

## Record of Kick-Off Briefing Sydney Central City Planning Panel

<b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b>	PPSSCC-360 – The Hills Shire – 1837/2022/JP – Rouse Hill Drive, Rouse Hill
<b>APPLICANT / OWNER</b>	BBC Consulting Planning/GPT Funds Management 2 Pty Limited
<b>APPLICATION TYPE</b>	Rouse Hill Town Centre Expansion and Apartment Building Development
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	Clause 2, Schedule 6 of the Planning Systems SEPP: General development over \$30 million
<b>KEY SEPP/LEP</b>	SEPP (Transport and Infrastructure) 2021 SEPP (Resilience and Hazards) 2021 SEPP No.65 SEPP (Biodiversity and Conservation) 2021 The Hills LEP 2019
<b>CIV</b>	\$197,102,570.00 (excluding GST)
<b>BRIEFING DATE</b>	30 June 2022

### ATTENDEES

<b>APPLICANT</b>	Bob Chambers, Niall McAteer, Trent Delahunty
<b>PANEL</b>	Abigail Goldberg (Chair), David Ryan, Roberta Ryan, Robert Buckham, Brent Woodhams
<b>COUNCIL OFFICER</b>	Kristine McKenzie, Paul Osborne, Cameron McKenzie
<b>CASE MANAGER</b>	George Dojas – Apology
<b>PLANNING PANELS SECRETARIAT</b>	Sharon Edwards, Jeremy Martin

### ISSUES LIST

- Introductions
  - The Chair introduced the kick-off process.
- Applicant summary
  - Introduction of Stage 2 Rouse Hill Town Centre development application and the site context.
  - Proposal details, plans and visualisations were discussed at length.

- Design Review Panel (DRP) endorsement prior to lodgement is acknowledged as a requirement by the applicant.
- The applicant advised ongoing discussions with TfNSW and Health Infrastructure (HINSW), who propose a new hospital for an adjoining site. TfNSW has requested the modelling of traffic flows on surrounding intersections with the assumption of the proposed hospital to be included. Health have requested the re-establishment of the road network.
- Council summary
  - Council advised no submissions were received.
  - Council advised their assessment is ongoing. Traffic has been identified as a key issue at this stage, noting immediate and broader impacts. Additionally, parking for retail and residential has been identified as a key issue regarding the relationship to the existing town centre.
  - Council advised of the strategic context of the site in relation to planning controls and current modification applications that will need to be considered before the subject application can be determined.
- Chair/Panel comments
  - The Panel queried solar access to the Town Green. The applicant stated that solar access will be achieved.
  - The Panel queried the proposed use of the two storey 'pavilion' building adjacent to the Town Green. The applicant advised that the pavilion is intended to be a mixed use health and wellbeing facility, including a gym.
  - The Panel queried whether there had been a resolution of proposed heights for the adjoining northern precinct. Both the applicant and Council advised that was still under consideration, however the intention was to retain solar access to spaces such as the Town Green.
  - The Panel queried solar access to proposed communal open spaces which form part of the residential development. The applicant stated these spaces were under review to improve solar access.
  - The Panel queried the status of Rouse Hill Drive as public road. The applicant advised there is currently DA consent for a retail podium to Rouse Hill Drive and that the Town Centre expansion is being re-evaluated. The applicant advised that current intentions are for Rouse Hill Drive to remain publicly accessible.
  - The Panel queried parking matters during construction of the proposal. The applicant advised that the owner has vacant space with the ability for parking.
  - The Panel was interested in assumptions underpinning transport modelling, considering the uncertainty of the hospital details as well as ancillary and supporting uses. The applicant advised that assumptions so far were the result of discussions with HINSW and are still to be submitted to Council for their assessment. Council requested the assistance of the Panel Case Manager in relation to discussions between Health Infrastructure and TfNSW.

Council is yet to undertake its full application assessment, so this record is not a final list of the issues they will need to consider in order to draft their recommendation.

The application is yet to be considered by the Sydney Central City Planning Panel and therefore future comment will not be limited to the detail contained within.

## **KEY ISSUES IDENTIFIED FOR CONSIDERATION**

- TfNSW and HINSW inputs
- Traffic and parking
- Solar access for proposed public and communal open space.

## **REFERRALS REQUIRED**

Internal: Subdivisions, Waste, Landscape, Health, Fire Safety, Traffic, Forward Planning, Land Information Systems and Contributions

External: Transport for NSW, Sydney Metro, Endeavour Energy, Sydney Water and Castle Hill Police.

**TENTATIVE PANEL BRIEFING DATE: 22 September 2022**

**TENTATIVE PANEL DETERMINATION DATE: 17 December 2022**