

MEETING DETAILS

MEETING DATE / TIME	Thursday 20 June 2019 11.53am to 12.05pm
LOCATION	The Hills Shire Council, 3 Columbia Ct, Baulkham Hills

BRIEFING MATTER:

2019CCI036 - The Hills – DA1614/2019

Address – Rouse Hill Regional Centre

Description – Proposed concept development application for the revised masterplan for the Northern Precinct Area of the Rouse Hill Regional Centre.

PANEL MEMBERS

IN ATTENDANCE	Paul Mitchell (Acting Chair) Mary-Lynne Taylor Peter Brennan Chandi Saba Mark Colburt
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Nil

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Paul Osborne Kristine McKenzie
OTHER	Planning Panel's Secretariat: Suzie Jattan

KEY ISSUES DISCUSSED AND MATTERS TO BE IN THE COUNCIL ASSESSMENT REPORT

- There is existing approval for a masterplan on the site and a new masterplan is now proposed which includes substantially greater residential development.
- Given the central location of the site and its other attributes the Panel believes a greater amount of commercial and other job creating uses could be warranted.
- The Panel notes that there has been no reduction to the originally approved area of commercial space but proportionally commercial uses would be a much smaller component.
- The large number of new apartments which is proposed will generate a substantial demand for additional local facilities and services which may be difficult to provide.
- The Panel accepts that the applicant is able to lodge an application for new masterplan but considers that it may be more appropriate and efficient a planning proposal to be lodged. This would allow current circumstances to be properly taken into account and suitable development standards devised.