

Modification of Development Consent

Section 4.55(2) of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning and Public Spaces, I approve the modification of the development consent referred to in Schedule 1, subject to the modified conditions in Schedule 2.



Anthony Witherdin
Director
Key Sites Assessment

Sydney 20 July 2021

File: SSD 9063 MOD 1

SCHEDULE 1

Development Consent:

For the following:

SSD 9063 granted by the Minister for Planning on 21 February 2019

Concept Development Application for a mixed-use precinct known as Tallawong Station Precinct South including:

- building envelopes for up to 16 buildings of varying heights, to a maximum of eight storeys
- maximum gross floor area (GFA) of 93,393 m²
- residential development of up to 1,100 dwellings equating to approximately 85,000 m² GFA
- commercial, retail and community uses of approximately 9,000 m² GFA
- allocation of car parking and bicycle parking rates
- minimum 5% Affordable Housing
- landscaping of the site for public and private domain including a public park (approximately 3,411 m²)
- road layout.

Applicant:

Landcom on behalf of Sydney Metro

Approval Authority:

Minister for Planning

The Land:

75 Schofields Road, Rouse Hill (Lots 13 and 14 DP 1168129)
81 Schofields Road Rouse Hill (Lot 15 DP 1168129)
38 Cudgegong Road Rouse Hill (Lot 10 DP 1185116)

Modification:

SSD 9063 (MOD 1): Modification to the approved building envelopes, basement areas, deep soil location, soil on slab, ownership diagram, the design of the publicly accessible park and adjoining private road, and the car parking rates for 1 and 2 bedroom dwellings and retail and commercial uses.

SCHEDULE 2

The above approval is modified as follows:

1. Condition A2 is amended by the insertion of the **bold and underlined words/number** and the deletion of ~~bold strikethrough~~ words/numbers as follows:

- A2. The development may only be carried out:
 - (a) in compliance with the conditions of this consent;
 - (b) in accordance with all written directions of the Planning Secretary;
 - (c) in accordance with the EIS and Response to Submissions;
 - (d) in accordance with the approved plans and information in the table below:

Drawing No.	Name of Report	Date
- <u>Revision E</u>	Urban Design Report prepared by Bennett and Trimble <u>Addendum Urban Design Report prepared by Turner</u>	30.10.18 <u>20.01.21</u>
S17-0100 R02 Issue D Issue H November 2020	Public Domain and Landscape Strategy prepared by Clouston Associates <u>Tallawong South Precinct Landscape DA Report and Plans prepared by Turf Design Studio</u>	02.11.18 <u>08.12.20</u>
-	Design Quality Guidelines prepared by Bennett and Trimble	01.11.18

2. Condition A16 is amended by the insertion of the **bold and underlined words/number** and the deletion of ~~bold strikethrough~~ words/numbers as follows:

- A16. The maximum height for the development shall be generally consistent with the building envelope diagrams and information for the proposal as detailed below:

Drawing No.	Prepared by	Date
Building height calculations DA-010-007 Site Information – Summary Plan	Bennett and Trimble Turner	30.10.18 20.05.21
Envelope diagram DA-010-007 Site Information – Summary Plan	Bennett and Trimble Turner	30.10.18 20.05.21

3. Condition A19 is amended by the insertion of the **bold and underlined words/number** and the deletion of ~~bold strikethrough~~ words/numbers as follows:

- A19. The rates for car parking and bicycle spaces are to be as detailed in the following table:

Use	Minimum Rate
Residential dwellings	0.6 <u>1</u> car space per 1 bedroom 0.9 <u>1</u> car space per 2 bedroom 1.4 car space per 3 bedroom <u>(total of 1,008 spaces)</u>
Residential visitor	0.1 car space per dwelling <u>(total of 99 spaces)</u>
Affordable housing	<u>As required by State Environmental Planning Policy (Affordable Rental Housing) 2009, or the residential dwelling rates as above, whichever is the lesser</u> <u>In accordance with the above residential rates</u>
Retail floor area	1 <u>car space/60m² retail GLFA</u>
Commercial floor area	1 <u>car space/70m² commercial GLFA</u> <u>Total of 250 spaces</u>
Bicycle space for residents	1 bicycle space/dwelling
Bicycle space for visitors	1 bicycle space/10 dwellings
<u>Car wash bays</u>	<u>Total of 4</u>