

Record of Kick-Off Briefing Sydney Western City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSCC-428 – The Hills Shire – 1225/2023/JP – Commercial Road, Rouse Hill
APPLICANT / OWNER	Applicant: Lendlease GPT (Rouse Hill) Pty Limited Owner: Lendlease GPT (Rouse Hill) Pty Limited
APPLICATION TYPE	Precinct Plan for the Northern Residential Precinct at Rouse Hill
REGIONALLY SIGNIFICANT CRITERIA	Capital Investment Value > \$30M
CIV	\$ 189,567,036 (excluding GST)
BRIEFING DATE	6 April 2023

ATTENDEES

APPLICANT	Dael Palte, Peter Lawrence, Carlos Frias, Matt Sullivan, Nick Allen
PANEL	Abigail Goldberg (Chair), David Ryan, Steve Murray, Robert Buckham, Jarrod Murphy
COUNCIL OFFICER	Kristine McKenzie, Paul Osborne
CASE MANAGER	Kate McKinnon
PLANNING PANELS SECRETARIAT	Sharon Edwards

DA LODGED: 9 February 2023

RFI SUBMISSION DATE: 5 April 2023

TENTATIVE PANEL BRIEFING DATE: TBD pending applicant response to the RFI

TENTATIVE PANEL DETERMINATION DATE: within the 250 day target for RSDA determinations

ISSUES LIST

- 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

- Proposed uplift in density and associated proposed VPA
- Open space requirements
- Ecology as the development is at the clearing threshold for a BDAR
- Bushfire risk as the proposal incorporates roads that will provide APZs and options for alternative fire truck evacuation to Commercial Road
- Landscaping and potential flood mitigation
- Parking requirements and the application of parking standards.

KEY ISSUES IN RELATION TO PUBLIC EXHIBITION: two submissions only received and as such a public meeting is not required