

Project Name: Residential development with infill affordable housing, 84 Tallawong Road, Rouse Hill
Case ID: SSD-80287510

Applicant Details

Project Owner Info

Title	Mr
First Name	Shannon
Last name	Roberts
Role/Position	Property Development Specialist
Phone	0419323440
Email	shannon.roberts@lkg.com.au
Address	2-6 HASSALL STREET PARRAMATTA , New South Wales, 2150 , AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	LK PROPERTY HOLDINGS PTY LTD
ABN	15654122639

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Miss	Taylah	Brito
Phone	Email	Role/Position
0284245101	tbrito@urbis.com.au	Consultant

Address

2-6
HASSALL STREET
PARRAMATTA, New South Wales 2150
AUS

Political Donations

Do you need to disclose a political donation?

No

Development Details

Project Info

Project Name	Residential development with infill affordable housing, 84 Tallawong Road, Rouse Hill
Industry	Residential & Commercial
Development Type	In-fill Affordable Housing
Estimated Development Cost (excl GST)	AUD79,199,519.00
Indicative Operation Jobs	0
Indicative Construction Jobs	450
Number of Occupants	1,300
Number of Dwellings	411
Gross Floor Area (GFA) sqm	35,404
% of In-fill Affordable Housing	17
Number of In-fill Affordable Dwellings	70

Description of the Development/Infrastructure

Modifications to SPP-17-00031, SPP-17-00032, and SPP-17-00033:

One-storey addition to each building

78 additional residential apartments

Allocate Building F for affordable housing, to be maintained for at least 15 years

Consolidation of the 3 basements into a single basement structure

Increased setback to some level 4 apartments to achieve ADG compliance

Redesigned lift cores

Redesign rooftop communal open space
Changes to external materials and finishes
Landscaping changes

Description of Changes

Briefly describe the proposed changes to the application

Concept Development

Are you intending to submit a concept or staged application?

No

Site Details

Site Information

Site Name	84 Tallawong Road, Rouse Hill
Site Address (Street number and name)	84 Tallawong Road, Rouse Hill
Site Co-ordinates - Latitude	-33.687975
Site Co-ordinates - Longitude	150.899

Local Government Area

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

Lot and DP

Lot and DP

Lot 63 in Deposited Plan 30186

Site Area

What is the total site area for your development?

Site Area sqm

15,267

Landowners Consent

Is Landowner's consent required?

Yes

Do you have the written consent of all landowners?

Yes

Attachments

File Name Appendix GG - Landowners Consent

Does the development application relate to land owned by a Local Aboriginal Land Council?

No

Statutory Context

Justification and Permissibility

Reason why the proposal is State significant

Pursuant to Schedule 1, Section 26A of the State Environmental Planning Policy (Planning Systems SEPP) (Planning Systems SEPP) as it is development that:

- Is not prohibited under an environmental planning instrument applying to the land.
- Has a residential component that exceeds \$75 million.
- Meets the locational requirements of the Housing SEPP; and
- Will provide at least 10% of the residential component as affordable housing for at least 15 years.

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

Schedule 1: SSD - General (Planning Systems SEPP 2021)

Schedule 1: SSD - General

Section under selected Schedule

Section 26A - In-fill Affordable Housing

Permissibility of Proposal

Permissible with consent

Land Use Zones

What land use zone/s is the development in?

Land use zones (select all that apply)

R3 Medium Density Residential

Critical Habitat and Threatened Species

Is the land, or part of the land, critical habitat?

No

Is the development likely to significantly affect threatened species, populations or ecological communities, or their habitats?

No

Is the development biodiversity compliant? (refer to [section 28 of the Environmental Planning and Assessment Regulation 2021](#))

Yes

Sustainable Buildings SEPP

Exemption from Sustainable Buildings SEPP

Is the development exempt from the State Environmental Policy (Sustainable Buildings) 2022 as per 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](#)

Yes

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

Other Requirements - Part 1

Is the application accompanied by a biodiversity development assessment report (BDAR)?*

No

Has a BDAR waiver been issued?*

Yes

Has the development proposal changed in such a way that it is no longer the same as the proposed development that is subject to the BDAR waiver determination?*

No

Is the land subject to a private land conservation agreement under the Biodiversity Conservation Act 2016?*

No

Does the application include a site plan of the land, which indicates:

- the location, boundary dimensions, site area and north point of the land
- any existing vegetation and trees on the land
- the location and uses of existing buildings on the land
- the existing levels of the land in relation to buildings and roads
- the location and uses of buildings on sites adjoining the land ?

Yes

Does the application relate to residential apartment development to which State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development applies?*

Yes

Does the application include:

- an explanation of how—
 - the design quality principles are addressed in the development
 - in terms of the Apartment Design Guide, the objectives of that guide have been achieved in the development
- drawings of the proposed development in the context of surrounding development, including the streetscape
- the development compliance with building heights, building height planes, setbacks and building envelope controls (if applicable) marked on plans, sections and elevations
- drawings of the proposed landscape area, including species selected and materials to be used, presented in the context of the proposed building or buildings, and the surrounding development and its context
- photomontages of the proposed development in the context of surrounding development
- a sample board of the proposed materials and colours of the facade

- detailed sections of proposed facades
- if appropriate, a model that includes the context
- if the proposed development is within an area in which the built form is changing, statements of the existing and likely future contexts?

Yes

Does the development involve any subdivision work?*

No

Does any environmental planning instrument require arrangements for any matter to have been made before development consent may be granted (such as arrangements for the provision of utility services)?*

No

Does the development involve a change of use of a building (other than a dwelling-house or a building or structure that is ancillary to a dwelling-house and other than a temporary structure)?*

No

Is the development within a wilderness area and the subject of a wilderness protection agreement or conservation agreement within the meaning of the *Wilderness Act 1987*?*

No

Other Requirements - Part2

Does the development involve the erection of a temporary structure?*

No

Does the development involve the use of a building as an entertainment venue or a function centre, pub, registered club or restaurant?*

No

Is the development for the purposes of a manor house or multi dwelling housing (terraces) to which Part 2, Division 1 of Chapter 2 of the State Environmental Planning Policy (Housing) 2021 (the Housing SEPP) applies?*

No

Is the development referred to in [section 47\(1\)](#) of the Housing SEPP?*

No

Is the development [BASIX optional development](#)?*

No

Is the development [BASIX optional development](#) and accompanied by a BASIX certificate or BASIX certificates (despite there being no obligation under [section 27](#) of the Environmental Planning and Assessment Regulation 2021 for it to be so accompanied)?*

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

REAP Declaration

Does the EIS include a declaration signed by a REAP?

Yes

REAP Number	Accredited Organisation	REAP Name
5948	PIA	Simon Wilkes

I confirm that the above information is correct and matches the declaration contained in the EIS for the project.

Yes

Attachments

Attachments

File Name	SHP 1
File Name	Appendix Y - Design Report
File Name	Appendix Q - Landscape Concept Design
File Name	Appendix S - Preliminary Site Investigation
File Name	Appendix F - Architectural Plans
File Name	Appendix U - Transport Impact Assessment
File Name	Appendix V - Visual Impact Assessment
File Name	EIS - 84 Tallawong Road, Rouse Hill
File Name	Appendix R - Noise and Vibration Impact Assessment
File Name	Appendix O - Historical Archaeological Assessment
File Name	Appendix P - Integrated Water Cycle Management Plan
File Name	Appendix N - Geotechnical Report
File Name	Appendix X - Aboriginal Cultural Heritage Letter
File Name	Appendix G - Biodiversity Certification Letter
File Name	Appendix H - Bushfire Assessment Report
File Name	Appendix E - 84 Tallawong Road_CL 4.6 Variation Request
File Name	Appendix J - Engagement Outcomes Report
File Name	Appendix T - Social Impact Technical Scoping Report
File Name	Appendix M - Flood Letter
File Name	Appendix K - ESD Report
File Name	Appendix BB - BASIX Compliance Report
File Name	Appendix DD - Site Survey
File Name	Appendix I - Dial Before You Dig Search
File Name	Appendix L - Estimated Development Cost Report
File Name	Appendix AA - Letter of Support
File Name	Appendix EE - Growth Centres Order
File Name	Appendix W - Waste Management Plan
File Name	Appendix D - Mitigation Measures Table
File Name	Appendix CC - Embodied Energy
File Name	Appendix FF - Extension to biodiversity certification
File Name	Appendix B - Statutory Compliance Table
File Name	Appendix C - DCP Compliance Table
File Name	Appendix A - SEARs Table
File Name	Appendix Z - Existing Approved Consents