

DETERMINATION AND STATEMENT OF REASONS

SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DETERMINATION	21 December 2020
PANEL MEMBERS	David Ryan (Acting Chair), Noni Ruker and Mark Colburt
APOLOGIES	Abigail Goldberg and Chandi Saba
DECLARATIONS OF INTEREST	Gabrielle Morrish advised that she has a conflict of interest with this application due to her involvement in both the design of the town centre with Landcom and the DRO for North West Rail.

Papers circulated electronically on 2 December 2020.

MATTER DETERMINED

2018CCI029 – The Hills Shire – 968/2019/JP, Lots 11, 13, 15 and 25 DP 270520 and Lot 16 DP 280013, Main Street, Civic Way, Tempus Street and Windsor Road, Rouse Hill, Expansion of the Rouse Hill Town Centre (as described in Schedule 1).

PANEL CONSIDERATION AND DECISION

The Panel considered: the matters listed at item 6, the material listed at items 7 and 8 in Schedule 1.

The Panel determined to approve the application for the reasons outlined in the Council Assessment Report.



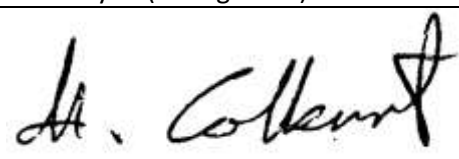
The decision was **unanimous**.

CONDITIONS

The development application was approved subject to the conditions in the Council Assessment Report.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel notes that they were no written submissions made during public exhibition.

PANEL MEMBERS	
	
David Ryan (Acting Chair)	Noni Ruker
	
Mark Colburt	

SCHEDULE 1

1	PANEL REF – LGA – DA NO.	2018CCI029 – The Hills Shire – 968/2019/JP
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2	PROPOSED DEVELOPMENT	Expansion of the Rouse Hill Town Centre
3	STREET ADDRESS	Lots 11, 13, 15 and 25 DP 270520 and Lot 16 DP 280013, Main Street, Civic Way, Tempus Street and Windsor Road, Rouse Hill
4	APPLICANT/OWNER	GPT Funds Management 2 Pty Ltd C/- BBC Consulting Planners
5	TYPE OF REGIONAL DEVELOPMENT	Capital Investment Value > \$30M
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> • State Environmental Planning Policy (State and Regional Development) 2011 • State Environmental Planning Policy No. 55 – Remediation of Land • SREP 20 – Hawkesbury Nepean River • The Hills Local Environmental Plan 2012 ○ Draft environmental planning instruments: <ul style="list-style-type: none"> ○ The Hills Draft Local Environmental Plan 2021 ○ Development control plans: <ul style="list-style-type: none"> ○ DCP Part D Section 6 – Rouse Hill Regional Centre ○ DCP Part B Section 6 - Business ○ ‘Masterplan’ Consent 1604/2004/HB ○ Consent 354/2013/HB Town Centre Precinct Plan ○ Planning agreements: Nil ○ Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i> ○ Coastal zone management plan: [Nil] ○ The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality ○ The suitability of the site for the development ○ Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations ○ The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • Council Assessment Report: November 2020 • Written submissions during public exhibition: 0
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL/PAPERS CIRCULATED ELECTRONICALLY	<ul style="list-style-type: none"> • 21 February 2019 – Council Briefing Attendees: Panel Members – Paul Mitchell (Acting Chair), Mary-Lynne Taylor, Peter Brennan and Chandi Saba (Suzie Jattan in attendance on behalf of the Panel Secretariat) Council Assessment Staff – Kristine McKenzie, Cynthia Dugan, Paul Osborne and Cameron McKenzie • Site inspection - Site inspections have been curtailed due to COVID-19 precautions. Where relevant, Panel members undertook site inspections individually. • Papers were circulated electronically on 2 December 2020.

		<ul style="list-style-type: none"> 14 December 2020 – Final Briefing to discuss Council’s recommendation <p>Attendees:</p> <p>Panel - David Ryan (Acting Chair), Noni Ruker and Mark Colburt (George Dojas and Suzie Jattan in attendance on behalf of the Panel Secretariat)</p> <p>Council - Paul Osborne, Cameron McKenzie and Kristine McKenzie</p> <p><u>Points discussed were –</u></p> <ul style="list-style-type: none"> Interrelationship of this DA with other contemporaneous DAs for the Rouse Hill Regional Centre Design Review Panel issues
9	COUNCIL RECOMMENDATION	Approval subject to conditions
10	DRAFT CONDITIONS	Attached to the Council Assessment Report