HDA Housing
Estimated Development Cost (excl GST)	AUD80,000,000.00
Indicative Operation Jobs	20
Indicative Construction Jobs	300
Number of Occupants	300
Number of Dwellings	120
Gross Floor Area (GFA) sqm	11,696
% of In-fill Affordable Housing	10
Number of In-fill Affordable Dwellings	12

Description of the Development/Infrastructure

Demolition of existing structures and construction of a 15 storey residential flat building comprising 120 apartments including affordable housing over basement car parking

Concept Development

Are you intending to submit a concept or staged application?

No

Site Details

Site Information

Site Name	Evelon at Caddies
Site Address (Street number and name)	102 Caddies Boulevard Rouse Hill 2155
Site Co-ordinates - Latitude	-33.689422542497276
Site Co-ordinates - Longitude	150.928

Local Government Area

Local Government	District Name	Region Name	Primary Region
The Hills Shire	Central City District	Sydney	<input checked="" type="radio"/>

Lot and DP

Lot and DP

12/-/DP280013

Site Area

What is the total site area for your development?

Site Area sqm

1,342

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

Permissibility of Proposal

Permissible with consent

Describe the permissibility of the proposal under relevant environmental planning instruments

Residential flat buildings are permitted with consent in the MU1 zone

The project is SSD only and does not require a rezoning application as the use is permissible and there are no breaches of the maximum FSR or Height Controls, as there is no prescribed height or FSR LEP limits or requirement.

HDA EOI Number

248275

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)

MU1 Mixed Use

Statutory Context 2

Legislation and EPIs

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

The Hills Local Environmental Plan 2019

State Environmental Planning Policy (Housing) 2021

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

Would the project vary any development standard?

No

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 Chapter 3](#), 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 - Part 1

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 - Part 2

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	FW_ EOI 248275 - 102 Caddies Boulevard, Rouse Hill
File Name	102 Caddies Boulevard Concept Plans
File Name	250320-PlanningSheet