

**BRIEFING DETAILS**

<b>BRIEFING/DATE/TIME</b>	20 August 2020 10.47am to 11.15am
<b>LOCATION</b>	Teleconference

**BRIEFING MATTER****2019CCI036 - 1614/2019/JP - The Hills Shire****Rouse Hill Town Centre, Windsor Road, Rouse Hill**

Concept DA for the Revised Masterplan for the Rouse Hill Regional Centre.

**PANEL MEMBERS**

<b>IN ATTENDANCE</b>	Abigail Goldberg – Chair, David Ryan, Susan Budd and Mark Colburt
<b>APOLOGIES</b>	Gabrielle Morrish and Chandi Saba
<b>DECLARATIONS OF INTEREST</b>	Nil

**OTHER ATTENDEES**

<b>COUNCIL ASSESSMENT STAFF</b>	Cameron McKenzie, Paul Osborne and Kristine McKenzie
<b>OTHER</b>	Suzie Jattan – Panel Secretariat

**KEY ISSUES DISCUSSED:**

The current Concept DA, lodged on 13 May 2019, seeks to replace the approved Masterplan controls relating to the Northern Precinct Area. This Masterplan, and associated Precinct Plan, establish the site's planning framework. They contemplate 375 apartments and building heights of 32m. No height or FSR development standards apply under the LEP.

The current Concept DA proposes 2,500 apartments, approximately 20,700m<sup>2</sup> of retail, commercial and community floor space and associated parking and open space. Buildings of up to 108m are proposed.

In parallel to the Concept DA, a Planning Proposal (PP) submitted by the Applicant seeks to establish an updated strategic planning framework, addressing the site's regional context. The PP is intended to support the significant changes to the current planning framework contemplated by the Concept DA.

It would be in the interests of the orderly planning and development of the precinct for the PP to be resolved prior to determining this DA.

Given the unpredictable, but likely significant timeframe involved in finalising the PP and the fact that the Concept DA has already been over a year in assessment, its determination will inevitably be delayed beyond what is considered reasonable under the Planning Reform KPIs issued by the Minister to the Panel. In these circumstances, the preferred course of action would be for the DA to be withdrawn and resubmitted when the LEP amendments are gazetted or at least certain and imminent.

**Planning Panels Secretariat**

The Panel invites the Applicant, if it so wishes, to attend a Panel briefing meeting to discuss the way forward regarding the Concept DA.

## **Planning Panels Secretariat**

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