Pre-Development Application

Date Submitted: 24/04/2025

Project Name: 806-812 Windsor Road, Rouse Hill
Case ID: PDA-82856707

Proponent Details

Project Owner Info

Title	Mr
First Name	Aaron
Last name	Sutherland
Role/Position	Director
Phone	0410452371
Email	aaron@sutherlandplanning.com.au
Address	91A SHEPHERD STREET BOWRAL , New South Wales, 2576 , AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	SUTHERLAND & ASSOCIATES PLANNING PTY LTD
ABN	54144979564

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	806-812 Windsor Road, Rouse Hill
Industry	Residential & Commercial
Development Type	HDA Housing
Estimated Development Cost (excl GST)	AUD350,000,000.00
Indicative Operation Jobs	0
Indicative Construction Jobs	2,400
Number of Occupants	1,330
Number of Dwellings	700
Gross Floor Area (GFA) sqm	71,000
% of In-fill Affordable Housing	15
Number of In-fill Affordable Dwellings	105

Description of the Development/Infrastructure

The proposal seeks consent for civil works to create a road network consistent with the Indicative Layout Plan for the site and the creation of three development street blocks and one public park; and the erection of an 8 storey residential flat development on each new development lot, to deliver approximately 700 apartments

Concept Development

Are you intending to submit a concept or staged application?

No

Site Details

Site Information

Site Name	806-812 Windsor Road, Rouse Hill
Site Address (Street number and name)	806-812 Windsor Road, Rouse Hill
Site Co-ordinates - Latitude	-33.687891
Site Co-ordinates - Longitude	150.918

Local Government Area

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

Lot and DP

Lot and DP

Lot 1 in DP 1033570, Lot 5 in DP 135883

Site Area

What is the total site area for your development?

Site Area sqm

40,701

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 subject to the R3 Medium Density Residential zone, the RE1 Public Recreation zone, and SP2 Local Road zone pursuant to the State Environmental Planning Policy (Precincts—Central River City) 2021.
The proposed development meets the definition of 'residential flat buildings' which is permissible in the R3 Medium Density Residential zone, where the buildings are proposed. The proposal also includes "roads" which is also a permissible use within the zone.

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)

R3 Medium Density Residential, SP2 Infrastructure, RE1 Public Recreation

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).

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?

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*?*

Yes

A licence under the *Pipelines Act 1967*?*

No

Attachments

File Name	23-4 Indicative Layout Plan
File Name	site