

# Tallawong Village Project Annual Report 2022 -2023

## Community Consultative Committee Details

CCC / Project Name:	Tallawong Station Precinct South	Reporting Period:	2022 -2023
Independent Chairperson:	Garry West	Proponent Contact:	Robert Furolo – Executive Manager, Corporate Communications

### 1. Executive Summary

The Tallawong Station Precinct South is a staged construction of a mixed-use development comprising residential apartments, retail/commercial uses, public domain works and landscaping including a publicly accessible park, new road, and land and stratum subdivision by Deicorp Pty Limited situated within the Blacktown Local Government Area in the suburb of Rouse Hill. The Tallawong Station is located immediately to the north. The Project involves the construction of 17 buildings ranging in height between two and eight storeys, 987 residential apartments, and 1,357 car parking spaces.

The Department of Planning & Environment (DPE) publicly exhibited the Environment Impact Statement (EIS) in June 2020 and approved in July 2021. The conditions of consent required the establishment of a Community Consultative Committee (CCC) before the commencement of construction and continue for the duration of construction for at least six months following the completion of construction.

Stage 1 units were largely sold by March 2022 and Stage 2 sales commenced.

Site excavation was the primary focus of the project during 2022 for Stages 1 & 2.

2023 saw Stage 1 buildings reach roof level and some Stage 2 blocks were formed up to level 4.

### 2. CCC activities over last 12 months

- The CCC met three times during 2022 and four times during 2023.
- Site inspections were conducted regularly.
- Independent Audits were reviewed when available.
- Regular project updates were provided.
- No complaints have been received.
- A Councillor from Blacktown City Council joined the CCC along with representation from the Crime prevention Unit of the Riverstone Police Area Command.

### 3. Key issues

A summary of the key issues raised by the CCC are as follows:

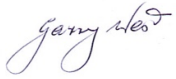
- Affordable housing dwelling provision within the complex.

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- Range of commercial tenancies.
- Security for residents and retail tenancies.
- Emergency services access after hours.
- Car parking for site trades workers.
- Hardship provisions at settlement and the rights of depositors.

### 4. Focus for next 12 months

- Monitor project construction and compliance with conditions of consent.
- Review Independent Audits
- Review CCC membership as residential and retail tenancies commence occupation.

Signature of Chair:	
Date:	5 January 2024