

806-812 Windsor Road Rouse Hill

Engagement report

February 2026

Prepared by



Community Insights Consulting

Listen, connect, respect



Acknowledgement of Country

We acknowledge the Traditional Custodians, the First Peoples of Australia. We acknowledge their many Countries, knowledges and cultures.

First Peoples across all lands have long understood the importance of living in balance with the natural world. From the Traditional Lands of the Wangal Clan where Community Insights Consulting conduct our business, to the Traditional Lands Bediagal People of the Dharug Clan, where the project is located, we pay our respect to all Elders past, present and emerging.

We extend that respect to all Aboriginal and Torres Strait Islander peoples.



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i. Executive Summary

This Engagement Outcomes Report has been prepared by Community Insights Consulting Pty Ltd, to accompany a concurrent Rezoning Application and State Significant Development Application (SSDA) for a residential development at 806-812 Windsor Road, Rouse Hill within the Blacktown City Council Local Government Area (LGA).

This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) issued for the project (SSD-82943710) on 29 April 2025.

Community Insights Consulting Pty Ltd has been contracted to engage with local communities and key stakeholders and produce an Engagement Outcomes Report to detail interactions held and feedback received.

The Report is set out in three key sections:

- Overall engagement summary
- Chapter 1: Planning Proposal Engagement carried out
- Chapter 2: State Significant Development Engagement carried out

This report concludes that the proposed development is suitable and warrants Rezoning and SSDA approval, subject to the implementation of the following mitigation measures.

- consideration for the future connection to Windsor Road, included as part of the design proposal
- design of the ground level re-considered to increase the landscape interface to the street
- mix of Affordable housing within the development re-distributed across all stages to ensure affordable housing is delivered at every stage
- unit mix adjusted to provide greater diversity and housing choice.

Following the implementation of the above mitigation measures, the remaining impacts are considered appropriate.

ii. Introduction

This Engagement Report has been prepared to support a State Significant Development application (SSDA) (ref. SSD-82943710) for the proposed residential development located at 806-812 Windsor Road, Rouse Hill.

The proposed development was subject to an Expression of Interest (EOI) application under the Department of Planning, Housing and Infrastructure's (DPHI) Housing Delivery Authority (HDA) program. The application was successful, with the site formally declared as State Significant Development Application (SSDA) on 24 March 2025.

Planning proposal

The proposed rezoning seeks to retain the site's current R3 Medium Density Residential zone, the RE1 Public Recreation zone, and the SP2 Local Road zone pursuant to the State Environmental Planning Policy. (Precincts—Central River City) 2021, however, the following amendments to other principal development standards are proposed:

- Amend the building height from 12 metres to 30.2 metres
- Amend the floor space ratio from 1.75:1 to 2.0:1

State Significant Development Application

The above provisions will facilitate the preparation and assessment of a concurrent SSDA on the site, which will include allow for the following:

- demolition of existing buildings on the site
- site preparation and excavation works
- construction of three apartment buildings elements, comprising approximately 700 units, including 15% (Gross Floor Area) affordable housing
- dedication of land for infrastructure purposes including new streets and open space (equating to approximately 17,500sqm)
- delivery of three new roads internal to the site
- associated landscaping.

The purpose of the project is to facilitate the delivery of a high-quality residential development at a strategically located site, delivering a built form outcome that is consistent with the desired future character of Rouse Hill, as established by the Blacktown City Council Growth Centre Precincts Development Control Plan 2010.

A proposal for this SSDA requires the preparation of an Environmental Impact Statement (EIS) and Planning Proposal (PP). This report has been prepared in support of the EIS and PP and its purpose is to address the requirement of the SEARs issued 29 April 2025.

Item	Description of requirement	Section reference (this report)
5. Consultation	Details of consultation undertaken with Government agencies, council or other authorities, and community consultation that is to be undertaken in relation to the proposal.	Chapter 1 of this report

Table 1: Guidance for concurrent rezoning report SSD Housing requirement

Item	Description of requirement	Section reference (this report)
4.Engagement	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. 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.	Sections 2, 3 and 4 of this report

Table 2: SSDA SEARs Requirement

Scope of this report

Community Insights Consulting Pty Ltd has been engaged to develop an Engagement Outcomes Report for this project, which is informed by the in-person and online feedback received from members of the community and other key stakeholders. The information shared has been used to inform planning for the project. The Report is set out in three key sections:

- Overall engagement summary
- Chapter 1: Planning Proposal Engagement carried out
- Chapter 2: State Significant Development Engagement carried out

Authorship and acknowledgements

This report has been prepared by Rhana Fleming, Director, Community Insights Consulting Pty Ltd (B.Comm (Media), Adv.Dip Community Sector Mgmt.), with input from Jacqueline Fleming, Engagement Coordinator, Community Insights Consulting Pty Ltd.

Subject site

The site is known as 806-812 Windsor Road, Rouse Hill. It lies within the suburb of Rouse Hill, located at the north-eastern corner of the Blacktown local government area (LGA).

The site is located approximately 550 metres to the north-west of the Rouse Hill shopping centre and metro station. The Rouse Hill Village Shops are located opposite the site on the eastern side of Windsor Road. The site is also located approximately 1.3 kilometres from the recently completed Tallawong Town Centre and metro station.

The site comprises two allotments and is legally described as Lot 1 in DP 1033570 and Lot 5 in DP 135883. It is known as 806-812 Windsor Road, Rouse Hill. The site is located on the western side of Windsor Road.

The site is generally rectangular in shape with a frontage of 141.45 metres to Windsor Road, a northern boundary of 163.525 metres, a western boundary of 226.95 metres, and a southern boundary of 288.247 metres. The site has a site area of 4.071 hectares.

The site has a fall of approximately 5 to 7 metres from south to north, with the highest point of the site being at the south-western corner. It is currently occupied by one dwelling as well as various other improvements such as a former dam, sheds and a driveway.

There is minimal vegetation on the site, with some scattered trees near the Windsor Road frontage as well as the north-western corner. The overall health of these trees varies however it is also noted that the Blacktown City Council Register of Significant Trees does not list any trees of conservation significance within the suburb of Rouse Hill.



Figure 1: Immediate site context with site outlined red (Base source: Nearmap)

The site is approximately 33.62km northwest of the Sydney CBD and 8.71km southeast of Blacktown CBD. Positioned 550m northwest of the Rouse Hill Metro Station and 1.3km east west of the Tallawong Metro Station.

Surrounding context

The area surrounding the site has become a vibrant residential and mixed-use neighbourhood characterised by high quality development and access to public transport, various amenities and outdoor recreation opportunities.

The current context of the site is rapidly transforming from that of semi-rural properties generally containing single dwellings on large sites, some of which have been cleared of vegetation, whilst other sites contain significant vegetation. Land on the eastern side of Windsor Road opposite the site contains mixed use and commercial development and low-density residential accommodation. The adjacent site to the north of the proposed development, identified as 822 Windsor Road is subject to Development Consent DA14-1915, which provides for staged construction of six 4-storey residential flat buildings containing a total of 289 units and associated basement car parking. The site has temporary access to Windsor Road and contains common open space.

To the rear of the proposed development site, adjacent to the north-west boundary, lies 41 Terry Road. It is subject to Development Consent SPP-16-04463 for demolition of existing structures, removal of a dam and all trees, construction of Residential Flat Buildings (Buildings A to H), between 4-5 storeys in height, containing 364 residential apartments, associated basement car parking, new public roads, stormwater drainage works and landscaping. Works have commenced pursuant to this consent, and the site has been cleared and roads constructed.

Also, to the rear of the site, adjacent to the south-western boundary, lies 49 Terry Road. This development site is subject to the provisions of Development Consent SPP-17-00003 for demolition of the existing structures and the construction of three 4-storey residential flat buildings comprising 311 apartments and a café, basement car parking, stormwater drainage and landscaping works. Works are yet to commence pursuant to this consent and the site is currently vacant.



Figure 2: Site context (Source: Fuse Architects)

iii. Engagement Methodology

The 806-812 Windsor Road, Rouse Hill engagement program was designed to comply with IAP2 Spectrum of Public Participation and with the NSW Government's 'Undertaking Engagement Guidelines for State Significant Projects'. It embeds the importance of connecting with communities and other interested and impacted stakeholders to inform better planning outcomes.

IAP2 Spectrum of Public Participation

The International Association for Public Participation (IAP2), now known as the Engagement Institute, developed the Spectrum of Public Participation in 1999 to establish a consistent language around public participation and sets a common understanding of the role and expectation of influence within each of the key pillars of engagement.

Engagement for the 806-812 Windsor Road, Rouse Hill State Significant Development was aligned with the Consult pillar of the Spectrum.

This report satisfies the promise to the public to provide feedback on how public input influenced the decision.

INCREASING IMPACT ON THE DECISION		INFORM	CONSULT	INVOLVE	COLLABORATE	EMPOWER
PUBLIC PARTICIPATION 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 TO THE PUBLIC	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 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 look to you for advice and innovation in formulating solutions and incorporate your advice and recommendations into the decisions to the maximum extent possible.	We will implement what you decide.

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Figure 3: IAP2 Spectrum for participation (Source: Engagement Institute)

Undertaking Engagement Guidelines for State Significant Projects

The NSW Government is committed to engaging appropriately with communities impacted by State Significant Projects. The *Undertaking Engagement Guidelines for State Significant Projects* document provides guidance on:

- Planning the approach to engagement
- Undertaking engagement to inform the development of the proposal to contribute to better planning outcomes
- reporting back to the public on how engagement carried out informed planning.

It recommends engagement that is:

- open and inclusive
- easy to access
- relevant
- timely
- meaningful.

Throughout the document, there is an expectation of compliance with SEARs issued for the project and alignment with IAP2's Core Values.

Importantly, it sets the expectation that engagement carried out will seek to understand what concerns, issues and impacts a project may have for those living close to a development and will consider appropriate mitigations to resolve or minimise concerns.

Engagement carried out during the EIS phase of this proposal complies with the expectations of the *Undertaking Engagement Guidelines for State Significant Projects* through direct outreach to people living close to the proposed development and to those with strong cultural connections to Country. Early consultation enabled the consideration of perceived concerns, issues and impacts by technical experts, allowing opportunities for mitigation and resolution of these prior to final planning for the project.

Consultation objectives included:

- sharing relevant information in a timely and accessible way
- engaging with a wide cross-section of community members and other stakeholders with diverse opportunities and channels for engagement
- managing stakeholder and community expectations and providing clear information about the focus of the engagement
- demonstrating accountability in project decision-making by identifying how stakeholder and community feedback has been considered in the State Significant Development Application
- understanding community stakeholder issues and concerns in relation to the State Significant Development Application
- contributing to positive planning outcomes for the proposed development in the context of the Macquarie Park Transit Oriented Development Accelerated Precinct
- ensure community and stakeholder voice is represented in the State Significant Development Application
- meet the SEARs study requirements for each the State Significant Development Application.

Engagement Approach

Engagement included targeted and opt-in activities, ensuring opportunities through a direct approach were offered for those most likely to be impacted by the proposed development, while also collecting feedback from interested stakeholders.

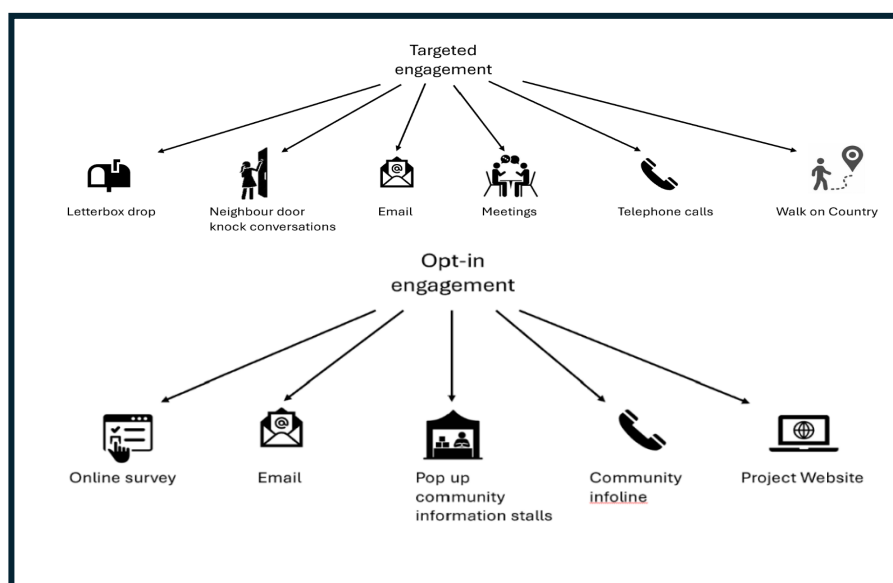


Figure 4: Breakdown of engagement activities (Source: Community Insights Consulting)

Community engagement outreach included:

- a community information line and a project email address, established to enable community members to seek information
- a project webpage, established on the Proponent's existing website to share information about the proposed development
- a community door knock and letterbox drop of 300 flyers, advising the pop-up consultation dates, providing details of the website URL and advising the community information line number and email address, carried out on 3 October 2025 (Figure 5)
- Emails to Strata Management for adjacent apartment buildings, as noted in the Community and Stakeholder Engagement Plan appended to this report, to share information about the pop-up consultation dates, providing details of the website URL and advising the community information line number and email address.
- a community survey, deployed between 29 September and 13 October 2025
- two community pop-up information stalls held:
 - 9 October 2025 at Rouse Hill Town Centre; and
 - 10 October held at Rouse Hill Metro station.

Collateral supporting the pop ups is included in Appendix 1 of this report and comprised:

- A5 flyers to advertise the events
- A project newsletter
- A0 size posters depicting proposed site layouts, proposed changes to existing developmental controls, explanation of TOD principles and Affordable Housing definition.

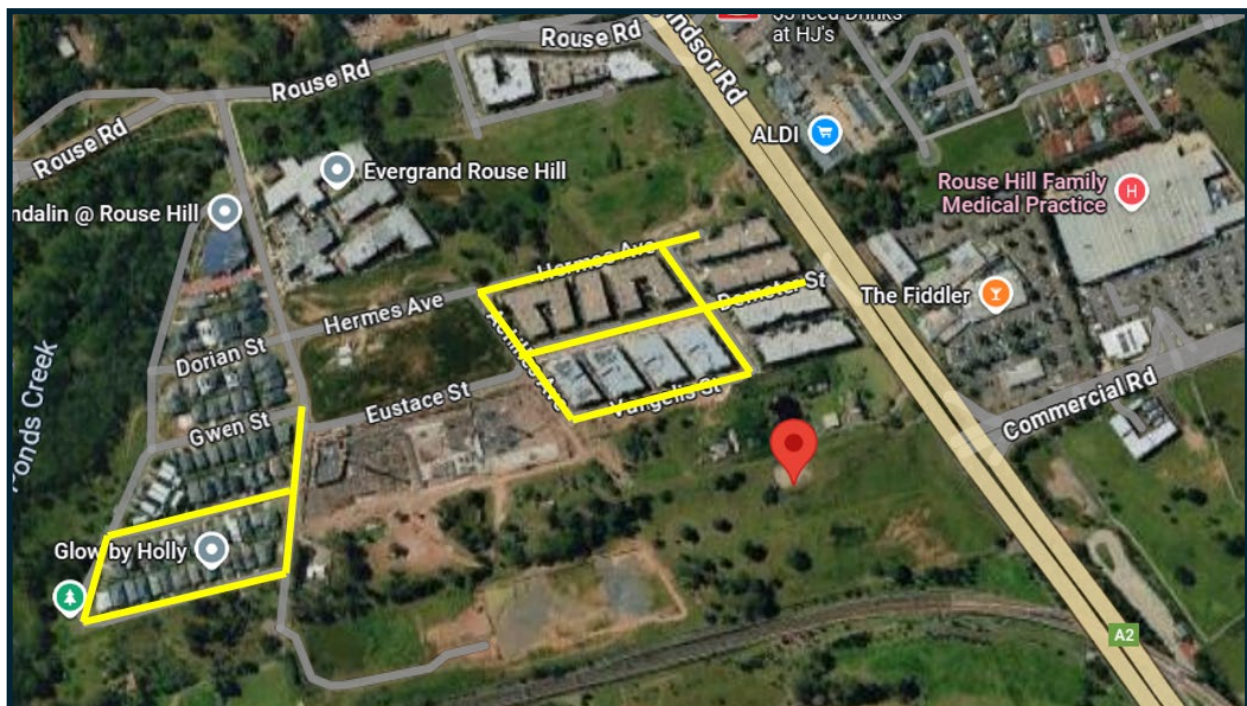
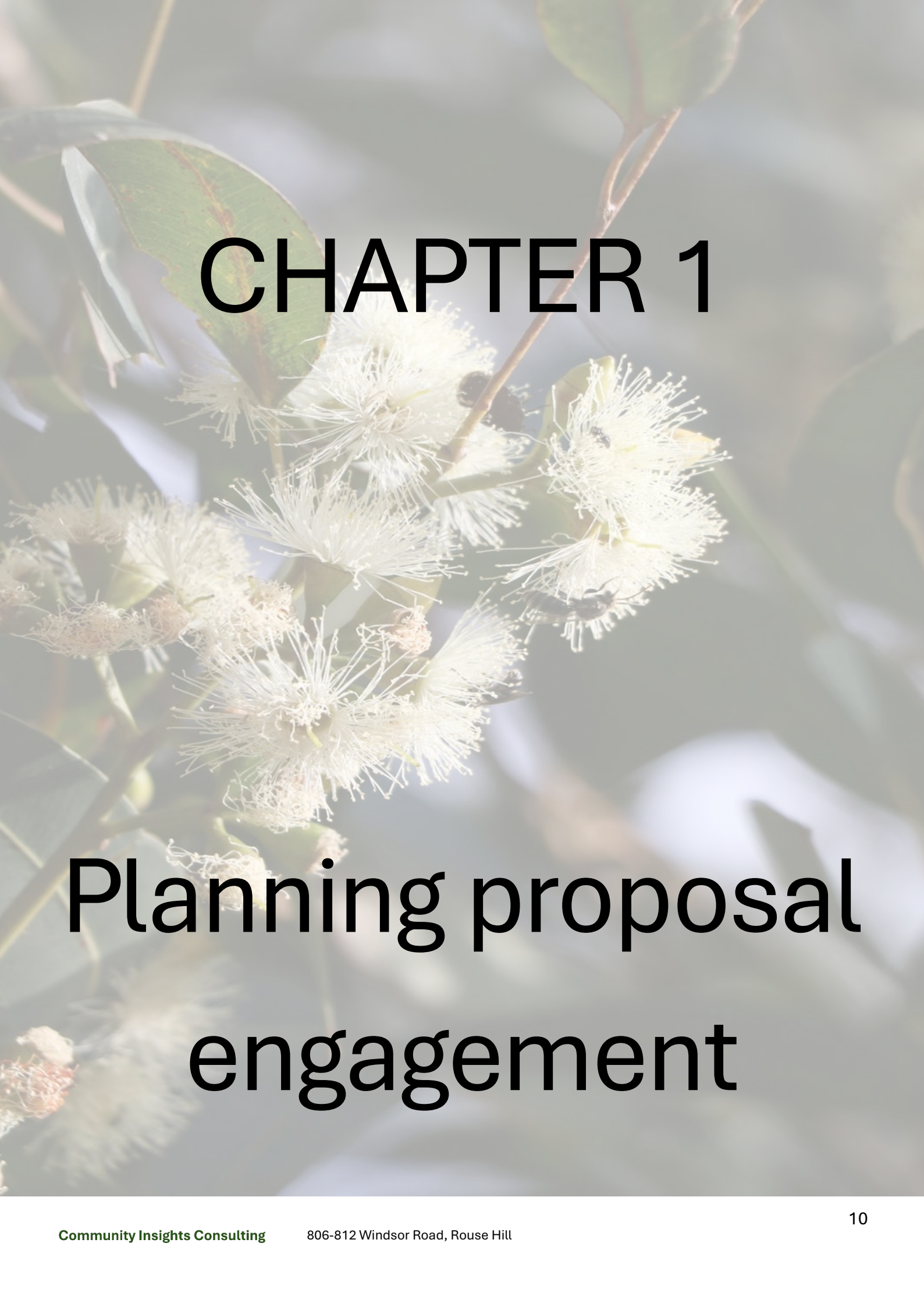


Figure 5: Door knock and letterbox delivery area



Figures 6 and 7: Community engagement at Rouse Hill Town Centre and Rouse Hill Metro Station



CHAPTER 1

Planning proposal engagement

1. Executive Summary

This Chapter of the Engagement Outcomes Report has been prepared by Community Insights Consulting Pty Ltd to address the Secretary's Environmental Assessment Requirements (SEARs) issued, SSD-82943710, for the proposed residential development within the Blacktown City Council Local Government Area (LGA), identified as 806-812 Windsor Road, Rouse Hill.

Specifically, it summarises engagement carried out about proposed changes to existing development controls as detailed below:

- Amend the building height from 12 metres to 30.2 metres
- Amend the floor space ratio from 1.75:1 to 2.0:1.

This Chapter of the overall report concludes that engagement carried out about the proposed amendments to existing Development controls meets the expectations of item 5 of the issued SEARs detailed below, including engagement with:

- NSW Department of Planning, Housing and Infrastructure
- Blacktown City Council
- Transport for NSW
- Local community members, both in the form of early engagement and planned future engagement in relation to the proposal.

Item	Description of requirement	Section reference (this report)
5. Consultation	• Details of consultation undertaken with Government agencies, council or other authorities, and community consultation that is to be undertaken in relation to the proposal.	Chapter 1 of this report

Table 3: Guidance for concurrent rezoning report SSD Housing requirement

1.1 Introduction

The Proponent is seeking to amend current planning controls set out under the:

- Blacktown City Council Growth Centre Precincts Development Control Plan 2010
- State Environmental Planning Policy (Precincts – Central River City) 2021

The proposed rezoning seeks to retain the site's current R3 Medium Density Residential, RE1 Public Recreation, and SP2 Local Road zones pursuant to the State Environmental Planning Policy. (Precincts—Central River City) 2021, however, the following amendments to other principal development standards are proposed:

- amend the building height from 12 metres to 30.2 metres
- amend the floor space ratio from 1.75:1 to 2.0:1

The primary purpose of amending current planning controls relevant to the site is to:

- facilitate the delivery of much needed residential accommodation in the area
- enable the site to come forward in a form that is more reflective of context
- provide public benefits, including a new public domain area
- respond to changes in circumstances since the preparation of the Blacktown City Council Growth Centre Precincts Development Control Plan 2010, including changes resulting from application of:
 - new in-fill affordable housing controls, which came into effect on 14 December 2023
 - the Low and Mid Rise Housing package, which commenced on 1 July 2024 and was further amended on 28 February 2025

1.1.1 Consultation with Department of Planning, Housing and Infrastructure

Date of meeting/correspondence	Topline summary of communication shared/sought/received
24 March 2025 Briefing	A briefing to discuss the project was held with the NSW Housing Delivery Authority Key matters raised during this meeting related to discussion of the project's scope, potential impacts, and the information required for the Environmental Impact Statement. Following meeting and feedback received from DPHI, the scoping report (request for SEARs) was updated to provide additional information.

Table 4: Consultation carried out _DPHI

1.1.2 Consultation with Transport for NSW

Date of meeting/correspondence	Topline summary of communication shared/sought/received
23/2/2023 (email)	Introduction to the proposal
24/3/2024 (email)	TfNSW informal review of early architectural drawings (Pre-DA nature), with a specific focus on traffic considerations and management

Table 5: Consultation carried out _ TfNSW

1.1.3 Consultation with Blacktown City Council

Date of meeting/correspondence	Topline summary of communication shared/sought/received
23/10/2025 (email)	Introduction to the proposal and provision of Architectural drawings for review and comment. Meeting sought
29/1/2026 (online meeting)	SSD Pre-Application meeting held with Council to issue comments by email.
6/2/26 (email)	Follow up email to attain comments sent to Council. Council responded comments to be received by 18 February 2026
16/2/26 (email)	Email received from Council noting they are awaiting comments from their City Architect section. NIL responses received at the time of submission
13/3/26	Response received from Blacktown City Council. Matters raised in the response have been addressed in the Environmental Impact and Rezoning Statements prepared by Sutherland Planning and submitted to the Department. Rezoning matters included: • Proponent should justify why site should be allowed to vary height and FSR set out within existing Growth Centres planning controls • Maximum 2:1 FSR proposed does not have enough capacity for proposed gross floor area • Encroachment of building height • Excessive bulk not supported

Table 6: Consultation carried out _ Blacktown City Council

1.1.4 Consultation with Community

Early community consultation about the proposed development was carried out in compliance with *Undertaking Engagement Guidelines for State Significant Projects* and aligned with the core values and public participation spectrum of the International Association of Public Participation (IAP2)

Specifically, compliance is noted as set out below:

Relevant Section of the Guidelines	Section description	Compliance evidence: Section of this report
2	Proponent-led engagement	This report
3.1	Plan early	1.1.6.1
3.2	Engage as early as possible	1.1.6.2
3.3	Ensure engagement is effective	1.1.6.1 1.1.6.2
3.4	Ensure engagement is proportionate to the scale and impact of the project	1.1.6.1 1.1.6.2
3.5	Be innovative	1.1.6.1
3.6	Be open and transparent about what can be influenced	1.1.6.1 1.1.6.2
3.7	Implement the community participation objectives	1.1.6.1 1.1.6.2
4.1	Statutory tools requiring the proponent to engage	This report
4.2	Statutory requirements	1.1.6.1 1.1.6.2

Table 7: Compliance with Undertaking Engagement Guidelines for State Significant Projects

1.1.6.1 Community and Stakeholder Engagement Plan (CSEP)

A Community and Stakeholder Engagement Plan has been developed for the project (Appendix 1 of this report). It sets out and takes into consideration:

- Previous consultation held
- Demographic context
- Engagement requirements, scope and objectives
- Stakeholder mapping, including levels of interest, influence and appropriate outreach activities to support robust and rigorous engagement
- Likely issues and risks
- Communications and engagement tools to be used to achieve targeted and opt-in engagement, provide clear and concise information about the project and its impacts, and encourage and facilitate participation
- An engagement implementation Action Plan
- A methodology for monitoring and evaluation of the engagement process against set objectives.

1.1.6.2 Early community consultation carried out

Date of meeting/correspondence	Topline summary of communication shared/sought/received
1/10/2025	Establishment of a project webpage and community survey
3/10/2025 (in-person)	a community door knock and letterbox drop of 300 flyers, advising the pop-up consultation dates, providing details of the website URL and advising the community information line number

7/10/2025 (email)	Emails to Strata Management for adjacent apartment buildings to share information and seek support in informing tenants of pop-up consultation dates and locations, details of the website URL and advising the community information line number.
9/10/2025	Community pop-up information stall at Rouse Hill Town Centre to share information and gather feedback
10/10/2025	Community pop-up information stall at Rouse Hill Metro Station to share information and gather feedback

Table 8: Consultation carried out_ Community



CHAPTER 2

State Significant Development engagement

2. Executive Summary

This Chapter of the Engagement Outcomes Report has been prepared by Community Insights Consulting Pty Ltd to address the Secretary's Environmental Assessment Requirements (SEARs) issued, SSD-82943710, for the proposed residential development within the Blacktown City Council Local Government Area (LGA), identified as 806-812 Windsor Road, Rouse Hill.

Specifically, it summarises engagement carried out to inform planning for the proposed development for a residential development within the Blacktown City Council Local Government Area (LGA), identified as 806-812 Windsor Road, Rouse Hill.

This Chapter of the overall report concludes that engagement carried out about the proposed project meets the expectations of item 4 of the issued SEARs detailed below, including engagement with:

- NSW Department of Planning, Housing and Infrastructure
- Blacktown City Council
- Transport for NSW
- Local community members.

Item	Description of requirement	Section reference (this report)
4.Engagement	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. • 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.	Sections 2, 3 and 4 of this report

Table 10: SSDA SEARs Requirement

2.1 Introduction

In concurrence with the proposed changes to current planning controls set out in Chapter 1 of this report, the proponent is seeking to facilitate the preparation and assessment of a concurrent SSDA on the site, which will include allow for the following:

- demolition of existing buildings on the site
- site preparation and excavation works
- construction of three apartment buildings elements, comprising approximately 700 units, including 15% (Gross Floor Area) affordable housing
- dedication of land for infrastructure purposes including new streets and open space (equating to approximately 17,500sqm)
- delivery of three new roads internal to the site
- associated landscaping.

The purpose of the project is to facilitate the delivery of a high-quality residential development at a strategically located site, delivering a built form outcome that is consistent with the desired future character of Rouse Hill, as established by the Blacktown City Council Growth Centre Precincts Development Control Plan 2010.

2.1.1 Consultation with Department of Planning, Housing and Infrastructure

Date of meeting/correspondence	Topline summary of communication shared/sought/received
24 March 2025 Briefing	A briefing to discuss the project was held with the NSW Housing Delivery Authority Key matters raised during this meeting related to discussion of the project's scope, potential impacts, and the information required for the Environmental Impact Statement. Following meeting and feedback received from DPHI, the scoping report (request for SEARs) was updated to provide additional information.

Table 11: Consultation carried out _DPHI

2.1.2 Consultation with Transport for NSW

Date of meeting/correspondence	Topline summary of communication shared/sought/received
23/2/2023 (email)	Introduction to the proposal
24/3/2024 (email)	TfNSW informal review of early architectural drawings (Pre-DA nature), with a recommendation for: • Delivery of a Traffic Impact Assessment • Consideration of the proposed Windsor Road/Schofields Road intersection upgrade

2/12/25 (email)	Request for meeting to discuss proposed SSDA and any TfNSW plans for construction of additional lane at Windsor Rd and Commercial Rd signalised intersection.
5/2/26 (email)	Confirmation there is no TfNSW proposal to signalise the fourth leg of the intersection at Windsor Road/Commercial Road.

Table 12: Consultation carried out _ TfNSW

2.1.3 Consultation with Blacktown City Council

Date of meeting/correspondence	Topline summary of communication shared/sought/received
23/10/2025 (email)	Introduction to the proposal and provision of Architectural drawings for review and comment
29/1/2026 (online meeting)	SSD Pre-Application meeting held
6/2/26 (email)	Follow up email to attain comments sent to Council. Council responded comments to be received by 18 February 2026
16/2/26 (email)	Email received from Council noting they are awaiting comments from their City Architect section. NIL responses received at the time of submission.
13/3/26	Response received from Blacktown City Council. Matters raised in the response have been addressed in the Environmental Impact and Rezoning Statements prepared by Sutherland Planning and submitted to the Department. SSDA matters included: • Visual Impact on Rouse Hill Estate must show how increased height is appropriate • Affordable housing should include larger apartment sizes and should be used for affordable housing for at least 25 years, if not in perpetuity • Summary document assessing apartment size must be included in submission, even if design proposal does not implement suggestions • Communal open space must be reconfigured • RE1 land should be protected by proponent from illegal dumping, allocation is insufficient for increased density and land parcel should be protected from overshadowing • Landscaping and shared paths; comprehensive landscape plan required • Arboricultural Impact Assessment Report required • Tree Protection Specifications, or Tree Protection Plan required • Biodiversity Management Plan must reference dam dewatering • Amendments to Waste pan required • Acoustic report required • Detailed site investigation required to determine contamination • Subdivision and public roads, including future connection to Windsor Road • Stormwater management plan should indicate drainage toward Windsor Road

	• Onsite Stormwater Detention should comply with Council's Water Sensitive Urban Design Standard Drawings • Waste conservation • Traffic and Parking Assessment report required • Site setbacks to be re-examined • Building separation, envelopes and depth are not appropriate • Deep soil consideration to be clarified • Pedestrian access and entries to be made clearly legible from the street • Solar and daylight access compliance to be confirmed • Natural ventilation compliance to be confirmed • Façade materials to be reconsidered • Social Impact Assessment does not support design • Urban heat to be addressed • Wayfinding strategy to be provided • CPTED report to be provided • Plan of Management for the site required • Bushfire Risk Assessment required • Salinity report required • Aboriginal Due Diligence Report required • Compliance with National Construction code must be submitted with SSDA • Street planting is required • Shadow diagram required • Demolition Plan required • Accessibility report required • BASIX certificate required Estimated development cost to be provided
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Table 13: Consultation carried out_Blacktown City Council

2.1.4 Consultation with Community

Early community consultation about the proposed development was carried out in compliance with *Undertaking Engagement Guidelines for State Significant Projects* and aligned with the core values and public participation spectrum of the International Association of Public Participation (IAP2)

Specifically, compliance is noted as set out below:

Relevant Section of the Guidelines	Section description	Compliance evidence: Section of this report
2	Proponent-led engagement	This report
3.1	Plan early	1.1.6.1
3.2	Engage as early as possible	2.1.6.1
3.3	Ensure engagement is effective	2.1.6.1
3.4	Ensure engagement is proportionate to the scale and impact of the project	1.1.6.1 2.1.6.1
3.5	Be innovative	1.1.6.1

3.6	Be open and transparent about what can be influenced	1.1.6.1 2.1.6.1
3.7	Implement the community participation objectives	1.1.6.1 2.1.6.1
4.1	Statutory tools requiring the proponent to engage	This report
4.2	Statutory requirements	1.1.6.1 2.1.6.1

Table 14: Compliance with Undertaking Engagement Guidelines for State Significant Projects

2.1.4.1 Early community consultation carried out

Date of meeting/correspondence	Topline summary of communication shared/sought/received
1/10/2025	Establishment of a project webpage and community survey
3/10/2025 (in-person)	a community door knock and letterbox drop of 300 flyers, advising the pop-up consultation dates, providing details of the website URL and advising the community information line number
7/10/2025 (email)	Emails to Strata Management for adjacent apartment buildings to share information and seek support in informing tenants of pop-up consultation dates and locations, details of the website URL and advising the community information line number.
9/10/2025	Community pop-up information stall at Rouse Hill Town Centre to share information and gather feedback
10/10/2025	Community pop-up information stall at Rouse Hill Metro Station to share information and gather feedback

Table 15: Consultation carried out_ Community

2.1.5 Consultation with Traditional Owners

Date of meeting/correspondence	Topline summary of communication shared/sought/received
14/7/2025 (email)	Walk on Country held with Murru Mittigar elders Design workshop held

Table 16: Consultation carried out_ Traditional Owners

3. Assessment and findings

3.1 Community feedback and mitigation measures

Engagement through targeted door knock activities was low, with no direct interactions recorded. Evidence of receipt of the information was noted through the completion of the online survey on the same day as targeted activities were carried out by one respondent who raised concerns around existing traffic congestion and perceived lack of road infrastructure to cope with an increased population. These concerns are addressed in the Traffic Impact Assessment Report appended to the SSDA submitted.

There were no phone calls received through the project community information line. Only three responses were received through the online survey (Appendix 2).

Direct feedback from opt-in consultation at the two pop-up information stalls centred around several common themes, including:

- general acceptance of the project.
- agreement with the need for affordable housing
- appreciation for the inclusion of green space
- agreement with the need for increased housing in the area
- appreciation of the location's proximity to public transport as a solution to increased traffic

3.1.1 Traffic and road infrastructure

Community feedback	Concern over increased traffic and parking in the local streets.
Response	Addressed in detail in the Traffic Assessment Report included in the suite of documents submitted as part of this State Significant Development Application, the development is located in close proximity to the Rouse Hill Metro and Tallawong Metro stations, reducing the impact of additional road traffic. Further, it is noted the provision of new roads as part of the development will provide additional infrastructure and street parking, improving the existing street network.

3.1.2 Need for affordable housing

Community feedback	Appreciation of the need for affordable housing.
Response	Noted.

3.1.3 Green space

Community feedback	Appreciation for the inclusion of green space
Response	Noted

3.1.4 Increased housing need

Community feedback	Agreement with the need for increased housing in the area
Response	Noted.

3.1.5 Proximity to public transport

Community feedback	Positivity about proximity to existing public transport infrastructure.
Response	Noted.

3.1.6 Support for the project

Community feedback	Acknowledgement that premium public transport such as the Sydney Metro presents an opportunity for increased local housing.
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Response	Noted. The proposed development's location, within 500m of Rouse Hill Metro station aligns with the NSW Government's Transit Oriented Development approach to increasing well-located housing supply near transport, amenities and jobs.
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3.2 Traditional Owner engagement

Consultation with Aboriginal community representatives was carried out on 14 July 2025 by JMP Aboriginal Consultancy.

The following Registered Aboriginal Parties (RAPs) were invited to take part in a Walk on Country at the site and a workshop held at the Coffee Studio Café at Rouse Hill.

- Aunty Thelmarie Rudd, Murru Mittigar
- Uncle Paul Webb, Murru Mittigar
- Richard Burrell, Murru Mittigar

Key themes raised included:

- inclusion of culture in design, including street naming
- inclusion of public art
- support for the multi-generational community creation
- plant selection for local climate and shading
- the importance of including Aboriginal heritage interpretation across the site.

Recommended mitigations and actions are included in the Connecting with Country Report included in the suite of documents submitted as part of this State Significant Development Application.

4. Conclusion and next steps

The Proponent has completed comprehensive engagement to inform the SSDA for 806-812 Windsor Road, Rouse Hill. A wide cross-section of community members and other key stakeholders were consulted on the proposal.

Engagement carried out meets the requirements of the issued SEARs having been undertaken in accordance with '*Undertaking Engagement Guidelines for State Significant Projects*'. Further, engagement and consultation carried out complied with principles and practice for public participation as recommended in the IAP2 *Spectrum of Participation*.

4.1 Next steps

Further community and key stakeholder consultation during the public exhibition of the SSDA, and in subsequent stages of the planning process will ensure feedback is considered in the ongoing planning for the proposed 806-812 Windsor Road, Rouse Hill development.

Appendices

Appendix 1: Community and Stakeholder Engagement Plan

Appendix 2: Collateral prepared for community pop ups

A5 Flyer



Planning for new housing
immersed in open community
spaces near Rouse Hill town
centre

fusionland

fusionland is planning for three buildings ranging in height from 7 to 8 storeys, delivering approximately 700 apartments. Meeting the diverse needs of the community, the development will offer 1, 2, 3 and 4 bedroom apartments.

The proposed development is located close to Rouse Hill Town Centre and Rouse Hill Metro Station and will provide much needed affordable housing in Rouse Hill.

Have your say.
Complete our survey



CHAT WITH US:
Rouse Hill Town Centre (outside Coles)
9 October 2025 3:30pm - 5:30pm
Rouse Hill Metro Station:
10 October 2025 7:00am - 9:00am

0413 538 098
www.fusionland.com.au/windsor-rd-rouse-hill/



Project Fact sheet

fusionland

High-Quality Residential Living in Rouse Hill



700 New Homes
One-Bedroom
Two-Bedroom
Three-Bedroom
Four-Bedrooms
15% Affordable Housing

Landscaped Gardens
Community Gardens
Rooftop Gardens
Water Sensitive Urban Design
Culturally Sensitive Design

Connected Living
550m from the Rouse Hill Town Centre and Metro Station
1.3km from Tallawong Metro Station
Opposite the Rouse Hill Village Shops

SEARS requested 24 April 2025

SEARS (housing) issued 29 April 2025

SEARS (SSD housing) issued 29 April 2025

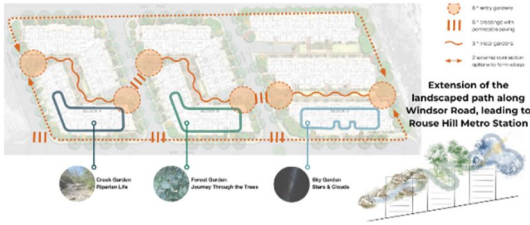
Technical studies commenced March 2025

Submission to DPIE anticipated November 2025

WE WANT YOUR FEEDBACK



More Information
www.fusionland.com.au/windsor-rd-rouse-hill/ 0413 538 098



FAST FACTS

- three residential flat buildings of up to 8 storeys in height
- a new public park dedicated to Council
- new public street networks within the site
- The proposed development includes public walking paths for easy pedestrian access and the provisions for a new public park.

PROPOSED DEVELOPMENT CONTROL CHANGES

- The site is located within Blacktown City Council Growth Centre Precinct
- The site will be rezoned to allow for new height allowances as the buildings will exceed the current restriction of 12m. The new buildings will be up to 27.3m.

TRANSIT ORIENTED DEVELOPMENT

The NSW Government has committed to delivering more well-located and affordable homes near transport, amenities and jobs and the delivery of the proposed development including the uplift in height to enable the delivery of around 700 new dwellings and a new park, within 700m of the Rouse Hill Metro Station is an important step towards supporting the Government's housing targets in TODs.

AFFORDABLE HOUSING

The proposed development will provide 15% of the gross floor space as affordable housing, meaning that around 105 dwellings will be committed to support the people in our community who support us. Affordable housing is reserved for people earning very low to moderate incomes, helping them to pay rent while also meeting other basic living costs such as food, clothing, transport, energy, medical care and education.




fusionland
806-812 Windsor Road, Rouse Hill

Set on 4.071 hectares and within 550m of the Rouse Hill Town Centre, this proposed high-quality residential development aims to provide accessible and affordable living in the Rouse Hill Area. With gardens and landscaping that embraces 'Country' and cultural narratives to create a new place to call home in Sydney's growing northwest suburbs, the development is set to deliver over approximately 700 apartments, across three 7-8 storey buildings.

UPDATE IMAGE

SITE AND PLANNING CONTEXT

The site lies within an area identified as a growth centre release area, rezoned for urban development in 2011 by the Minister for Planning and Infrastructure. The area is currently undergoing a rapid transformation with the former rural residential, animal and agricultural activities, being replaced by low-medium and high-density residential development.

Proposed changes to development controls

Important to meeting the desired housing and open space outcomes of the development are proposed changes to building height and development floor space ratios.

Existing	Proposed
Building Height: 12m, or 4 storeys	27.1m, or 8 storeys
Floor space ratio: 1.75:1	2.5:1

What does this mean?
Floor space ratio is a land-use planning tool that compares a building's total internal floor area to the area of the land it's built on.

www.fusionland.com.au/windsor-rd-rouse-hill/
0413 538 098

fusionland
806-812 Windsor Road, Rouse Hill

PROPOSED DEVELOPMENT SNAPSHOT

- The Project seeks to deliver:
 - three 7-8 storey buildings
 - approximately 700 new dwellings, including 1, 2, 3 and 4 bedroom apartments
 - 15% affordable housing
 - Dedication of 3,256sqm of land for a future 5,000sqm public park
- Importantly, to proceed, the proposal seeks amendments to the existing planning controls, including:
 - Amending building heights from 12m to 27.3m
 - Amending Floor Space Ratios from 1.75:1 to 2.5:1

Extension of the landscaped path along Windsor Road leading to the metro station

Take the survey now!

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806-812 Windsor Road, Rouse Hill

WHAT IS A TRANSPORT ORIENTED DEVELOPMENT (TOD)?

Transit Oriented Developments use a land use planning approach that encourages sustainable and mixed-use development around transport and aims to create vibrant and walkable communities.

The NSW Government has committed to delivering more well-located and affordable homes near transport, amenities and jobs and the delivery of the proposed development at 806-812 Windsor Road, Rouse Hill, including the uplift in height to enable the delivery of around 700 new dwellings and a new park, within 700m of the Rouse Hill Metro Station is an important step towards supporting the Government's housing targets in TODs.

Take the survey now!

WHO USES AFFORDABLE HOUSING

Developments in Transport Oriented Development (TOD) locations with total gross floor area equal to or greater than 2,000sqm are required to contribute affordable housing on the site.

Affordable housing is reserved for people earning very low to moderate incomes, helping them to pay rent while also meeting other basic living costs such as food, clothing, transport, energy, medical care and education.

People eligible for affordable housing can include people working full-time in an essential service such as a police officer, a nurse, teacher or a childcare worker, particularly if they are starting out in their career or supporting a family on only one income, people working in retail or manufacturing, or those who are on an aged or disability pension or other government benefit.

The proposed development at 806-812 Windsor Road Rouse Hill will provide 15% of the gross floor space as affordable housing, meaning that around 105 dwellings will be committed to support the people in our community who support us.

www.fusionland.com.au/windsor-rd-rouse-hill/
0413 538 098

Appendix 3: Online Survey

Survey responses

10/24/25, 9:09 AM

Community Survey - 806-812 Windsor Road, Rouse Hill

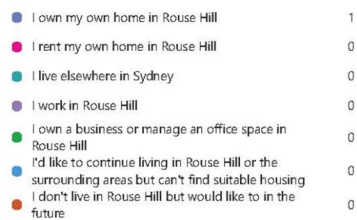
Responses Overview Closed



1. What is your age group?



2. Please tell us how you are connected to Rouse Hill (tick all that apply)



3. What do you value most about Rouse Hill (select up to three options)



<https://forms.office.com/Pages/DesignPageV2.aspx?prevorigin=shell&origin=NeoPortalPage&subpage=design&id=v61aeRvomkOv12uzlaH69kht...>

1/2

4. Thinking about your current and future needs, what would most like to see included at the proposed development at 806-812 Windsor Road, Rouse Hill? (select all that apply)



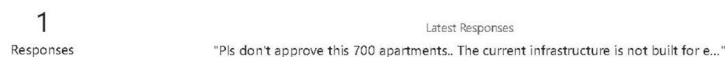
5. Please rate your experience in finding housing to meet your needs in Rouse Hill



6. What type of housing would you be interested in purchasing or renting in Rouse Hill?



7. Are there any further aspects of the proposed development that you would like to share further thoughts on?



8. How can we best keep you up to date with the proposed development at 806-812 Windsor Road, Rouse Hill



<https://forms.office.com/Pages/DesignPageV2.aspx?prevorigin=shell&origin=NeoPortalPage&subpage=design&id=v61aeRvOmKOV12uzlaH69kht...> 2/2

Start time	Completion time	What is your age group? Please tell us how you own your home in Rouse Hill;	What do you value most? Access to local shops (supermarkets, butcher, bakery, fashion, lifestyle etc); Access to public transport; Access to medical facilities;	Thinking about your current needs, what would you most like to see included at the proposed development at 806-812 Windsor Road, Rouse Hill? (select all that apply)	Please rate your experience in finding housing to meet your needs in Rouse Hill	What type of housing would you be interested in purchasing or renting in Rouse Hill?	Are there any further aspects of the proposed development that you would like to share further thoughts on?	How can we best keep you up to date with the proposed development at 806-812 Windsor Road, Rouse Hill
7/10/2025 9:29	7/10/2025 9:33 36:45	I own my own home in Rouse Hill;	Access to local shops (supermarkets, butcher, bakery, fashion, lifestyle etc); Access to public transport; Access to medical facilities;	Safe walkways and cycleways; Open green space; Reduce the levels to max 3rd level; Already traffic is congested in the Windsor road... what you even think of adding 700 apartments.. it must be a joke;	Easy	Two Bedroom Apartment	Pls don't approve this 700 apartments.. The current infrastructure is not built for even the existing apartments. Windsor Road is already in bad shape	E-news (please enter your email address in the other section below)



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