

DATE OF DETERMINATION	6 November 2023
DATE OF PANEL DECISION	6 November 2023
PANEL MEMBERS	Abigail Goldberg (Chair), David Ryan, Steve Murray, Brent Woodhams, Jarrod Murphy
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 26 October 2023.

MATTER DETERMINED

PPSSCC-360 – The Hills Shire – 1837/2022/JP – Lot 11, 13, 15 and 30 DP 270520 and Lot 17 DP 280013, Civic Way, Windsor Road, Main Street and Rouse Hill Drive, Rouse Hill - Rouse Hill Town Centre Expansion and Apartment Building Development.

PANEL CONSIDERATION AND DECISION

The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at briefings and the matters listed at item 8 in Schedule 1.

Development application

The panel determined to approve the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION

The panel determined to approve the application for the reasons outlined in the council assessment report. Specifically:

- *The site is subject to the Rouse Hill Masterplan, Precinct Plan and supporting Built Form Guidelines. The proposal is consistent with these approvals with the exception of building length, setbacks and open space.*
- *Variations are proposed to the Apartment Design Guidelines in regard to deep soil zone, separation and visitor parking. The proposal will continue to provide an appropriate built form outcome with landscaping which is in keeping with the Town Centre location. Privacy and amenity impacts are adequately considered in the design of the apartment buildings with window placement, internal design and privacy considered satisfactory. Adequate residential parking is provided for the proposal and the variation to visitor*
- *parking is reasonable in this instance given the location of the site in close proximity to the Metro and bus stops.*
- *Variations are proposed to a number of controls within the DCP. These relate to height and height plane, setbacks, separation, building length, unit type, common open space and parking. It is considered, notwithstanding these variations, the proposal provides for a reasonable expansion of the existing Town Centre within a B4 Mixed Use zone which meets the intent and desired future character for the site. The proposed variations are considered to be satisfactory having regard to the context of the expansion of the existing Town Centre and will not unreasonably impact on adjoining property owners, future tenants or residential property owners within the expansion area.*






- *The proposed development provides a consistent built form outcome with the existing Town Centre and will result in a walkable retail centre which provides a retail/commercial facility for residents of the immediate area and broader community. The site is highly serviced by public transport with the Sydney Metro and bus interchange located adjacent to the proposed works (at the front of the existing Town Centre).*

CONDITIONS

The development application was approved subject to the conditions in the council assessment report.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the panel notes that no written submissions were made during public exhibition and therefore no issues of concern were raised.

PANEL MEMBERS	
Abigail Goldberg (Chair) 	David Ryan 
Steve Murray 	Jarrold Murphy 
Brent Woodhams 	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-360 – The Hills Shire – 1837/2022/JP
2	PROPOSED DEVELOPMENT	Rouse Hill Town Centre Expansion and Apartment Building Development
3	STREET ADDRESS	Lot 11, 13, 15 and 30 DP 270520 and Lot 17 DP 280013, Civic Way, Windsor Road, Main Street and Rouse Hill Drive, Rouse Hill
4	APPLICANT/OWNER	Applicant: BBC Consulting Planning Owner: GPT Funds Management 2 Pty Limited
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ State Environmental Planning Policy (Planning Systems) 2021 ○ State Environmental Planning Policy (Resilience and Hazards) 2021 ○ State Environmental Planning Policy (Biodiversity and Conservation) 2021 ○ State Environmental Planning Policy (Transport and Infrastructure) 2021 ○ State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 ○ State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development ○ The Hills Local Environmental Plan 2019 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ The Hills Development Control Plan 2012 • Planning agreements: Nil • Provisions of the <i>Environmental Planning and Assessment Regulation 2021</i>: Nil • Coastal zone management plan: Nil • The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality • The suitability of the site for the development • Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations • The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • Council assessment report: 26 October 2023 • Written submissions during public exhibition: 0
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Kick Off Briefing: 30 June 2022 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Abigail Goldberg (Chair), David Ryan, Roberta Ryan ○ <u>Council assessment staff</u>: Kristine McKenzie, Paul Osborne, Cameron McKenzie ○ <u>Applicant representatives</u>: Bob Chambers, Niall McAteer, Trent Delahunty
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report