

BRIEFING DETAILS

BRIEFING/DATE/TIME	Thursday, 20 May 2021 10:00am to 11:00am
LOCATION	Teleconference

BRIEFING MATTER

PPSSCC-247 – DA/1614/2019/JP/A – The Hills Shire – Commercial Road, Rouse Hill, and Rouse Hill Drive, Rouse Hill, Section 8.2 Review of Determination of DA 1614/2019/JP for a Concept DA for the Revised Masterplan for the Northern Precinct Area of the Rouse Hill Regional Centre.

PANEL MEMBERS

IN ATTENDANCE	Julie Savet Ward - Acting Chair Nicole Gurran Ken McBryde
APOLOGIES	Nil
DECLARATIONS OF INTEREST	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. Abigail Goldberg (Chair), David Ryan, Noni Ruker, Mark Colburt and Chandi Saba participated in panel decision of this application in December 2020

OTHER ATTENDEES

COUNCIL STAFF	Kristine McKenzie - Principal Executive Planner Cameron McKenzie – Group Manager Development and Compliance Paul Osborne – Manager Development Assessment
OTHER	George Dojas – Planning Panel Secretariat

KEY ISSUES DISCUSSED:

1. The strategic and local planning framework for the site.
2. The Applicant has initiated a planning proposal for the site. It is progressing and Council awaits further information from the Applicant in relation to this proposal before it can be further considered.
3. The Council initiated planning proposal (Draft LEP 2021) sets controls for the site that are consistent with the approved master plan. At this stage it is likely to be finalised by the end of June 2021.
4. The Panel observed similarity of this DA with the DA refused by the SCCPP, with small adjustments only to the scale of the proposal which has significant departures from the existing and pending strategic and local planning framework.

5. The Panel discussed concerns that this DA does not sufficiently address local and regional infrastructure required from such a proposed significant increase in residential density, in particular sporting fields. The Panel also discussed the shift in land uses from commercial to residential which seems a significant change given the need for employment lands in this well located area serviced by strong transport connections and surrounded by extensive new residential development.
6. The announcement by the State government that Rouse Hill Hospital be located in vicinity to this site or on the site itself does not appear to have been considered in the application. At the very least it would seem that there will be future demand for commercial uses stimulated by the health facility.
7. The Panel was advised of Council's view that this DA is pre-emptive, given the unresolved planning proposal, and the discrepancy between the application, the existing master plan, and the pending LEP 2021 amendment.
8. The Panel considered the fairest and most reasonable approach was that Council write to the Applicant and suggest that this DA be withdrawn and that all efforts from the Applicant and Council be focussed on progressing the planning proposal in a timely manner.