

#### BRIEFING DETAILS

<b>BRIEFING/DATE/TIME</b>	17 September 2020 10.05am to 10.50am
<b>LOCATION</b>	Teleconference

#### BRIEFING MATTER

2019CCI036 – DA1614/2019/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 Mark Colburt Chandi Saba
<b>APOLOGIES</b>	Nil
<b>DECLARATIONS OF INTEREST</b>	Ms Morrish advised that she was involved in the original design and master plan work on the existing town centre and as such would not participate in this matter.

#### OTHER ATTENDEES

<b>APPLICANT REPRESENTATIVES</b>	Angus Gordon – Senior Development Manager, The GPT Group Bob Chambers – BBC Consulting Planners
<b>COUNCIL REPRESENTATIVES</b>	Kristine McKenzie – Principal Executive Planner Paul Osborne - Manager - Development Assessment Cameron McKenzie - Group Manager Development & Compliance
<b>OTHER</b>	Suzie Jattan – Panel Secretariat

#### PANEL NOTES/KEY ISSUES DISCUSSED:

- The Chair noted that the purpose of the meeting was for the Applicant to brief the Panel on the status of the Rouse Hill Town Centre concept DA considering that this had been in the system for 494 days, and that the Panel had been informed that a Planning Proposal was being developed in parallel to the DA, which was different to the concept DA.
- The Panel observed that a more appropriate planning process would be for the Planning Proposal to be approved prior to the concept DA being considered, as the Planning Proposal established the strategic planning context for the DA.
- The Panel noted that neither height nor FSR requirements had been established for the site.
- The Applicant's representatives noted that:
  - They had invested substantial time and money into the DA and were committed to continuing with the process.
  - Council had requested that a Planning Proposal be developed.
  - It was to be proposed to reduce heights across the site.
  - It was to be proposed to reduce dwelling numbers across the site.
  - It was to be proposed to increase the quantum of commercial space on the site.
  - It was to be proposed to broaden the site boundaries.
- The Panel noted that the Applicant is proposing to include additional sites in their planning to what have been included in the Master Plan.

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- The Panel noted that the Applicant's current thinking was divergent from the existing Masterplan relevant to the site. In addition, Council is progressing their strategic planning for the location, and that this strategic planning reflects the existing Masterplan for the Rouse Hill Town Centre, not any new proposals.
- Council advised that the process for approval of the Planning Proposal was protracted from this point, and included in the short to medium term a presentation to the Councillors, a period for seeking advice from Council's Local Planning Panel, a period for obtaining Gateway approval from the Department of Planning, and a number of other procedural steps. A rough minimum time estimate for a decision to be reached regarding the Planning Proposal is 9 months.

**PANEL ADVICE:**

- The Panel advised Council that under the circumstances the Applicant should be invited to withdraw the concept DA until the strategic planning for the location was considerably more advanced, and there was agreement between the Applicant and Council regarding the strategic planning principles for the Town Centre location. If the Applicant declines to withdraw the concept DA, the Panel asked that Council staff provide their Assessment Report on this application to the Panel for determination this calendar year, consistent with the Statement of Expectations issued by the Minister for Planning to Panel Chairs.

**Planning Panels Secretariat**

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