



84 Tallawong Road – infill affordable housing SSDA

Engagement Outcomes Report

October 2025

Prepared for: LK Property Group

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Acknowledgment of Country

Urbis acknowledges the Traditional Custodians of the lands we operate on. We recognise that First Nations sovereignty was never ceded and respect First Nations peoples continuing connection to these lands, waterways and ecosystems for over 60,000 years. We pay our respects to First Nations Elders, past and present.

Urbis is committed to incorporating our respect for First Nations cultures, peoples and storytelling in our work across the Country. We are proud to have partnered with Darug Nation artist, **Hayley Pigram**, and to profile her



The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same goal.

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Abbreviations

Table 1 Abbreviations

Abbreviation	Definition
ACHA	Aboriginal Cultural Heritage Assessment
ADG	Apartment Design Guide
CHP	Community Housing Provider
DCP	Development Control Plan
DP	Deposited Plan
DPHI	Department of Planning, Housing and Environment
EDC	Estimated Development Cost
EIS	Environmental Impact Statement
EP&A Act	Environmental Planning and Assessment Act 1979
IAP2	International Association of Public Participation
ILP	Indicative Layout Plan
LGA	Local Government Area
SEARs	Secretary's Environmental Assessment Requirements
SSD	State Significant Development
SSDA	State Significant Development Application
TIA	Traffic Impact Assessment

Executive Summary

This Engagement Outcomes Report (report) has been prepared by Urbis Ltd to accompany a State Significant Development Application (**SSDA**) for residential development with in-fill affordable housing at 84 Tallawong Road, Rouse Hill (**the site**).

This SSDA seeks consent to amend three existing consents (SPP-17-00031, SPP-17-00032, and SPP-17-00033) for residential development comprising 1 shop-top housing building and 5 residential flat buildings with a combined total of 411 units (including 70 affordable housing units).

The legal description of the site is Lot 63 in Deposited Plan 30186.

This report has been prepared to address the Secretary's Environmental Assessment Requirements (**SEARs**) issued for the project (SSD-80287510).

Engagement was undertaken with the community in Rouse Hill, and other key stakeholders for the project. Consistent with the NSW Department of Planning, Housing and Infrastructure's (DPHI) *Undertaking Engagement Guidelines for State Significant Projects*, the approach to engagement was proportionate to the context, scale and impact of the project.

This report provides an overview of the engagement activities undertaken, the outcomes of those activities, and summarises key themes of feedback from stakeholders.

1

Legislative context

In NSW, the preparation and evaluation of environmental assessments for State Significant Developments is legislated through the Environmental Planning and Assessment Act 1979 (EP&A Act).

The EP&A Act outlines a series of statutory requirements for proponents seeking development approval. The EP&A Act includes specific requirements to provide community members and stakeholders with opportunities to participate in the planning process.

As such, this report has been prepared in line with the following guidelines and requirements:

- The industry specific SEARs issued for this project
- DPHI's *Undertaking Engagement Guidelines for State Significant Projects* (March 2024) (Undertaking Engagement Guidelines)
- DPHI's Community Participation Plan (April 2024)
- The Engagement Institute's Public Participation Spectrum (formerly IAP2 Australasia).

1 Legislative context

1.1 Response to Secretary’s Environmental Assessment Requirements (SEARs)

This report has been prepared in response to the requirements contained within the Secretary’s Environmental Assessment Requirements (SEARs) dated 26 March 2025 and issued for the SSDA (SSD-80287510). Specifically, this report has been prepared to respond to the SEARs requirements issued below.

Table 2 Response to SEARs for SSD- 80287510

Item	Description of Requirement	Section Reference (this Report)
4. Engagement	<p>Demonstrate that engagement and consultation activities have been undertaken in accordance with the Undertaking Engagement Guidelines for State Significant Projects and identify how issues raised, and feedback received have been considered in the design of the project.</p> <ul style="list-style-type: none"> If the development would have required an approval or authorisation under another Act but for the application of s 4.41 of the EP&A Act or requires an approval or authorisation under another Act to be applied consistently by s 4.42 of the EP&A Act, the agency relevant to that approval or authorisation must be consulted. 	<p>In accordance with NSW Department of Planning, Housing and Infrastructure’s (DPHI) expectations around early and effective engagement for state significant projects, an approach was prepared and implemented to ensure LK Property Group delivered an engagement program consistent with DPHI’s <i>Undertaking Engagement Guidelines State Significant Projects</i> (Section 1.2)</p> <p>LK Property Group’s approach was designed to engage with all identified project stakeholders including the relevant local and state government authorities, relevant agencies and the local community.</p> <p>Refer to section 3 of this document for a detailed overview of the approach.</p>

1.2 Alignment with Undertaking Engagement Guidelines for State Significant Projects

This engagement outcomes report has been prepared in line with DPHI’s *Undertaking Engagement Guidelines*, which provide guidance for the effective delivery of engagement to support the development of state significant projects in NSW. The *Undertaking Engagement Guidelines* provides a series of objectives for effective engagement. These community participation objectives are detailed in Table 3. This table also outlines where each objective has been addressed within this report.

Table 3 Community participation objectives

	Objective	Where has this been addressed
1	Identify the people or groups who are interested in or are likely to be affected by the project.	For identification of the community and key stakeholders, see Section 3.3.

<p>2</p>	<p>Use appropriate engagement techniques. This includes:</p> <ol style="list-style-type: none"> 1. considering the accessibility of how information is delivered 2. the avoidance of technical language and jargon so information can be easily interpreted by the audience 3. the adoption of non-written forms of engagement, where needed. <p><i>Appropriate engagement techniques are particularly important when engaging with specific groups, such as Aboriginal and Torres Strait Islander groups, where engagement should be a discrete, planned activity undertaken by and with experienced Indigenous engagement specialists.</i></p>	<p>For an overview of engagement activities, see Section 4.</p>
<p>3</p>	<p>Ensure the community are provided with safe, respectful and inclusive opportunities to express their views</p>	<p>For an overview of engagement activities undertaken for the project, see Section 4.</p>
<p>4</p>	<p>Involve the community, councils and government agencies early in the development of the proposal, to enable their views to be considered in project planning and design</p>	<p>For details of the approach to engagement with key stakeholders, such as community, council and government agencies, see Section 3.3.</p>
<p>5</p>	<p>Be innovative in their engagement approach and tailor engagement activities to suit the:</p> <ol style="list-style-type: none"> 4. context (e.g. sensitivity of the site and surrounds) 5. scale and nature of the project and its impacts 6. level of interest in the project. 	<p>For an overview of the project context, see Section 2.</p>
<p>6</p>	<p>Provide clear and concise information about what is proposed and the likely impacts for the relevant people or group they are engaging with.</p>	<p>For a clear description of the project, see Section 2.</p>
<p>7</p>	<p>Clearly outline how and when the community can be involved in the process.</p>	<p>For details of how community members will be invited to participate in the planning process, see Section 4.</p>
<p>8</p>	<p>Make it easy for the community to access information and provide feedback.</p>	
<p>9</p>	<p>Seek to understand issues of concern for all affected people and groups and respond appropriately to those concerns.</p>	<p>For an overview of engagement activities undertaken for the project, see Section 4.</p>
<p>10</p>	<p>Provide feedback about how community and stakeholder views were used to shape the project or considered in making decisions.</p>	<p>For community and stakeholder feedback on the project, see Section 5.</p>
<p>11</p>	<p>Be able to demonstrate how the demography of the area affected has been considered in how and what engagement activities have been undertaken.</p>	<p>For the demographic profile of the local area, see Section 3.3.4. 3.3.4</p>

Source: DPHI's Undertaking Engagement Guidelines for State Significant Projects – March 2024

2

Project detail

This section provides detailed information about the development site and the SSDA.

2 Project detail

2.1 The site

The site is located at 84 Tallawong Road, Rouse Hill within the Blacktown City Council Local Government Area (LGA). The legal description of the site is Lot 63 in Deposited Plan 30186.

The site is located near Tallawong Metro Station. It is adjacent to the new Tallawong Public School – currently under construction and scheduled to open in 2026. The site is also in close to the new Rouse Hill Hospital, expected to commence operations in 2029.

Figure 1 Site aerial



Source: Urbis, 2023

2.2 The project

This Engagement Outcomes report has been prepared to support a State Significant Development Application (SSDA) at 84 Tallawong Road, Rouse Hill (the site) for residential development with in-fill affordable housing.

This SSDA seeks modification of existing consents related to the site (SPP-17-00031, SPP-17-00032, and SPP-17-00033) in accordance with the consent authority’s powers under s4.17(1)(b) and (5) of the *Environmental Planning and Assessment Act 1979*. Those powers enable a consent authority to amend conditions in existing consents as part of the approval of a fresh development application including allowing substitution of plan references in conditions.

More particularly this SSDA seeks consent for an additional 78 dwellings (including 70 affordable housing units) and 21 car spaces to deliver a total of 411 apartments and 526 car spaces within the development of 1

shop-top housing building and 5 residential flat buildings consistent with the infill affordable housing provisions of Chapter 2, Part 2, Div. 1 of *State Environmental Planning Policy (Housing) 2021*.

A comparison of the approved developments and the scope of the modifications are as follows:

Table 4 Comparison of approved development and scope of modification

Approved Under Existing Consents	Sought For Consent Under This SSDA	Total
Apartment Yield		
Lot 1		
112	+ 25 apartments	135
Lot 2		
112	+ 28 apartments	138
Lot 3		
109	+ 26 apartments	138
Total		
333	+ 78 apartments (including 70 affordable housing units)	411
Retail Floor Space (Lot 1 Only)		
120 sqm	-1.81 sqm	118.19 sqm
Parking		
Lot 1		
175	- 9 car spaces	166
Lot 2		
168	+ 22 car spaces	190
Lot 3		
168	+ 2 car spaces	170
Total		
511	+ 15 car spaces	526
Building Height (Maximum)		
Lot 1 – Building A		
19m	+ 2.2 m	21.2m

Lot 1 – Building B		
20m	+ 2.45 m	22.45m
Lot 2 – Building C		
21.45m	- 0.25 m	21.2m
Lot 2 – Building D		
18m	+ 5.7 m	23.7m
Lot 3 – Building E		
19.7m	+ 1.5 m	21.2m
Lot 3 – Building F		
21m	+ 2.08 m	23.08m

Figure 2 Proposed site plan



Source: Place Studio, October 2025

3

Community and stakeholder engagement approach

This section outlines the approach to engagement for the 84 Tallawong Road SSDA, and how it is consistent with DPHI's *Undertaking Engagement Guidelines for State Significant Projects*, the Engagement Institute's Public Participation Spectrum, and other projects within the Rouse Hill precinct.

3 Community and stakeholder engagement approach

The approach to engagement for the 84 Tallawong Road SSDA has been informed by and is consistent with DPHI's *Undertaking Engagement Guidelines for State Significant Projects* and the Engagement Institute's Public Participation Spectrum, as well as engagement undertaken for other projects in the Rouse Hill precinct.

Engagement sought to address known community concern about the cumulative impacts of development and increasing density in Tallawong and Rouse Hill, particularly regarding the capacity of local schools, medical services, and community facilities.

3.1 Purpose of engagement

The Engagement Institute's Public Participation Spectrum describes goals for public participation, and the corresponding promise to the public (see Figure 33).

This engagement approach for this project has been determined based on the anticipated level of impact of the project on the surrounding community and stakeholders. As the level of impact is likely to be low to moderate, the objective of engagement is to inform and consult stakeholders and the community.

Figure 33 Engagement Institute Public Participation Spectrum

	INFORM	CONSULT	INVOLVE	COLLABORATE	EMPOWER
GOAL	To provide the public with balanced and objective information to assist them in understanding the problem, alternatives opportunities and/or solutions.	To obtain public feedback on analysis, alternatives and/or decisions.	To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.	To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	To place final decision making in the hands of the public.
PROMISE	We will keep you informed.	We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision. We will seek your feedback on drafts and proposals.	We will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.	We will work together with you to formulate solutions and incorporate your advice and recommendations into the decisions to the maximum extent possible.	We will implement what you decide.

Source: Engagement Institute

3.2 Engagement objectives

In line with the Engagement Institute’s Public Participation Spectrum and DPHI’s *Community Participation Plan*, engagement for this SSDA aimed to:

- Provide consistent, relevant, jargon-free and up-to-date information on the project potential impacts and benefits, and the planning process through accessible, tailored open lines of communication
- Provide methods and opportunities for the community to give feedback to help inform the planning process
- Respond appropriately and in a timely manner to concerns or questions raised by the community and stakeholders throughout the lifecycle of the project
- Manage expectations by closing the feedback loop and sharing how stakeholder and community views influenced the project.

Figure 4 shows the objectives of DPHI’s *Community Participation Plan*, and Table 5 shows the alignment of the engagement approach with these objectives.

Figure 4 DPHI Community Participation Plan objectives



Table 5 Engagement approach and alignment with DPHI Community Participation Plan objectives

Approach	Alignment with objectives
Provide consistent, relevant, jargon-free and up-to-date information on the project potential impacts and benefits, and the planning process through accessible, tailored open lines of communication.	
Provide methods and opportunities for the community to give feedback to help inform the planning process.	
Respond appropriately and in a timely manner to concerns or questions raised by the community and stakeholders throughout the lifecycle of the project.	
Manage expectations by closing the feedback loop and sharing how stakeholder and community views influenced the project.	

3.3 Community and stakeholders

Stakeholders are individuals, groups of individuals or organisations that could influence or affect a project. Described in DPHI's *Undertaking Engagement Guidelines for State Significant Projects*, the community is anyone (including individuals, community groups, Aboriginal and Torres Strait Islander communities, culturally and linguistically diverse communities, peak bodies or businesses) interested in or likely to be affected by the project.

Based on a thorough analysis of the surrounding community and potential project impacts, stakeholders to be consulted included government agencies, elected officials and members of parliament, and the surrounding community.

3.3.1 Stakeholder categories

Within this context, the stakeholders for this project were categorised by group, as shown in Figure 5.

The community stakeholders were identified due to their proximity to the site, potential concerns about the project impacts, and general interest in the project.

Figure 5 Stakeholder categories

Government agencies	Elected officials and parliament	Surrounding community
Department of Planning, Housing and Infrastructure (DPHI)	Blacktown City Council elected officials (Mayor and Ward Councillors)	Residents within the boundaries of:
Transport for NSW	Warren Kirby MP, State Member for Riverstone	<ul style="list-style-type: none">▪ Guntawong Road▪ Cudgegong Road▪ Tallawong Metro Station▪ Tallawong Road▪ Nirmal Street
Sydney Water	The Hon. Michelle Rowland MP, Attorney-General of Australia, Member for Greenway	
Ausgrid		
Sydney Metro		
Schools Infrastructure NSW (SINSW)		
Blacktown City Council (officers)		

3.3.2 Government agencies

LK Property Group, Urbis Planning and its appointed technical consultants were responsible for consulting with Government agencies.

Included in this category is DPHI as the assessment authority for the SSDA, Blacktown City Council as a key stakeholder for the project, and relevant agencies

3.3.3 Elected officials and parliament

Urbis Engagement was responsible for engagement with elected officials and members of parliament.

Included in this category are the Mayor and Ward Councillors for the Blacktown LGA:

- Councillor Brad Bunting (Mayor)
- Councillor Allan Green
- Councillor Jess Diaz
- Councillor Moninder Singh

The State and Federal Members for the local area are also included in this category:

- Warren Kirby MP, Member for Riverstone
- The Hon. Michelle Rowland MP, Attorney-General of Australia, Member for Greenway

3.3.4 Surrounding community

Figure 6 highlights the site in red and surrounding community in blue.

Figure 6 The site and surrounding community

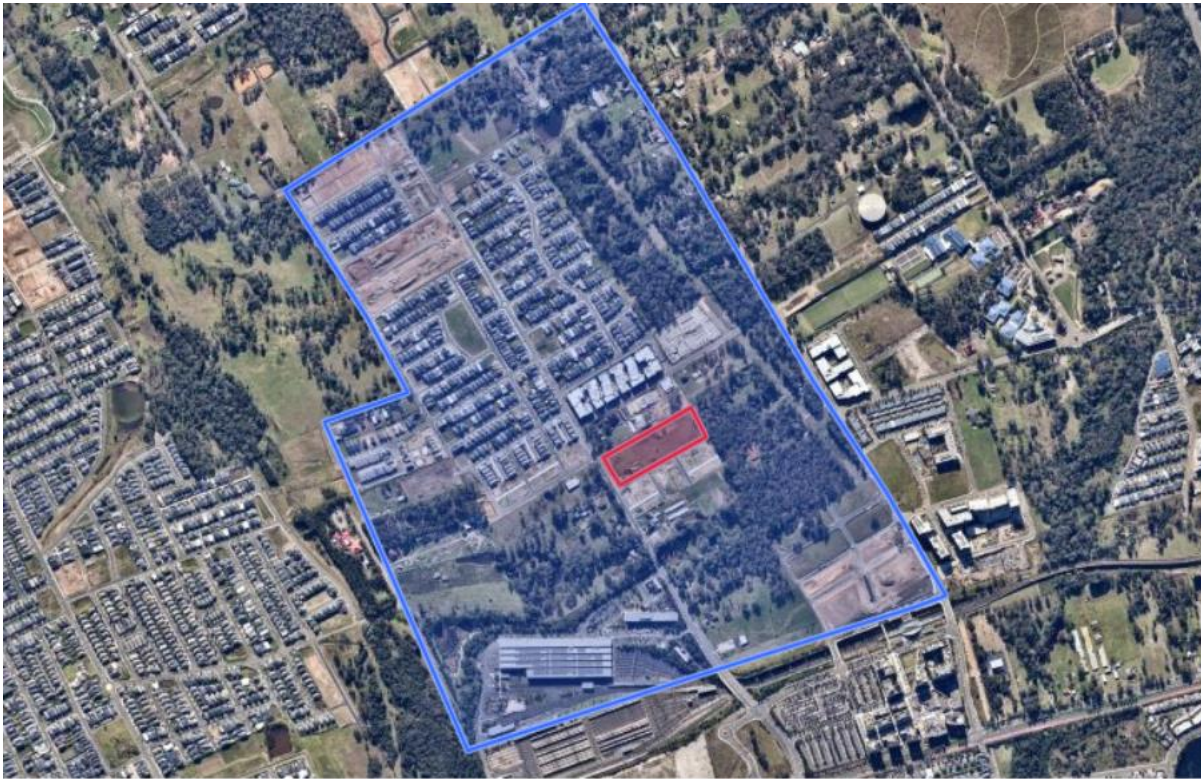


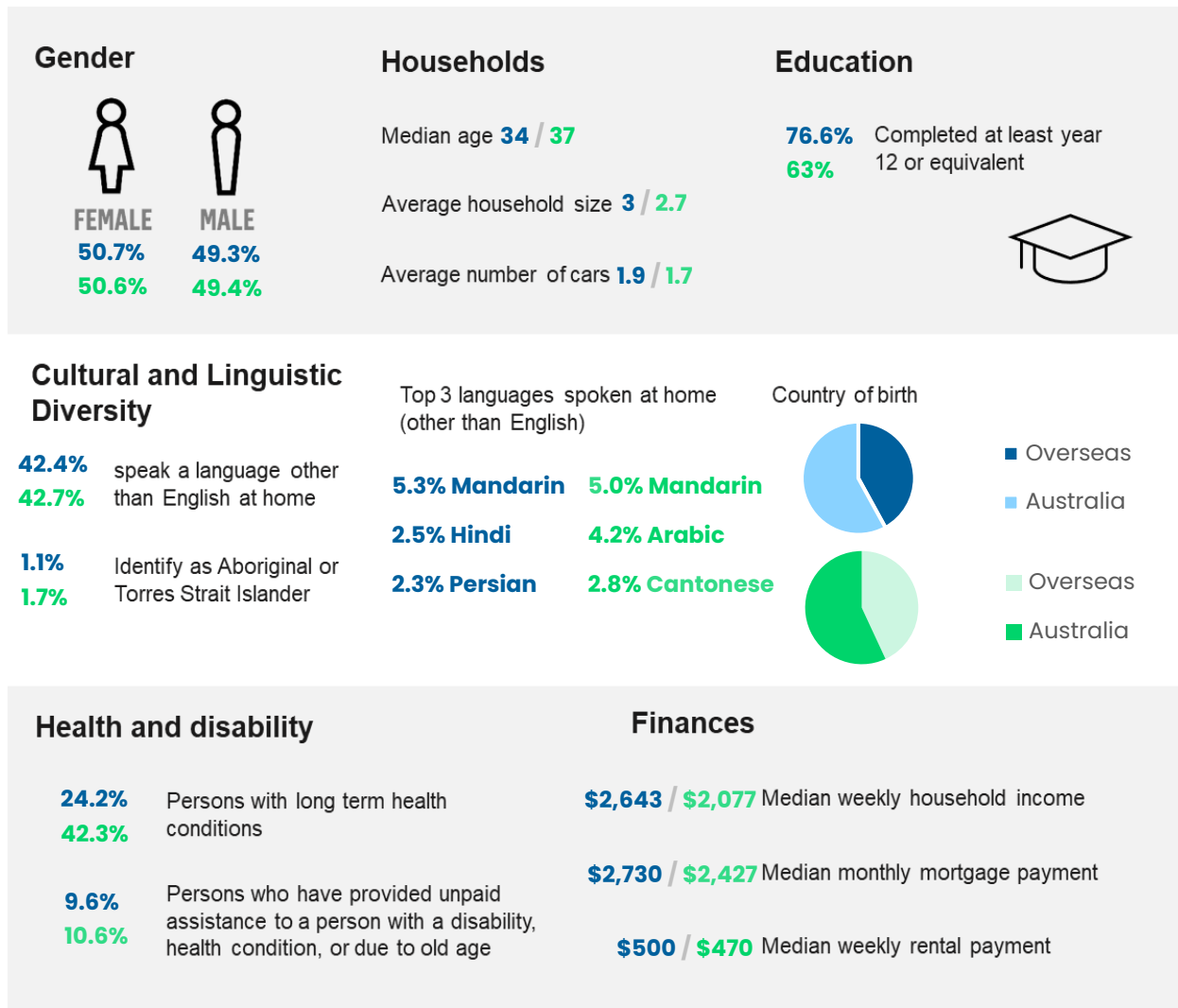
Figure 7 shows a demographic snapshot of the community in Rouse Hill, compared with the demographic profile in Greater Sydney.

The demographic snapshot reveals that:

- The community in Rouse Hill is more educated than average, with 76.6% of residents having completed at least year 12 or equivalent (compared with 63% in Greater Sydney), meaning residents are more likely to critically engage with policy and development proposals.
- Household size (3) is higher than the Greater Sydney average (2.7), reflecting a family-oriented lifestyle. The main issues of concern for the community will be potential lifestyle, social infrastructure, transport and traffic that impact family life.
- The majority of residents own their home with a mortgage (43.4%) and the majority of residents live in a separate house (54.4%), meaning many residents will have a long-term stake in local outcomes.

This insight informed the engagement approach, which focused on providing detailed, transparent information about the project supported by opportunities for open dialogue with the project team, designed to meet the expectations of a well-informed and invested community.

Figure 7 Community Profile



Source: ABS Census 2021



4

Engagement activities

This section outlines the engagement activities that were implemented during the engagement process.

4 Engagement activities



Consistent with DPHI's *Undertaking Engagement Guidelines for State Significant Projects*, the approach to engagement was proportionate to the context, scale and impact of the project.

Engagement activities undertaken for the project included distribution of a community newsletter to surrounding residents, emailing elected officials and members of parliament, maintaining dedicated project phone and email lines, and collecting feedback through the Social Impact Assessment (SIA) survey.

Figure 6 Engagement activities



Table 6 Engagement activity summary

Engagement activity	Target stakeholder(s)	Details
 Community newsletter	Surrounding businesses, landowners and residents	<p>On 13 August 2025, a community newsletter was distributed to 386 properties surrounding the site. This newsletter (see Appendix A) provided an overview of the SSDA, including a comparison to the original DA approval, and outlined how residents could make enquiries and provide feedback via the 1800 number and project email address.</p> <p>The newsletter also included details and the registration process for a community webinar on the SSDA. However, the webinar did not proceed due to low interest (zero registrations received).</p>
 Stakeholder email	Elected officials (Ward Councillors & Members of Parliament)	<p>On 15 August 2025, Urbis emailed elected officials for the Rouse Hill and Tallawong area to inform them about the SSDA, as well as community engagement being undertaken in support of the SSDA.</p>



Project enquiry lines

Surrounding businesses,
landowners and
residents

Elected officials
(Councillors &
Parliamentary
representatives)

Throughout the engagement program, Urbis Engagement provided the community and stakeholders with an 1800 number and email address to make enquiries and provide feedback.



SIA survey

Surrounding businesses,
landowners and
residents

Between 13 August and 28 August 2025, Urbis' Social Planning team collected community feedback through a survey to inform the Social Impact Assessment (SIA).

There were 11 responses to this survey, the findings of which are summarised in the SIA.

5

What we heard

This section details issues raised by key stakeholders and community members throughout the engagement process, and the projects' response to this feedback.

5 What we heard

5.1 Feedback summary

Key themes of feedback that arose during the consultation period are summarised below:

5.1.1 Existing consents

Stakeholders advised that the SSDA should clarify how existing consents will be modified and advised that LK Property Group may need to consider additional changes to the consents to accommodate the increase in housing.

5.1.2 Affordable housing

Stakeholders provided feedback around the location of affordable housing units within the development. This included conflicting feedback about clustering the units, while others preferred a 'salt and pepper' approach, distributing them throughout the development. Additionally, stakeholders emphasised that the amenities for affordable housing should be on par with those of market-rate dwellings.

Stakeholders also provided feedback around the level of amenity afforded to these dwellings, stating that it should be equitable when compared with the market-rate dwellings.

5.1.3 Communal space

Stakeholders provided feedback that communal and open spaces in the development should mostly be located at the ground level.

5.2 Detailed feedback

Table 7 outlines the stakeholders consulted for the project, how these stakeholders were consulted any feedback received and the project's response to this feedback.

Table 7 Detailed stakeholder feedback and project response

Stakeholder	How this group was consulted	Feedback received	Project response
Government agencies			
Department of Planning, Housing and Infrastructure	<p>On 10 December 2024, Urbis and LK Property Group attended a scoping meeting with the Affordable Housing Assessments team at DPHI.</p> <p>During this meeting, DPHI provided feedback on the scoping report and confirmed that SEARs will be issued for the SSDA.</p>	<p>Existing consents</p> <p>DPHI requested clarity around how existing consents will be modified by the SSDA and advised that LK Property Group may need to consider additional changes to the consents to accommodate the increase in housing.</p>	Matters raised by DPHI during the scoping meeting have been addressed throughout the development of the SSDA. Further details are available in the Environmental Impact Statement (EIS), submitted as part of the SSDA.
		<p>Estimated Development Cost</p> <p>DPHI advised that the Estimated Development Cost (EDC) Report should specifically address the scope of modifications sought to the existing consents, in order to meet the SSDA thresholds.</p>	
		<p>Affordable housing units</p> <p>DPHI confirmed that there are no strict requirements around the location of affordable housing units on the development sites. The proposed distribution will need to be accepted by the nominated Community Housing Provider</p>	

Stakeholder	How this group was consulted	Feedback received	Project response
		<p>(CHP) via a formal statement to be provided with the EIS.</p> <p>DPHI also confirmed that affordable housing will need to provide equitable amenity when compared with the market-rate dwellings.</p> <p>Building height controls</p> <p>DPH noted the building height controls will be breached, and accordingly a Clause 4.6 variation request will be required.</p> <p>Flood considerations</p> <p>DPHI enquired as to whether the replacement of below-ground on-site stormwater detention (OSD) will impact the site's flood affectation.</p>	
Blacktown City Council – Planning team	<p>On 1 August 2024, Urbis and LK Property Group met with Blacktown City Council's Planning team for a Pre-Application Meeting.</p> <p>During the meeting, Council provided feedback on the SSDA and requested specific matters be addressed in the EIS.</p>	<p>Contributions</p> <p>Council advised Section 7.11 of its Contributions Plan will apply to the proposed development.</p> <p>Concurrence</p> <p>Council advised concurrence will likely be required Roads Act 1993, Rural Fires Act 1997, and Water Management Act 2000.</p> <p>Height</p> <p>Council advised that all habitable spaces should remain below the maximum height plane. Equivalent offsets of building height</p>	<p>Contributions</p> <p>Contributions for the development will be as per Section 7.11 of Council's Contributions Plan.</p> <p>Concurrence</p> <p>Concurrence requirements from government agencies under other legislation is addressed in the EIS.</p> <p>Height</p> <p>This matter is addressed in the Clause 4.6 Request accompanying this application.</p>

Stakeholder	How this group was consulted	Feedback received	Project response
		<p>below the maximum should be incorporated into the scheme.</p>	
		<p>Affordable housing units</p> <p>Council's position is that the affordable housing should be allocated across all buildings in a 'salt and pepper' style, rather than concentrated in one building.</p>	<p>Affordable housing units</p> <p>Evolve Housing, the nominated CHP for the affordable housing units, has provided a letter of support for the project which confirms that providing these units within a single stratum enhances the tenant experience and streamlines maintenance.</p>
		<p>Building separation</p> <p>Council advised that the development should comply with the separation distances set out in the Apartment Design Guide (ADG).</p>	<p>Building separation</p> <p>Building separation is compliant with the distances set out in the Apartment Design Guide (ADG).</p>
		<p>Communal space</p> <p>Council advised most of the communal open space should be provided at the ground level and include disabled access. Rooftop / above-ground open space will only be considered if there is a suitable mix of common open space at the ground level.</p>	<p>Communal space</p> <p>The project confirms that most communal space will be located on ground level to ensure accessibility for all residents, and each building (including the affordable housing component) will be provided with an equal amount of rooftop amenity.</p>
		<p>Overshadowing</p> <p>Council requested that shadow diagrams include the date of the winter solstice and</p>	<p>Overshadowing</p> <p>Shadow diagrams prepared for the SSSA include the date of the winter solstice and</p>

Stakeholder	How this group was consulted	Feedback received	Project response
		<p>be prepared in line with the requirements set out in the ADG.</p>	<p>have been prepared in line with the requirements set out in the ADG.</p>
		<p>Traffic Impact Assessment</p> <p>Council advised the Traffic Impact Assessment (TIA) should consider any impacts of the proposed development on the adjoining public school.</p>	<p>Traffic Impact Assessment</p> <p>The TIA prepared for the SSDA considers impacts of the proposed development on the adjoining public school.</p> <p>Further detail on how these impacts have been considered can be found in the TIA.</p>
		<p>Waste storage, collection and management</p> <p>Council advised the development should include a bulky waste storage area.</p> <p>Council also sought clarity on how waste vehicles will access the site.</p> <p>Documentation is to include swept paths and demonstrate forward in / forward out movements.</p> <p>Waste management should comply with the Rouse Hill Development Control Plan (DCP).</p>	<p>Waste storage, collection and management</p> <p>A bulky waste storage area has been included in the design.</p> <p>It is proposed to provide all waste and recycling services from a loading area located in the south-west corner of Basement 4, adjacent to the bin holding area, and in accordance with Australian Standard AS290.2 for a standard rear-loading Heavy Rigid Collection Vehicle (HRV). Clearance heights and the loading bay design will accommodate vehicle of approximate dimensions:</p> <ul style="list-style-type: none"> - Length: 10.5m. - Operational and travel height: 3.4m. - Width: 3.6m. - Swept path: 25m.

Stakeholder	How this group was consulted	Feedback received	Project response
			<p>Waste vehicles will enter and egress the site in a forward direction only to ensure safety but will reverse into the loading bay.</p> <p>Waste management will comply with the Blacktown Growth Centres Development Control Plan (DCP).</p>
		<p>Drainage</p> <p>Proposed drainage infrastructure is to match the new design on Tallawong Road and the most up-to-date Indicative Layout Plan (ILP).</p>	<p>Drainage</p> <p>Proposed drainage is aligned with the new design on Tallawong Road and the most up-to-date Indicative Layout Plan (ILP).</p>
		<p>Road design</p> <p>Roads are to be per the ILP (18m wide) and are to match surrounding approved developments. Construction of a new half road will also be required.</p>	<p>Road design</p> <p>Road widths in the SSDA are as per the ILP.</p> <p>A new half road will be delivered to support seamless traffic management in and around the site.</p>
Blacktown City Council – Social Planner	On 15 August 2025, Urbis emailed Blacktown City Council’s Social Planner to seek preliminary feedback on the SSDA and inform the development of a summary SIA for the EIS.	<p>Affordable housing</p> <p>Council reiterated its preference to avoid concentrating affordable housing in one stratum level, as this could result in social separation for residents.</p>	<p>Affordable housing</p> <p>Evolve Housing, the nominated CHP for the affordable housing units, has provided a letter of support for the project which confirms that providing these units within a single stratum enhances the tenant experience and streamlines maintenance.</p>
		<p>SIA Activities</p> <p>Council advised that additional SIA activities may need to be undertaken to inform an accurate SIA.</p>	<p>SIA Activities</p> <p>To complement Council interview, a SIA community survey has been conducted. In total, 25 community members viewed the</p>

Stakeholder	How this group was consulted	Feedback received	Project response
		<p data-bbox="1131 379 1478 405">Impact on social infrastructure</p> <p data-bbox="1131 435 1601 571">Council provided feedback around cumulative impact generated by the SSDA, including pressure on community facilities in Riverstone and Rouse Hill.</p>	<p data-bbox="1624 209 2072 344">survey and 11 responses were provided. These informed the SIA identification and assessment of potential social impacts, and mitigation/enhancement measures.</p> <p data-bbox="1624 379 1971 405">Impact on social infrastructure</p> <p data-bbox="1624 435 2072 571">Cumulative impact and pressure on community facilities is addressed in the Social Impact Assessment chapter of the EIS.</p>
Sydney Metro	<p data-bbox="638 608 1077 743">On 3 September 2025, Urbis emailed Sydney Metro to advise that LK Property Group is preparing an SSDA for its site at 84 Tallawong Road, Rouse Hill.</p> <p data-bbox="638 774 1077 909">This email invited feedback through the appropriate planning channels, and provided an opportunity for clarifications or questions about the SSDA.</p>	At the time of writing this report no feedback has been received.	The project will continue to consult with Sydney Metro as required.
Schools Infrastructure NSW (SINSW)	Between 20 June 2025 and 1 May 2025, LK Property Group engaged with SINSW regarding civil and other infrastructure works for the SSDA.	SINSW sought to ensure civil and utility plans for the SSDA are consistent with infrastructure and utility works to be delivered as part of the Tallawong Public School.	The civil and utility plans for the SSDA are consistent with the infrastructure to be delivered by SINSW as part of the Tallawong Public School development.
Transport for NSW	<p data-bbox="638 1155 1099 1334">On 13 May 2025, Urbis Planning on behalf of LK Property Group wrote to Transport for NSW providing the key details of the proposal and its metrics and offering the opportunity of a briefing to discuss:</p> <ul data-bbox="672 1353 1070 1422" style="list-style-type: none"> <li data-bbox="672 1353 1070 1378">– Current and future road network <li data-bbox="672 1398 1070 1422">– Current and future path network 	<p data-bbox="1131 1155 1570 1219">Transport for NSW (TfNSW) responded to Urbis Planning by email on 27 May 2025.</p> <p data-bbox="1131 1249 1288 1275">Road network</p> <p data-bbox="1131 1305 1583 1369">TfNSW noted the proposal’s location in the North West Growth Area and that future</p>	LK Property will continue to consult with TfNSW and Blacktown City Council as the project progresses.

Stakeholder	How this group was consulted	Feedback received	Project response
	<ul style="list-style-type: none"> - Current and future public transport services, including bus routes & frequencies - Intended levels of parking provision, both on site and on street 	<p>road network information could be found via the following websites:</p> <ul style="list-style-type: none"> - Transport for NSW – North West Growth Area (Current Projects) - caportal.com.au/ <p>TfNSW advised Urbis Planning to liaise with Blacktown City Council regarding the local street network.</p> <p>Public transport services – specifically bus routes</p> <p>TfNSW communicated that the proposal site is currently serviced by bus Route 742. TfNSW noted they are currently investigating opportunities to enhance local bus services between Riverstone and Rouse Hill as part of future service planning to support planned residential growth and alignment with extension of Metro services to Sydenham. Currently, the operator is consulting with employees to refine their draft plans.</p> <p>TfNSW noted the final timetable for region 1 will be based on patronage data and passenger feedback, ensuring better transport connections for the community.</p> <p>The new timetable is being introduced as part of improvements to Sydney’s transport network, aiming to connect more buses to the Sydney Metro.</p>	

Stakeholder	How this group was consulted	Feedback received	Project response
		<p>TfNSW will update the community once the plans are finalised.</p> <p>Parking</p> <p>TfNSW recommended that the proponent consult with Blacktown City Council regarding on / off-street car parking.</p>	
Elected Officials			
Blacktown City Council Mayor and Ward Councillors	<p>On 15 August 2025, Urbis emailed the Mayor and Ward Councillors for the Rouse Hill area to inform them about the SSDA, as well as community engagement being undertaken in support of the SSDA.</p> <p>This email included the offer of a briefing on the project.</p>	<p>On 15 August 2025, Urbis received a response from Councillor Moninder Singh, thanking Urbis for the correspondence.</p>	<p>LK Property Group will continue to engage with the Mayor and Ward Councillors for the Blacktown LGA as required by the project.</p>
Warren Kirby MP, State Member for Riverstone	<p>On 15 August 2025, Urbis emailed the State Member for Riverstone to inform this stakeholder about the SSDA, as well as community engagement being undertaken in support of the SSDA.</p> <p>This email included the offer of a briefing on the project.</p>	<p>At the time of writing this report, no response has been received from the Member for Riverstone.</p>	<p>LK Property Group will continue to engage with the State Member for Riverstone as required by the project.</p>
The Hon. Michelle Rowland MP, Attorney-General of Australia, Member for Greenway	<p>On 15 August 2025, Urbis emailed the Federal Member for Greenway to inform this stakeholder about the SSDA, as well as community engagement being undertaken in support of the SSDA.</p>	<p>At the time of writing this report, no response has been received from the Member for Greenway.</p>	<p>LK Property Group will continue to engage with the Member for Greenway as required by the project.</p>

Stakeholder	How this group was consulted	Feedback received	Project response
	This email included the offer of a briefing on the project.		
Surrounding community			
Residents within the boundaries of: Guntawong Road Cudgegong Road Tallawong Metro Station Tallawong Road Nirmal Street	<p>On 13 August 2025, Urbis distributed a community newsletter to residents within the boundaries outlined at left.</p> <p>Urbis scheduled a community webinar for 26 August 2025, however this did not proceed due to low interest (zero registrations).</p> <p>Urbis has managed dedicated project enquiry lines for the duration of the consultation period.</p>	<p>To date, Urbis has received one phone call from the community.</p> <p>This community member enquired as to when construction will commence.</p>	<p>Urbis advised that the project is still in the planning stage. Should an approval be received, construction will commence shortly after that time, likely in 2026.</p>

6

Future community and stakeholder engagement

This section outlines future community and stakeholder engagement to undertaken for the SSDA.

6 Future community and stakeholder engagement

LK Property Group will continue to keep stakeholders, and the community updated during the exhibition and determination phases by:

- Providing an update to the community once lodgement of the SSDA has occurred, enabling ongoing communication about its potential impacts, and next steps in the planning pathway.
- Ongoing engagement with agencies to address feedback received during public exhibition of the project.
- Enabling the community to seek clarification about the project through ongoing management two-way communication channels, including an email address (engagement@urbis.com.au) and phone number (1800 244 863).

Disclaimer

This report is dated 28 October 2025 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of LK Property Group (**Instructing Party**) for the purpose of Engagement Report (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

Appendix A – Community newsletter

Amendment to residential development: 84 TALLAWONG ROAD, ROUSE HILL



August 2025

LK Property Group is preparing a State Significant Development Application (SSDA), seeking approval to deliver affordable housing on its site at 84 Tallawong Road, Rouse Hill. Approval is being sought from the NSW Department of Planning, Housing and Infrastructure (DPHI).

If approved, the SSDA will provide affordable housing for key workers in Sydney's North West and assist in delivering on the NSW Government's vision for the North West Growth Area.

LK Property Group is committed to keeping the community informed at each step of the planning process and encourages feedback and questions about the SSDA.

What is being proposed?

The SSDA aims to amend an existing development approval for the site, allowing for the delivery of 79 additional dwelling units, including 70 affordable dwellings. These dwellings are in addition to the 327 dwellings approved by the Sydney Central City Planning Panel in 2019.

If approved, the SSDA will:

- Increase the height of the buildings to allow for the delivery of affordable housing.
- Deliver an additional 79 dwellings, 70 of which will be affordable housing, bringing the total number of residential units to 406 (existing approval is for 351 dwellings).
- Provide an additional 21 car parking spaces, in addition to 511 approved car parking spaces, bringing the total number of car parking spaces to 532.
- Provide 62 bicycle parking spaces, supporting active and sustainable transport options.

Contributing to well-located housing supply

The NSW Government is committed to delivering 380,000 new, well-located dwellings by 2029. This includes 21,400 new homes in the Blacktown Local Government Area (LGA).

Located close to Tallawong Metro Station, the new Tallawong Public School (completion expected in 2026) and Rouse Hill Hospital (completion expected in 2029), this new SSDA seeks to provide 66 affordable housing apartments for essential workers and low-to-medium income earners in Sydney's North West.

What is affordable housing?

Affordable housing caters to those on low-to-moderate incomes and is typically managed by a non-government organisation.

It operates like a private rental property except with eligibility criteria. Rent is partially subsidised in affordable housing.

It is different to social housing, which is for low-income individuals. Rent is completely subsidised in social housing.



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Location of proposed development



Managing potential impacts

LK Property Group is committed to managing potential impacts of the amended development on the surrounding community. As part of the State Significant Development Application (SSDA) process, a range of technical assessments are being prepared to identify, manage, and minimise any potential impacts.

Traffic impacts are being carefully assessed to ensure the surrounding road network can safely accommodate the increase in residents. Appropriate mitigation measures will be implemented during construction and operation.

LK Property Group is also assessing potential impacts on community infrastructure and services, particularly local schools.

As part of this process, LK Property Group has engaged with Schools Infrastructure NSW, who has confirmed that the Tallawong Public School will have capacity to support incoming residents.

Next steps

LK Property Group is seeking approval for their project from DPHI through the State Significant Development Application (SSDA) planning pathway.

March 2025: DPHI issued the Secretary's Environmental Assessment Requirements (SEARs) for the project. The SEARs ensure government agencies and relevant service providers are informed and provided with the opportunity to request certain information to be addressed within the SSDA.

WE ARE HERE: LK Property Group is preparing an Environmental Impact Statement (EIS) to assess any potential impacts associated with the delivery of the project. As they prepare the EIS, LK Property Group is engaging with its neighbours and community.

Community feedback will be collated in an Engagement Report and included in the submission to DPHI.

Later in 2025: A formal SSDA will be lodged with DPHI. Following lodgement, DPHI will publicly exhibit the SSDA. The community will be notified by DPHI and can make a formal submission at this point.

2026: LK Property Group is expecting a determination within 6-9 months of lodging the SSDA.

Provide your feedback

LK Property Group has commissioned Urbis Engagement to collect your feedback and provide further information about the proposed development at 84 Tallawong Road.

Community webinar

Urbis Engagement will hold a community webinar on Tuesday 26 August. This will be an opportunity to hear more information about the project and ask questions of the project team.

If you would like to attend, please register via the QR code shown here:



REGISTER

Social Impact Assessment Survey

Urbis is preparing a Social Impact Assessment (SIA) survey as part of the SSDA. To inform the assessment of social impacts and benefits, we are seeking feedback from the community to better understand the needs of the local area.

The survey will be open until **Thursday 28 August 2025, 5pm**

Scan the QR code to complete the survey:



SURVEY

Contact the Team

To find out more about the SSDA for 84 Tallawong Road, you can visit LK Property Group's website or contact the Urbis Engagement Team via:



lkproperty.com.au/project/tallawong-rd-rouse-hill-nsw



engagement@urbis.com.au



1800 244 863

About LK Property Group

LK Group is a Melbourne-based family of private companies with diverse interests across property, technology, human resources and business transformation.



Shaping cities
and communities
for a better future.