



DORAN DRIVE PLAZA PRECINCT CONDITIONALLY APPROVED

18 August 2022

The State's Independent Planning Commission has conditionally approved plans for the Doran Drive Plaza Precinct (SSD 15882721) in the The Hills Shire Local Government Area.

Deicorp Construction Pty Ltd sought permission to construct a mixed-use development adjacent to the Hills Showground Metro Station. The development comprises four residential towers up to 20 storeys, 430 residential units, a two to four storey retail and commercial podium, six levels of basement parking, community spaces, a public plaza, and infrastructure upgrades. It also includes 22 affordable housing dwellings.

On 29 January 2021, the then Minister for Planning and Public Spaces approved the Hills Showground Station Precinct Concept Plan (SSD 9653). The Doran Drive Plaza Precinct is the first stage of the Concept Plan. It is a State significant development and came to the Commission for determination because the The Hills Shire Council had objected to the application.

The Department of Planning and Environment completed its whole-of-government assessment of the application and provided it to the Commission in July this year.

A two-member Commission panel, comprising Annelise Tuor (Chair) and Dr Peter Williams, met with the Department of Planning and Environment, the Applicant and The Hills Shire Council, and conducted an inspection of the site.

The Commission received one public submission on the application, and the panel also carefully considered the submissions that were received by the Department of Planning and Environment during its exhibition period.

The Commission has today, 18 August 2022, determined to grant conditional development consent to the project.

In its Statement of Reasons for Decision the Commission found the application should be approved, subject to conditions of consent, for the following reasons:

- the site is located on land zoned B2 Local Centre and the project is permissible with consent under *The Hills Local Environmental Plan 2019* and the *State Environmental Planning Policy (Planning Systems) 2021*;
- the project complies with the strategic planning directions of State and local planning policies;
- the project realises the strategic vision of the Hills Showground Station Precinct and complies with the Concept Plan;
- the project provides the opportunity for a significant transport-oriented town centre, which offers high amenity, accessibility and services to future residents, workers and visitors;
- the site is free of significant environmental constraints;
- the project is an orderly and economic use of the site to provide new residential and retail/commercial land uses; and

- impacts on surrounding land uses have been minimised and can be further managed and mitigated through conditions of consent.

The Commission's decision is in line with the Department of Planning and Environment's assessment of the project and the advice of the NSW Government Architect. The conditions of consent imposed by the Commission are designed to ensure that the project is only carried out in accordance with the identified approved plans and to maximise, to the greatest extent practicable, the potential benefits of the development to future residents, workers and visitors.

The Commission has also imposed conditions to strengthen the design of the project, including the development's materials and finishes and landscaping, and to require the applicant to consult with the NSW Government Architect prior to construction.

In handing down its decision, the Commission acknowledges The Hills Shire Council's concerns that the development should provide a minimum of 20% three-bedroom dwellings, rather than 10% three-bedroom dwellings as proposed. However, after careful consideration, the Commission determined that 10% three-bedroom dwellings is appropriate for the development and in accordance with the previously approved Concept Plan for the precinct. The Commission is satisfied that a higher proportion of 3 bedroom dwellings will be provided in the lower density areas to the east of the site.

Disclaimer

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