

Record of Kick-Off Briefing Sydney Central City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSCC-382 – The Hills Shire –284/2023/JP - 3 Money Close, Rouse Hill
APPLICANT / OWNER	Applicant: Brooks Projects/North West Disability Services Australia Limited Owner: North West Disability Services Australia Limited
APPLICATION TYPE	Mixed Use Development including Warehouse Units, Motel (Respite) Accommodation, Respite Day Care Centre and Associated Works.
REGIONALLY SIGNIFICANT CRITERIA	CIV > \$5M - Private infrastructure and community facilities
CIV	\$5,893,403.00 (excluding GST)
BRIEFING DATE	3 November 2022

ATTENDEES

APPLICANT	Peter Brooks, James Lavelle
PANEL	Abigail Goldberg (Chair), David Ryan, Blake Cansdale, Robert Buckham, Megan Munari
COUNCIL OFFICER	Kate Clinton, Paul Osbourne, Cameron McKenzie
CASE MANAGER	George Dojas
PLANNING PANELS SECRETARIAT	Sharon Edwards, Alex Richard

DA lodged: 9 August 2022

RFI Submission Date: week of 7 November 2022

Tentative Panel Briefing Date: To be discussed

Exhibition Dates: 15/08/2022 to 05/09/2022

Tentative Panel Determination Date: To be advised

KEY MATTERS DISCUSSED:

- The applicant described the proposed mixed-use development, which includes warehouse units, motel (respite) accommodation, respite day care centre, office space and associated works.
- The Panel observed that the mix of uses was unusual and required further explanation and justification by the applicant.
- The Panel queried the choice of site; noting that an existing childcare centre is located to the south of the site while 24/7 warehousing / logistics and light industrial uses are located on adjoining land. The Panel requested further justification for the proposed land use in this regard from the applicant.
- The proposed tenancy arrangements were questioned by the Panel with further information relevant to this to be provided by the applicant.
- 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 to draft a recommendation however Council advised that an RFI was being drafted seeking further information from the applicant regarding site permissibility, including in relation to the diverse uses proposed on site as well as specifically with regard to the proposed "Motel" use. Parking rates were also to be clarified. The Chair noted that the RFI was supported by the Panel.
- Council noted that the public exhibition has concluded, with 1 submission received. This submission raised questions related to how the acoustic impact of the existing 24/7 warehousing / logistics use was proposed to be addressed on the site considering the respite uses that have been proposed.
- The application is yet to be fully considered by the Sydney Central City Planning Panel and therefore future comment will not be limited to the detail contained within.

REFERRALS REQUIRED

Internal: Ecology, Waste, Health, Engineering

External: Sydney Water, Endeavour