



Your ref: SSD-80287510
Our ref: MC-25-00008

13 January 2026

NSW Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Recipient Delivery: prity.cleary@planning.nsw.gov.au

Attention: Prity Cleary

Dear Sir/Madam,

**Re: SSD-80287510 – Residential development with infill affordable housing,
84 Tallawong Road, Rouse Hill**

Thank you for your correspondence dated 28 November 2025 requesting our advice on the response to submission for the application for residential development with infill affordable housing, 84 Tallawong Road, Rouse Hill which is a State Significant Development proposal under section 4.36 of the *Environmental Planning and Assessment Act 1979*.

Further to our initial advice letter dated 17 December 2025, our waste management section has now reviewed the proposal and the below comments in Attachment 1 have been provided. These comments should be considered in the assessment and amended documentation be provided to Council for its further review.

If you would like to discuss this matter further, please contact Ali Baburi, our Town Planner, on 9839 6496.

Yours faithfully

Shakeeb Mushtaq
Coordinator Planning Assessment

Connect - Create - Celebrate

Council Chambers - 62 Flushcombe Road - Blacktown NSW 2148

Telephone: (02) 9839 6000 - DX 8117 Blacktown

Email: council@blacktown.nsw.gov.au - Website: www.blacktown.nsw.gov.au

All correspondence to: The Chief Executive Officer - PO Box 63 - Blacktown NSW 2148

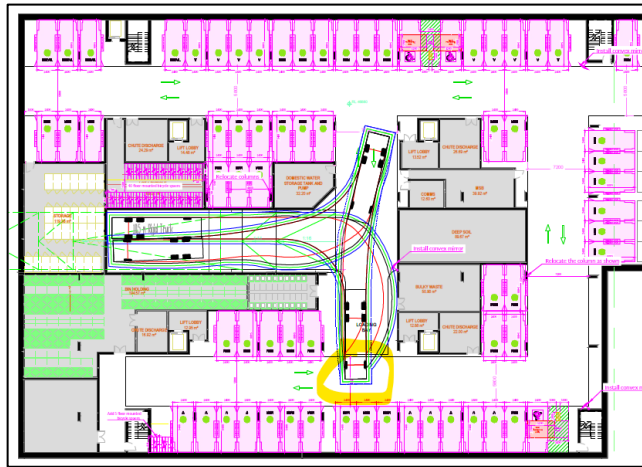
Attachment 1

Blacktown Council's submission to SSD-80287510 – Residential development with infill affordable housing, 84 Tallawong Road, Rouse Hill

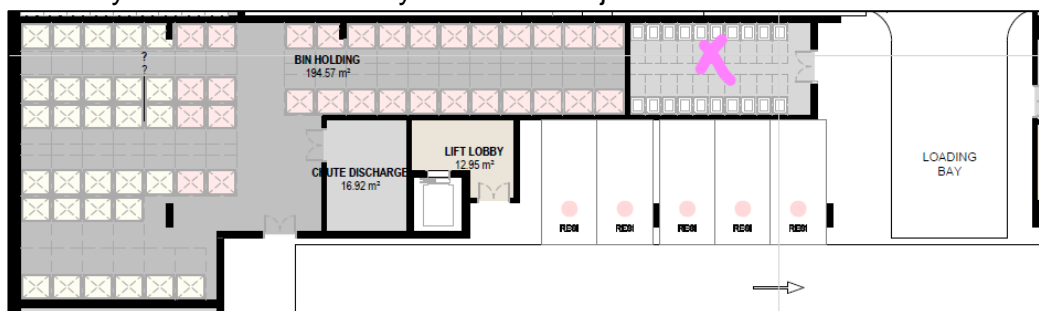
1. Waste Management Section

In relation to SSD-80287510 the applicant must:

- a) Confirm if the basements are combined for Buildings A and B, C and D, and E and F. This is not clear from the plans or from the waste management plan. Please update the latter with this information.
- b) Confirm that only one loading bay is proposed for the whole site (ie, 411 units).
- c) Add a bulky waste storage area adjacent to the lifts in the basement for Buildings C and D, and E and F.
 - o Residents currently have no convenient way of disposing of this material.
 - o Building management will need to collect the material from each of these storage areas and take it to the main collection point.
- d) Demonstrate on amended plans, that the loading bay is adjacent to the bin and bulky waste storage areas to reduce manual handling. Currently, the bulky waste storage area is quite far from the rear of the truck sitting in the loading bay.
- e) Demonstrate on amended plans, that the designated loading bay can accommodate the entire length of the 10.5m long truck plus an additional 3m rear clearance for bin servicing and rotation. The truck must not overhang the loading bay hindering traffic flow onsite. Currently:
 - o the area is not dimensioned
 - o truck access is not shown on architectural plans.
 - o the truck is shown protruding into carriageways
 - o note – the WMP (page 39) states private contractors with 12.5m long trucks will service the commercial component. If this is the case, the loading bay needs to accommodate a 12.5m long vehicle; not a 10.5m one.

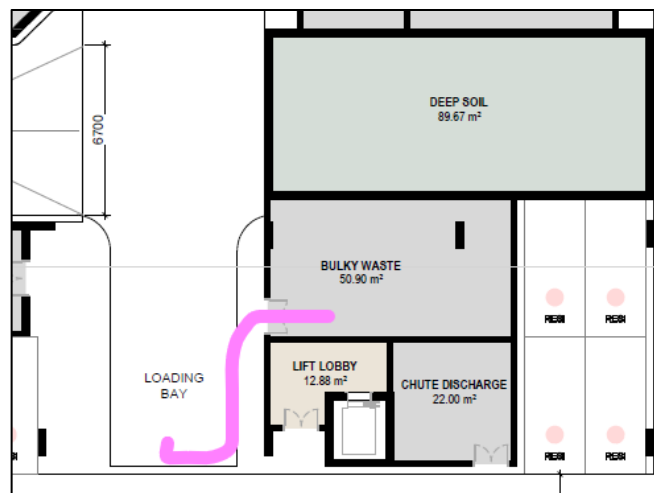


- f) Confirm how the bins from the chute discharge rooms in Building C and D and E and F will be moved to the single loading bay located in Building A and B.
- g) Relocate the support beam currently located within the bulky waste storage area.
- h) Provide physical treatment to the loading bay (eg, lockable, removable bollards), to prevent unauthorised parking:
 - i. truck turning areas must be maintained
 - ii. access must be coordinated by the building manager
 - iii. the waste management plan must be updated to this effect
- i) Indicate on amended plans the location of the bin storage and bulky waste storage area for the commercial/mixed use component.
- j) Demonstrate on amended plans, separate waste rooms for the retail/commercial component, and the residential component. Both must be located adjacent to the loading bay.
- k) Correct the waste management plan as it states provision of 'waste and recycling chutes' and 'dual chutes' in multiple locations (see pages 19-21 as examples).
 - i. correct this in all locations in the WMP.
 - ii. we only permit single chutes for waste with a requirement for recycling and FOGO bins to be rotated between the residential floors by building management.
- l) Clarify what the room marked with a pink cross is, if the waste and recycling bins are already indicated in red and yellow in the adjacent room.



- m) Reconfigure the waste room to a more regular shape so that the bins are closer to the loading bay to reduce manual handling.

- n) Demonstrate on amended plans, provision of 1 x 240L Food and Garden Organics waste bin per waste chute room per residential floor.
- o) Demonstrate on amended plans, suitable storage space in the main residential waste room for the FOGO bins that normally sit in each waste chute room on each residential floor.
- p) Demonstrate that the waste chute, 240L recycling bin and 240L FOGO bin are contained within the waste chute rooms on each residential floor, to encourage source separation.
 - i. Currently, the waste chute and the recycling bins are in separate cupboards in the hallway. FOGO bins not indicated.
- q) Demonstrate on amended plans that the chute rooms on each residential floor can accommodate wheelchair access.
- r) Indicate on amended plans, the chute discharge and linear track system on the basement plans. Currently, only a box labelled 'chute discharge' is indicated.
- s) Relocate the bulky waste room to open onto the loading bay at rear of truck to reduce manual handling.



- t) Differentiate on amended plans, the 1,100L waste bins, 240L recycling bins and 240L FOGO bins. Currently all the bins look the same size, and no FOGO bins are indicated despite FOGO being referenced in the waste management plan.
- u) Indicate on amended plans, the bin tug and trolley storage area. It must be caged and secured and located adjacent to the loading bay.
- v) Provide the swept paths showing operation of the bin tug and trolley at each of the chute discharge locations and around the main waste room and loading bay area.
- w) Provide for the waste and recycling generation rates listed in the EPA's *Better Practice Guide for resource recovery in residential developments 2019* for each proposed retail/commercial tenancy.
- x) Demonstrate on amended plans, that ramp grades and changes of rate of grade on the ramp do not exceed 15.4% (as per AS2890.2 Tables 3.2 and 3.3).

- y) Provide a vertical cross section plan demonstrating a 4m headroom allowance clear of eaves, overhangs, balconies, services, sprinklers and at the roller door entry point, for the trucks entire travel path. Please note, your development will also need to comply with Council's traffic requirements which may require 4.5m in accordance with AS2890.2 for access by removalist and delivery vehicles, and emergency vehicles.
- z) Provide a plan view showing where the section is located and that it also cuts through the trucks travel path.
- aa) Provide swept paths for a 10.5m long, heavy rigid vehicle with a 24m turning circle for the trucks entire travel path showing forward entry and exit with all manoeuvring onsite.
- bb) Provide the AutoCAD file in DWG format and 1:1 scale for the trucks entire travel path in addition to the proposed swept paths for review.
- cc) Update the waste management plan to reference the correct council website; not The Hills Shire.

Further information in relation to Council's Clean-up service can be obtained from Council's website at www.thehills.nsw.gov.au