



Planning &  
Environment

# Bella Vista Station Precinct

PLANNING REPORT

VOLUME 1

December 2015





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## **Glossary**

Act	Environmental Planning and Assessment Act
AHD	Australian Height Datum
CBD	Central Business District
DCP	Development Control Plan
Department	Department of Planning and Environment
FSR	floor space ratio
GFA	gross floor area
ha	hectare
LEP	Local Environmental Plan
LGA	local government area
Minister	Minister for Planning
RMS	Roads and Maritime Services
SEPP	State Environmental Planning Policy
TfNSW	Transport for New South Wales
TMAP	Traffic Management and Accessibility Plan

# Executive summary

This planning report has been prepared by the Department of Planning and Environment to support the proposed rezoning of the Bella Vista Station Precinct.

## Sydney Metro Northwest

The \$8.3 billion Sydney Metro Northwest (formerly known as the North West Rail Link) is Australia's largest public transport infrastructure project currently under construction and a priority rail project for the NSW Government. The project will deliver eight new railway stations to Sydney's growing North West, including one at Kellyville, and is due to open in the first half of 2019. The *North West Rail Link Corridor Strategy* was prepared to guide future planning and development along the rail corridor, with a Structure Plan prepared for each of the new eight stations. The Strategy was finalised in September 2013.

Sydney Metro Northwest is the first stage of the Sydney Metro. Sydney Metro City and Southwest is the second stage, which will extend from Chatswood and then under Sydney Harbour, underground in the Sydney CBD and west to Bankstown. The second stage is planned to open in 2024.

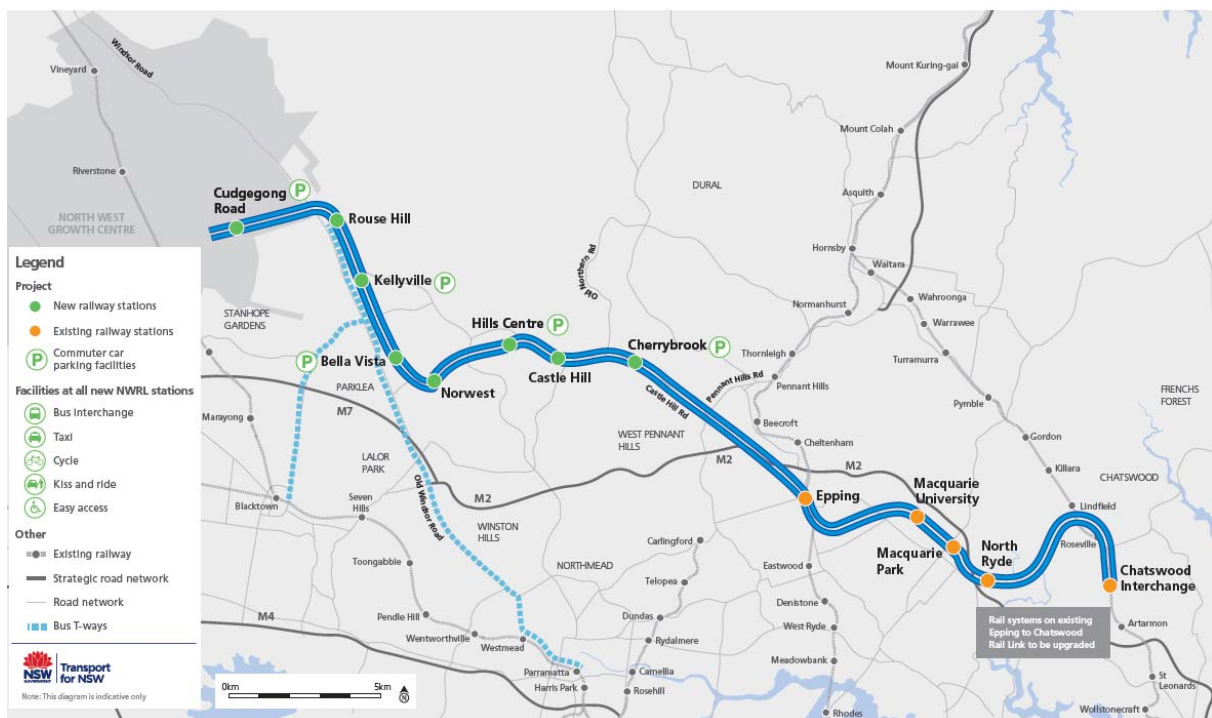


Figure 1 Sydney Metro Northwest



## **North West Rail Link Corridor Strategy**

The *North West Rail Link Corridor Strategy* was released in 2013. The Corridor Strategy was prepared by the Department of Planning and Environment and Transport for NSW in collaboration with relevant Councils and State agencies. It established a strategic planning framework to guide development around the eight new stations along the Sydney Metro Northwest and to inform the community of the future vision and direction for the area. It will also assist infrastructure agencies and service providers to identify, prioritise and coordinate the delivery of infrastructure upgrades in accordance with each precinct's long term projected growth.

## **Priority Precincts**

*A Plan for Growing Sydney*, released in December 2014, established the NSW Government's vision for Sydney's future, which is a 'strong global city, a great place to live'. One of the biggest challenges to achieving this aim is how to provide for the 664,000 new homes and 689,000 new jobs needed for the predicted 1.6 million residents by 2031. The Priority Precincts program is an important government program that will be integral to meeting the goals in *A Plan for Growing Sydney*.

The Priority Precincts program aims to provide for new housing and jobs in centres with good transport connections, making it easier for people to get to and from home and work. Coordinating infrastructure provision is also important to ensure that housing growth will be supported by community facilities, schools, green open space, and other public spaces to make these centres attractive and pleasant places to live and work. Collaboration with councils and government agencies, and community consultation is fundamental to this process.

## **Why Bella Vista?**

Following the finalisation of the *North West Rail Link Corridor Strategy*, The Hills Shire Council unanimously voted to nominate the Bella Vista Station Precinct, along with the Kellyville Station and Showground Station Precincts. These were endorsed by the NSW Government in August 2014 as Priority Precincts. The decision to endorse these precincts as Priority Precincts was based on a number of factors, including that the precincts:

- would maximise the use of the Sydney Metro Northwest and other public transport infrastructure;
- will provide more jobs closer to home and promote public transport to employment areas, reducing the need for private vehicle trips;
- respond to strong current demand, and project future demand for additional employment and housing.

## **Precinct Proposal**

### **Vision**

The vision for the Bella Vista Precinct by 2036 is "a 21<sup>st</sup> Century Living and Business Precinct" which is guided by the following principles:

- provision of a range of housing, employment and retail services close to transport connections and high quality open space;
- creation of an attractive, convenient and walkable local centre around the station, providing shops, cafes, restaurants, village square and jobs;
- provision of a high quality, pleasant network of public, green open space areas including new sports fields, local parks, riparian corridors and the existing Bella Vista Farm Park;

- expansion of employment and business opportunities through revitalisation of the existing Norwest Business Park, and the creation of new business locations adjoining the station;
- delivery of more homes close to the station to meet growing demand, and increase housing choice to reflect changing household sizes and lifestyles;
- improving access and connections to the new station and throughout the precinct through improved bus services, pedestrian and bicycle paths, and crossings over creek corridors; and
- managing impacts on the natural environment including protection of remnant ecological communities in the creek corridors running through the precinct.

It is estimated that by 2036, around 4,200 additional homes and 9,400 new jobs will be created in the precinct, along with at least 5,000m<sup>2</sup> of retail space and at least 5 hectares of new public open space.

### **Proposed Planning Controls**

The proposed land use controls focus on opportunities around the station to meet goals of transit-oriented development, while also recognising the character of existing low density areas further from the station, and the need for high quality public spaces and community facilities to cater for the population growth.

The rezoning proposal comprises:

- zoning for a mixed use centre around the station to facilitate a compact, walkable centre providing a variety of shops, services and apartments;
- areas designated as parks and open space, as well as heritage;
- business zones around the station and in the southern part of the precinct, enhancing the role of the Norwest Business Park;
- building heights to transition down from the station area to stand-alone housing areas beyond, providing for a range of housing types to meet demand for greater housing choice;
- recommended precinct specific controls for The Hills Shire Council to adopt into their Development Control Plan, including environmental management and building design controls to provide high levels of amenity for residents of these buildings, as well as for people using the surrounding streets and open space areas.

Although this draft plan includes controls such as maximum heights and floor space ratios, all future development proposals will still need to address other relevant controls such as those in State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development, and the applicable Development Control Plan. This will determine the overall built form of development in the precinct.

Like any major renewal area, the Bella Vista Station Precinct is a long term project that will be delivered over the next 20 years.

### **Community Consultation**

Extensive community consultation is a key component of the Bella Vista Station Precinct planning process. The consultation that has been undertaken prior to the public exhibition has included:

- community information stalls staffed by the Department of Planning and Environment at community events between August and November 2014, and the Castle Hill Show 13-15 March 2015;
- telephone survey conducted in April 2014 with a report provided on the precinct website;

- online survey that was available over a 10 week period from 1 August to 19 October 2014;
- precinct newsletters delivered in October 2014 to residents in the three precincts;
- Stakeholder Briefing Sessions in October 2014 and March 2015 (for the Showground Precinct) and in November 2014 and April 2015 (for the Kellyville/Bella Vista Precincts) for representatives of local community and business groups;
- project update register for members of the community to sign up to, to receive emailed updates about the precincts.

The comments and ideas raised by the community as part of this consultation process have been taken into consideration as part of the planning for the precinct.

The exhibition of the rezoning proposal will give the community further opportunity to participate and view the studies and the proposal, and provide comments and views on the proposal. Community information sessions are to be held during the exhibition period.

### Precinct Support Scheme

Through the Precinct Support Scheme, the NSW Government has allocated approximately \$15 million across the Showground, Bella Vista and Kellyville Station Precincts to fund local infrastructure upgrades. The precinct planning process, along with community consultation has identified a number of projects which could be funded within the Bella Vista Precinct, including.

- walking and cycling paths including along existing streets such as Memorial Avenue, Celebration Drive, Edgewater Drive and Northridge Avenue;
- walking and cycling paths including along Elizabeth Macarthur Creek corridor;
- pedestrian and cycle paths through Bella Vista Farm, connecting residents to the Circa Shopping Centre;
- improvements to existing/planned sports fields such as Arnold Avenue Sports Complex; and/or
- new multipurpose community centre at Kellyville or Bella Vista town centres.

Community feedback is being sort on the types of projects the community would like to see funded through the Precinct Support Scheme.

### Next Steps

Following the exhibition of this rezoning proposal, the matters raised in the submissions received will be assessed and where required, the rezoning proposal will be amended. A recommendation will then be prepared for the Minister for Planning, to determine the rezoning.



# 1 Introduction

This planning report supports the proposed rezoning of the Bella Vista Station Precinct. It has been prepared by the Department of Planning and Environment to provide an overview of the proposed rezoning. The accompanying precinct proposal document provides additional supporting material to further explain the precinct proposal.

## 1.1 Sydney Metro Northwest

The \$8.3 billion Sydney Metro Northwest (formerly known as the North West Rail Link) is Australia's largest public transport infrastructure project currently under construction and a priority rail project for the NSW Government. The project will deliver eight new railway stations to Sydney's growing North West and is due to open in the first half of 2019. The *North West Rail Link Corridor Strategy* was prepared to guide future planning and development along the rail corridor, with a Structure Plan prepared for each of the new eight stations. The Strategy was finalised in September 2013.

Sydney Metro Northwest is the first stage of the Sydney Metro. Sydney Metro City and Southwest is the second stage, which will extend from Chatswood and then under Sydney Harbour, underground in the Sydney CBD and west to Bankstown. The second stage is planned to open in 2024.

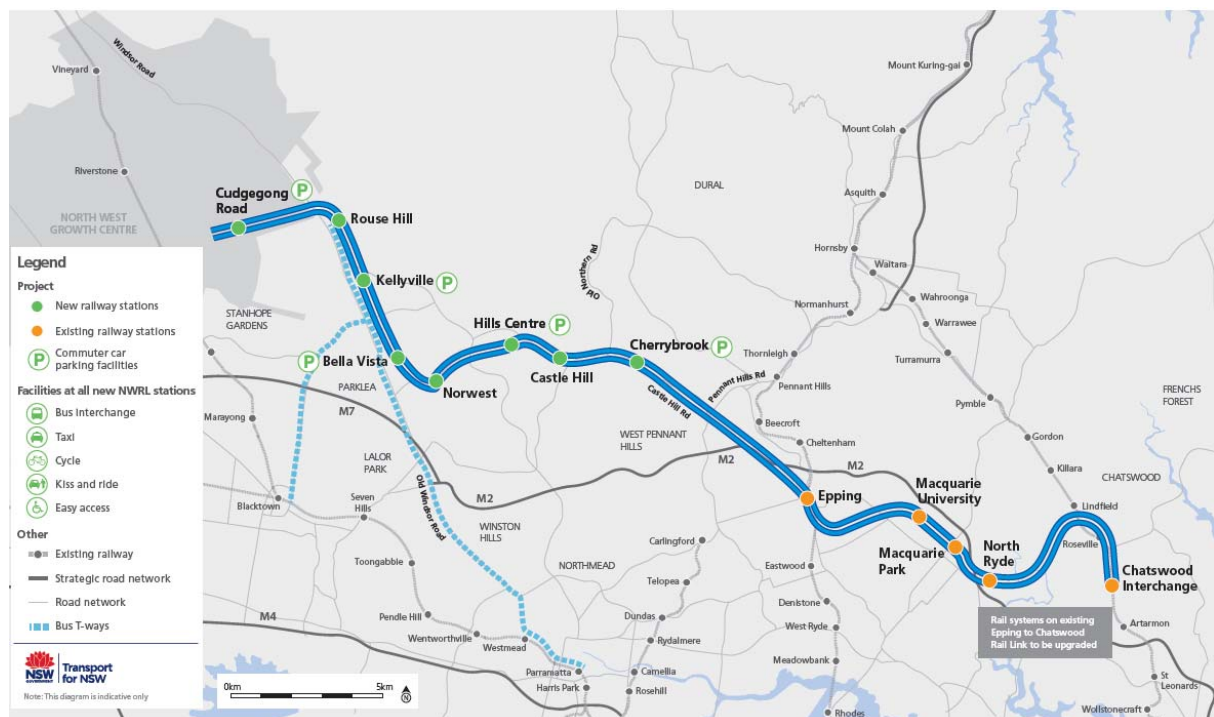


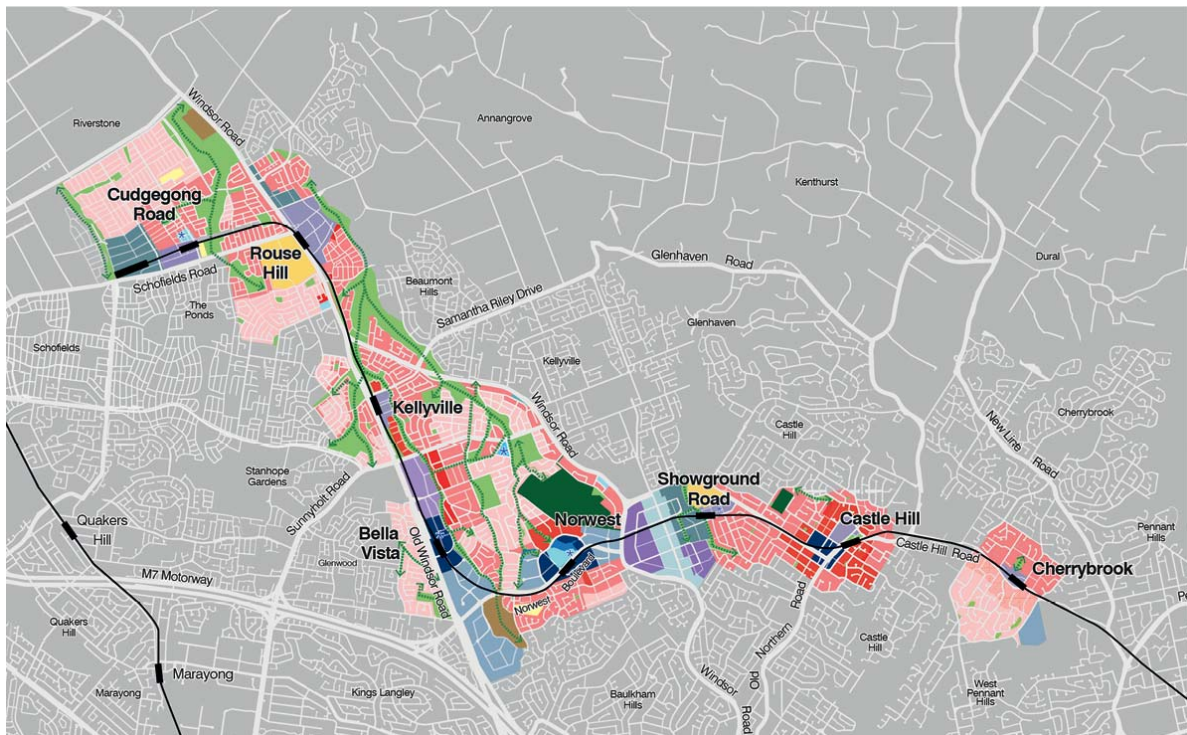
Figure 2 Sydney Metro Northwest

Demand for new homes and jobs in north western Sydney is expected to increase as a result of the improved access and this creates a significant opportunity to comprehensively plan for the future, by providing for new homes, jobs, open space, recreational opportunities and services in attractive communities close to public transport.

## 1.2 North West Rail Link Corridor Strategy

The Department of Planning and Environment and Transport for NSW, in consultation with relevant local councils and State government agencies, finalised the North Rail Link Corridor Strategy in September 2013. The Corridor Strategy, which included Structure Plans for each station precinct, was prepared to integrate land use and transport planning to meet current and emerging challenges associated with future expected growth in the North West region, and:

- identified future visions for the precincts surrounding the new stations;
- projected housing and job growth for each precinct and the corridor as a whole; and
- established a framework for managing future land use change.



**Figure 3 Sydney Metro Northwest and Stations Structure Plans**

The Corridor Strategy was prepared to provide the community with an understanding of how the corridor is likely to change and grow into the future. It will also assist infrastructure agencies and service providers to identify, prioritise and co-ordinate the delivery of infrastructure upgrades in accordance with each precinct's long term projected growth.

When the Corridor Strategy was made, a local planning direction was issued by the Minister for Planning under Section 117 of the Environmental Planning and Assessment Act 1979 to require future planning in the precincts to be consistent with the Corridor Strategy, including the growth projections and future character of each station precinct.

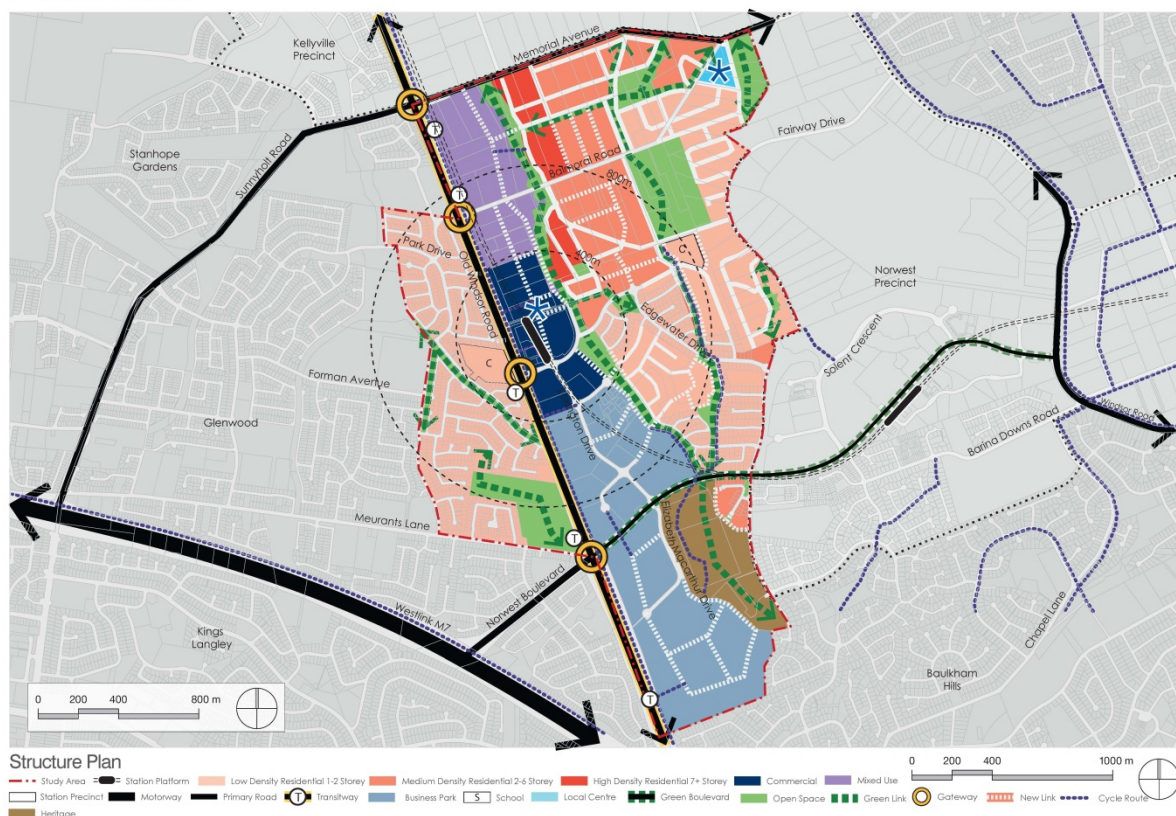


### 1.3 Bella Vista Structure Plan

A Structure Plan was prepared for the Bella Vista Station Precinct as part of the *North West Rail Link Corridor Strategy*. The Bella Vista Station Structure Plan considered the potential for the Sydney Metro Northwest to transform the Bella Vista Station Precinct by providing a new local centre around the station and strengthening its existing commercial and business areas. Opportunities were identified for more homes and jobs within walking and cycling distance of the station, while ensuring the local amenity, open spaces and natural environment are protected.

The Structure Plan is a high level plan used to provide the framework for future planning of the precinct (see Figure 4). It relies on further detailed planning in order to determine the most appropriate planning controls; in this case, it has been used to guide the current rezoning proposal for the Bella Vista Station Precinct.

The Bella Vista Station Precinct is located across two Local Government Areas (LGAs). The area east of Old Windsor Road is located within The Hills LGA, and the area west of Old Windsor Road is located in the Blacktown LGA.



**Figure 4** Bella Vista Station Structure Plan

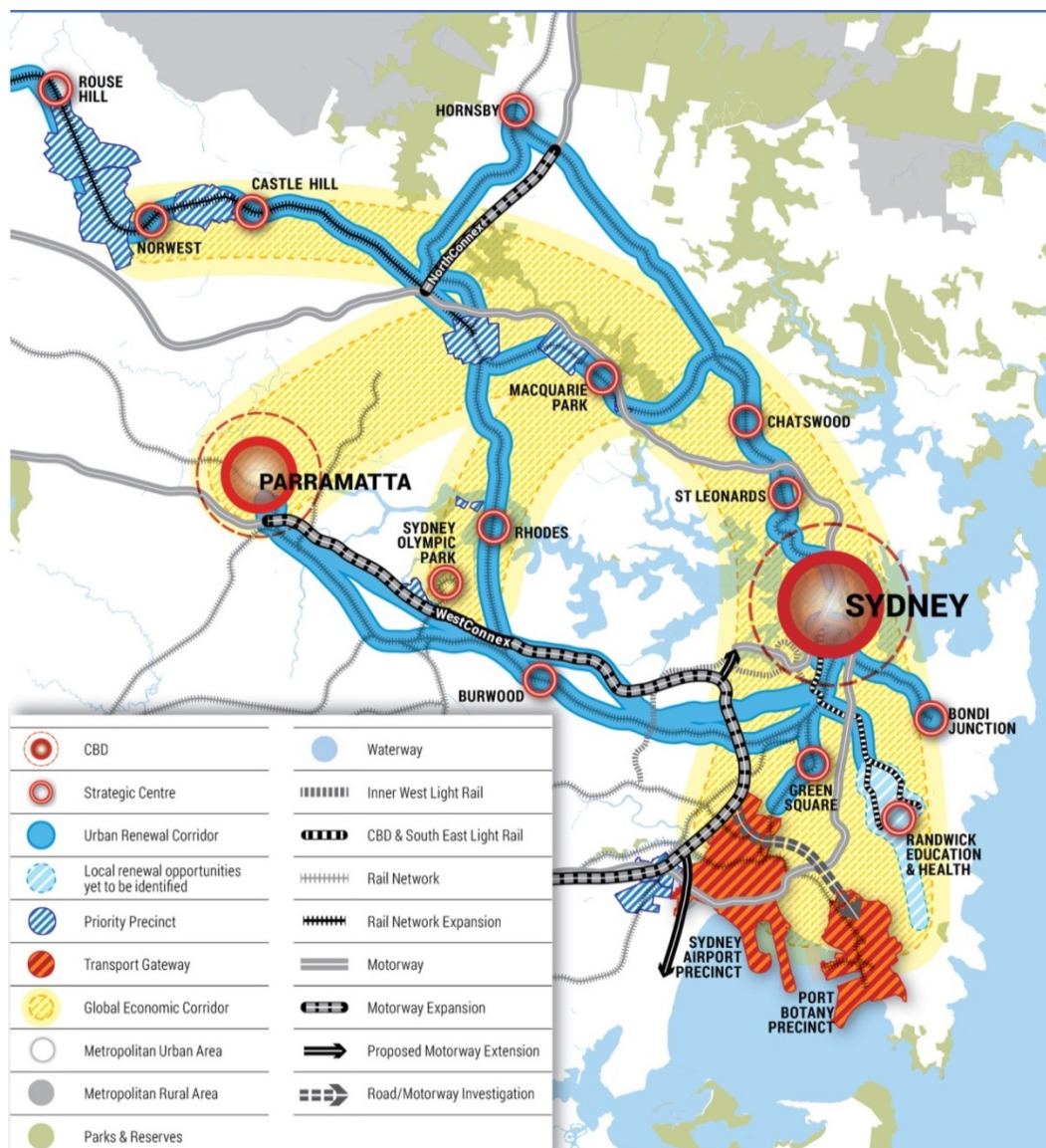
### 1.4 A Plan for Growing Sydney

*A Plan for Growing Sydney*, released in December 2014, details the NSW Government's vision for Sydney's future, which is 'a strong global city, a great place to live'. One of the biggest challenges to achieving this aim is how best to provide the 689,000 new jobs and 664,000 new homes for an extra 1.6 million residents predicted by 2031, while also creating strong, healthy and connected communities.

The Plan focuses new housing to be located close to public transport that runs frequently and can carry large numbers of passengers. This will make it easier for more people to get to jobs, education facilities, hospitals, and sporting, cultural and entertainment facilities by public transport, taking pressure off congested roads.

Putting more housing and services in these centres can also makes it easier to do everyday activities like shopping, dropping children at school or child care, or visiting the local park on foot or by bicycle, rather than driving several kilometres.

By increasing housing choice, we can respond to changing housing needs and lifestyle preferences, such the increasing number of single and couple only households in Sydney.



**Figure 5 Urban Renewal Corridors**

The plan also aims to increase Sydney's economic competitiveness and attract and retain highly skilled workers. The Global Economic Corridor is a significant generator of the State's economic activity, featuring a high concentration of Sydney's high skilled jobs. The plan seeks to expand employment opportunities and improve transport infrastructure to remove bottlenecks in this



corridor. A large part of the Sydney Metro Northwest corridor, as far west as Norwest, is included in the Global Economic Corridor. Due to the importance of this rail link in Sydney's future, it is also identified as one of several Urban Renewal Corridors in the plan. The urban renewal corridors are planned to provide more homes and jobs with excellent transport access.

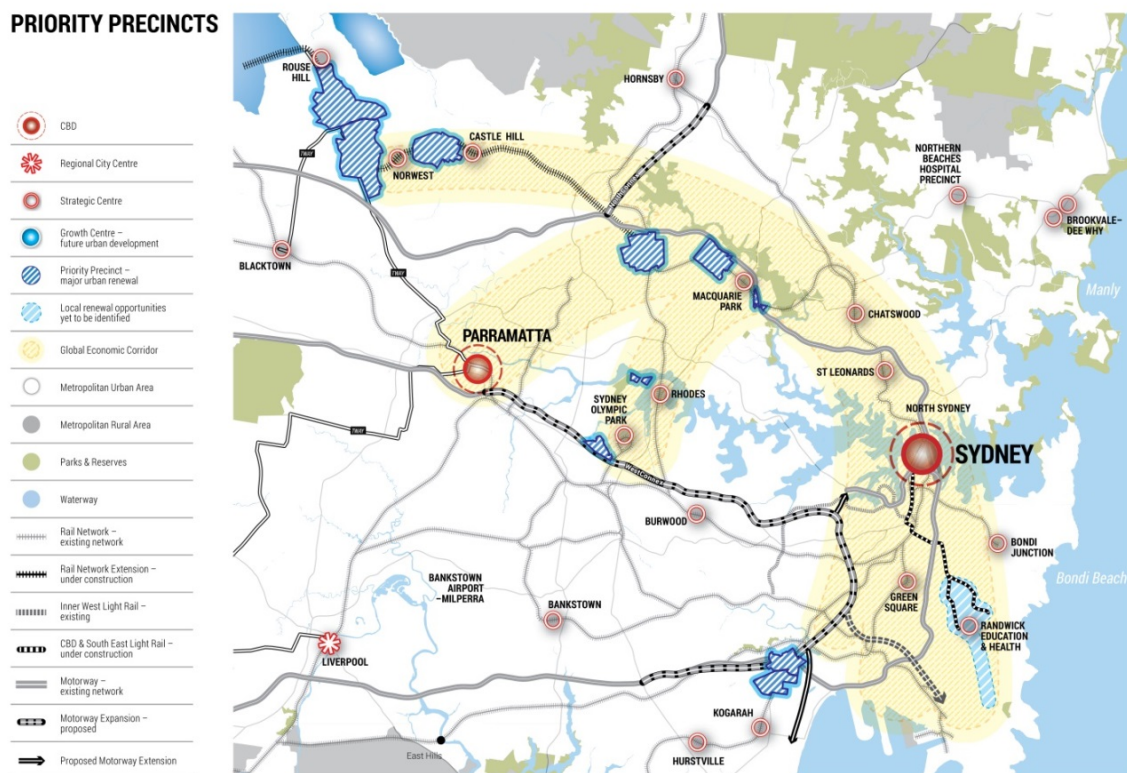
## 1.5 Priority Precincts

The Priority Precincts program is a NSW Government program integral to meeting the goals of *A Plan for Growing Sydney*. The Priority Precincts program aims to provide for new housing and jobs in centres with good existing or planned transport services, and coordinates the delivery of infrastructure to ensure that the growth will be supported by improved public open space and community facilities to make these places attractive places to live, and enhance people's lifestyles and living standards.

The foundation for this program is evidence based planning, in which detailed studies are undertaken to understand the existing constraints and opportunities, then developed into a proposal for the rezoning of areas within a precinct. Priority Precincts have to consider economic feasibility and demonstrate that outcomes are achievable. Funding assistance is also provided to councils under the Precinct Support Scheme for additional local infrastructure to directly benefit the community through improved public spaces.

Community consultation is an important component and may include community forums, stakeholder information sessions and information sessions.

As illustrated in Figure 6, there are 10 areas in Sydney have been identified as Priority Precincts. Of these, the North Ryde Station, Epping Town Centre and Wentworth Point Precincts have been rezoned.



**Figure 6** Priority Precincts

The key features of the Priority Precinct program are discussed in more below:

### **Changing preferences and lifestyles**

Sydney is changing all the time. As well as needing to house and provide jobs for an extra 1.6 million people by 2031, there is also a need to consider the changing preferences and lifestyles of Sydney's residents. Priority Precincts plan for development over the medium to long term and therefore need to take into consideration these changes.

### **Desire to live near centres**

People want to live near centres to make their lives simpler and more enjoyable. A centre is a focus area for shops, services and transport. It may be a large centre such as Sydney or Parramatta CBD, or a smaller centre such as local suburban shops.

By living close to a centre, people can walk or cycle to shops and services for everyday needs. They can also easily access public transport spending less time travelling to work and more time with friends and family.

### **Preference for apartments**

Many Sydneysiders are choosing to live in apartments rather than houses. These include older people who are downsizing, younger people who want convenience, and families who enjoy more time together by being close to workplaces and public transport. Some people like the advantages of communal facilities (open space or a pool or gym) that can come with apartment buildings.

The preference for apartments is shown in housing statistics with more apartments being built than freestanding houses and the weekly rent for an apartment the same as for an equivalent house. Priority Precincts plan for apartments in appropriate locations close to public transport, shops and services. An increased supply of apartments should also assist with affordability.

### **Convenient transport options**

People want to live close to their workplace, shops and services. By locating more homes close to public transport, it is easily accessible to more people. Increased use of public transport benefits the community through reduced traffic congestion and lower greenhouse emissions.

Rising costs of car ownership and fuel, traffic congestion and an awareness of the impacts of climate change, have lead some people to reconsider their need for a car. A car share scheme is an option chosen by an increasing number of people. According to one Sydney car share scheme, one car share vehicle can replace the need for 9-13 private cars. Many new apartment complexes include car share parking spaces.

Fewer young people are getting their driver's licence and fewer young people own a car. Instead many utilise social media and shop online, so owning a car is not a priority.

Priority Precincts encourage active transport, such as walking and cycling, by planning for more homes close to public transport, shops and services.

### **Ageing in place**

Our population is ageing. As people get older, many want to downsize from a large family home to one that is easier to maintain. But they want to remain in the same area to be close to friends and family. To enable people to grow older in their existing communities, new housing varieties need to be built. Priority Precincts plan for varied housing options: high-density residential (apartments) and medium-density residential (smaller apartment buildings and townhouses) in addition to retaining existing low-density residential (traditional houses).

### **How close is close?**

Most Priority Precincts are based around a centre or multiple centres. A major consideration for the location of a precinct is walking distance to public transport, shops and services. A rule of thumb is that most people are comfortable with a ten-minute walk to public transport and shops and services. A ten-minute walk is approximately 800m.

### **Evidence based planning**

All Priority Precincts follow a similar process to determine the most appropriate development for the medium to long term.

First, a series of studies are undertaken to understand the existing constraints and opportunities within the precinct. The studies may look at existing planning controls, heritage, environment, land ownership (few owners of large landholdings or many owners of small sites), strata and recent developments (areas unlikely to be redeveloped in the short or medium term), transport, public spaces, economic feasibility, flooding, connectivity and accessibility (how easy is it to get around), footpaths and cycleways.

The results of these studies are combined to provide the basis for where future development could be located within the precinct. The Department of Planning and Environment works with experienced urban designers, local councils and the community to develop a proposal for the rezoning of areas within the precinct. Not all areas within every precinct will be rezoned.

### **Community consultation**

Community consultation is important in developing plans for all Priority Precincts. Most precincts include a community forum or community stakeholder group which meets to:

- allow the Department to present and update the planning being undertaken for the precincts
- receive feedback from the community.

Draft plans, such as this one, are exhibited for community consultation before being finalised. Community information sessions are held during the exhibition period so that the community can hear about the proposal, ask questions and articulate concerns.

The Department's website is regularly updated so the community can follow the progress of each Priority Precinct.

### **Precinct Support Scheme**

There is also a State Government funded Precinct Support Scheme of \$100 million to be shared between the Priority Precincts to improve public spaces, streetscapes, local access and walkability.



## 2 Bella Vista Station Precinct Overview

This section of the report gives an overview of the precinct, and provides an analysis of the existing environmental and social features of the precinct. This information has been used to inform the precinct proposal on exhibition.

### 2.1 Precinct description

The Bella Vista Station Precinct covers approximately 472 hectares, and includes the area within an 800 metre radius, or roughly a 10 minute walk, of the new Bella Vista Station. The boundary has also taken into account the surrounding road network, natural features, and the development pattern of the area.

The precinct is bounded by Memorial Avenue in the north, along Old Windsor Road, Glenwood Park Drive and Meurants Lane to the west, Prestige Avenue to the south and Westwood Way, Edgewater Drive and Fairway Drive to the east.



**Figure 7** Aerial view of the Bella Vista Precinct

## 2.2 Existing development and character

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There are distinct character areas within the precinct. Land east of Old Windsor Road and south of Celebration Drive are largely commercial and business, and part of the Norwest Business Park. Land on the east of Elizabeth Macarthur Creek is main stand-alone houses and newer attached homes.

The northern part of the precinct is part of the Balmoral Road Release Area, consisting of new detached and attached dwellings. Much of this area has been developed since the Structure Plan was released in 2013.

The area on the western side of Old Windsor Road, in the suburb of Glenwood, within the Blacktown Local Government Area is largely residential, with the most common housing types being detached, one and two storey houses 300sqm to 600sqm.

## 2.3 Population profile

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A demographic profile for the precinct was prepared by the Department using data from the Australian Bureau of Statistics 2011 Census. A copy of this report is located at Appendix D. The demographic profile reveals the characteristics of the existing population of the Bella Vista precinct area, which features the following:

- the majority of households are families with children;
- is highly educated;
- has higher private vehicle use than the Sydney average;
- most people residents live in detached dwellings which is much greater than the Sydney average compared to the Sydney average;
- has high level of socio-economic advantage (comprising factors such as occupation, income, employment status and education level) compared to other parts of Sydney; and
- is an ageing population, although with strong projected growth in the younger age groups.

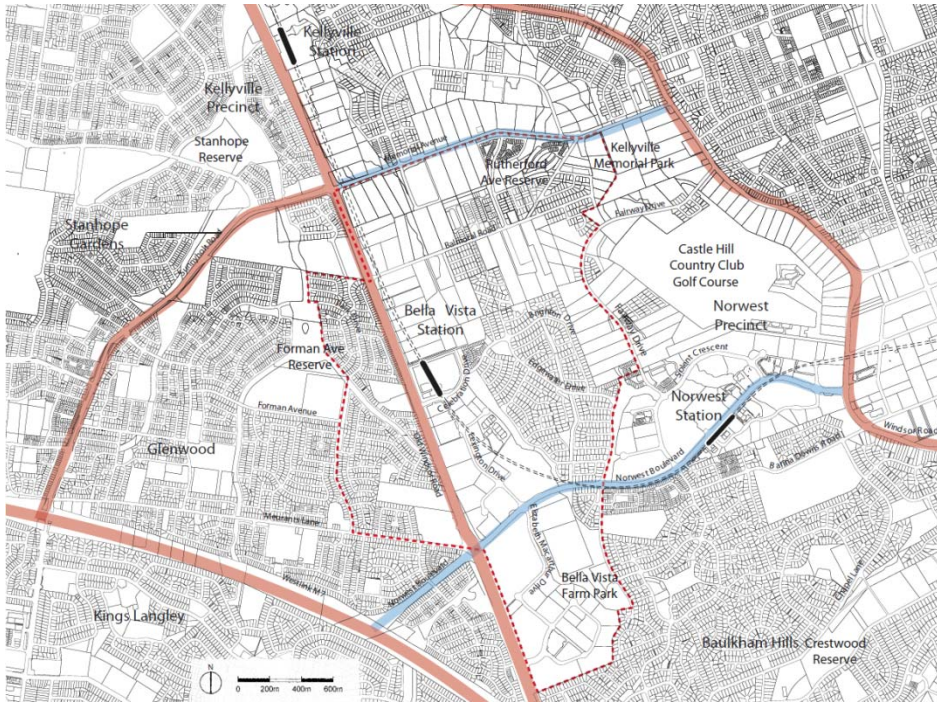
## 2.4 Existing access and movement

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### Road Network

The precinct contains three State managed arterial roads. Old Windsor Road runs north to south through the precinct, and also forms a boundary between The Hills and Blacktown council areas. Norwest Boulevard cuts through the southern part of the precinct which provides connections to the M7/M2 and the wider Sydney Orbital Network, whilst Old Windsor Road and Sunnyholt Road provide connections to the Sydney CBD, North Sydney and Macquarie Park.

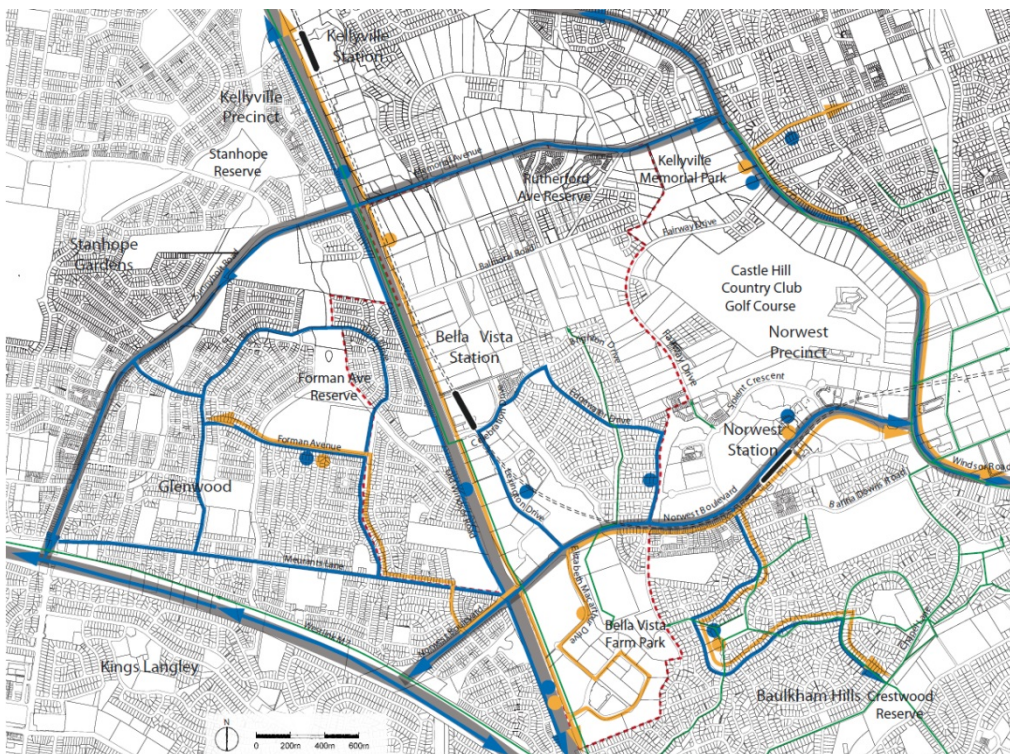




**Figure 8 Existing road network, and new rail line**

### Public Transport - Buses

There are bus services operating along the T-Way between Rouse Hill and Parramatta. Other express services are provided along Old Windsor Road at Bella Vista, connecting to Rouse Hill, North Sydney, and the Sydney Central Business District. Services are also provided which run along Samantha Riley Drive, Windsor Road, Memorial Avenue and Sunnyholt Road to a number of centres in the region.



**Figure 9 Existing bus routes and cycle network**

### **Pedestrian and cycle networks**

A regional cycleway is located alongside the M7 and Old Windsor Road linkages. A pedestrian path and cycleway exists along the green link that runs along the eastern side of the site.

## **2.5 Existing open space**

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There are a variety of parks and reserves in the precinct. Bella Vista Farm Park, around 23 hectares, is the largest area of open space and is also a significant heritage item. Other parks in the precinct include Brighton Drive Reserve, Hodges Road Reserve and Rutherford Avenue Reserve.

Balmoral Reserve has been planned to provide two cricket ovals in the summer season and four hockey/soccer fields for the winter season, as well as a tennis centre, at grade car park and amenities. The land has been zoned for public open space, and the reserve is planned to be delivered once sufficient development contributions for the Balmoral Road Release Area have been collected.

Located just outside the north-eastern corner of the precinct is Kellyville Park, which The Hills Shire Council is planning to expand and reconfigure to provide two cricket ovals for the summer season and four hockey/soccer fields in the winter season, three separate soccer/hockey fields, baseball diamonds, at grade car park and a clubhouse.

The riparian corridors of Elizabeth Macarthur Creek, and to a lesser extent for the precinct Strangers Creek and Caddies Creek, add to open space, although use of these areas by the community is currently limited due to vegetation and lack of formalised recreation areas and paths.

## **2.6 Existing landform, creek lines and drainage**

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The highest parts of the precinct are in the south, with the Bella Vista Farm one of the highest points. Land falls into four drainage lines, comprising Stranger's Creek, Elizabeth Macarthur Creek, Caddies Creek and Lalor Creek.

The major drainage line is along Elizabeth Macarthur Creek which causes high risk flood prone areas along the northern end of the precinct.

The creek lines throughout the precinct are subject to flooding, with the 1:100 year flood line mapped. Refer to Section 5 of this report for a more detailed discussion of the findings of the flood report.

## **2.7 Existing ecological conditions**

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There are areas of remnant vegetation through the precinct, largely within, or adjoining the three creek corridors in the precinct. Areas of high value remnant vegetation have been removed for the construction of the North West Rail Link via an offset agreement. Offset agreements are likely to be required for additional clearing of high value land outside of the creek corridors.

## **2.8 Existing community facilities**

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There are no schools located within the precinct, however there are a number of schools nearby including Parklea Public School and Glenwood High School in the Blacktown LGA, Crestwood Public School and Crestwood High School south of the precinct and Kellyville Public School and Kellyville



High School north east of the precinct. There are also a number of private schools nearby including St Michaels School in Baulkham Hills and St Angela's primary school at Castle Hill.

Other community facilities and services include Norwest Private Hospital, a childcare centre in Lexington Avenue. More facilities are located outside the precinct in more established suburbs of Norwest/Baulkham Hills and Glenwood.

## 2.9 Heritage

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Indigenous heritage sites have been identified in Bella Vista, with the potential for more artefacts to be identified. The provisions in The Hills Local Environmental Plan 2012 require that an assessment be undertaken if a proposal has the potential to impact upon an Aboriginal object of place of Aboriginal significance.

The Bella Vista Homestead Complex is a listed State heritage item, with the original homestead dating back to 1850. The Bella Vista Homestead Complex is also identified as a Heritage Conservation Area, and also known as Bella Vista Farm Park. There is free public access to the outer ground during daylight hours, with facilities including barbeque areas.

A property known as "Isabella" at 3 Maley Grove, Glenwood is identified as a local heritage item in the Blacktown LEP. This is a Federation style, single storey dwelling built in the 1850s.

The original section of road and culvert of Old Windsor Road, is listed as an archaeological site of local significance in The Hills LEP 2012.



**Figure 10** Bella Vista Farm Park and Homestead

## 2.10 Land ownership

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A large area of land between Old Windsor Road and the Elizabeth Macarthur Creek corridor, north of the station location, is in State government ownership. This is to enable the construction of Sydney Metro Northwest. The creek corridors are also largely in State government ownership (Sydney Water Corporation).

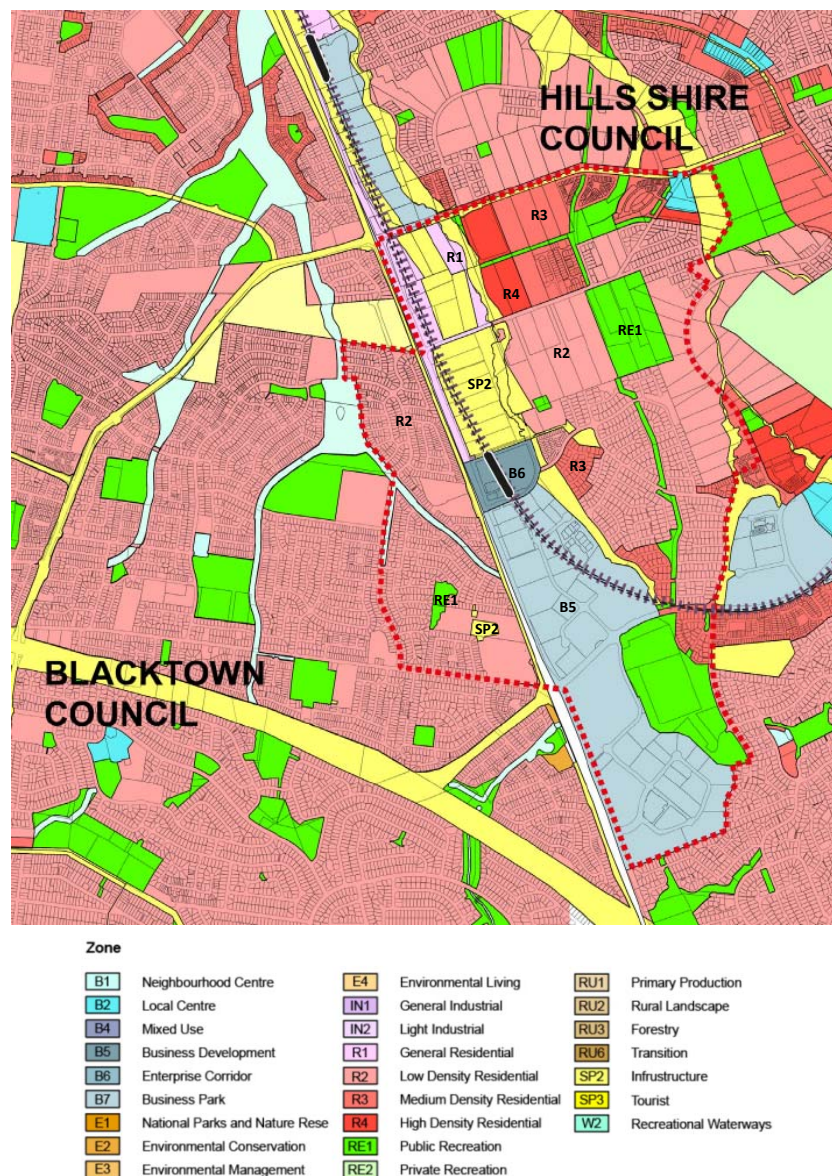
Council owned land is largely in the form of open space, and existing and planned parks.



Larger lots in private ownership in the north of the precinct reflect the older subdivision pattern in the area, which is changing as the Balmoral Road Land Release continues to provide new housing. In the south, these lots feature large offices and other commercial buildings.

## 2.11 Existing local planning controls

There are two council areas covering the precinct, and each have their own set of planning controls. *The Hills Local Environmental Plan 2012* applies to land on the eastern side of Old Windsor Road. The *Blacktown Local Environmental Plan 2015* applies to land on the western side of Old Windsor Road.



**Figure 11 Existing zones in the precinct**

The precinct is currently zoned for a range of employment, housing and recreational uses. This includes:

- business and offices premises within the B5 Business Development and B6 Business Enterprise zones;
- a range of dwelling types with:
  - single homes and dual occupancies limited in the R2 Low Density Residential zones;

- multi dwelling housing is also permitted in the R3 Medium Density Residential zone;
- apartments permitted in the R4 High Density Residential zone;
- all types of residential dwellings are permitted in the R1 General Residential zone, along with office and business uses, neighbourhood shops and restaurant and cafes; and
- Bella Vista Farm Park, Rutherford Avenue Reserve, the planned Balmoral Reserve, and other reserve are zoned RE1 Public Recreation. Recreational facilities, community facilities, markets and restaurants/cafes are permitted in this zone.
- The SP1 Infrastructure zone applies to a range of functions including railway corridor and drainage.

Building heights are limited to an Australian Height Datum limits in land zoned for business uses to minimise impacts on views from Bella Vista Farm Park. Areas zoned R4 High Density Residential and R1 General Residential are limited to 16m (approximately 4-5 storeys). Building Heights in the R2 Low Density zone are limited to 10m (approximately 2-3 storeys). In the Blacktown area, building heights are limited to 9m (approximately 2 storeys) in the R3 Low Density Residential zone.

A minimum lot size of 8,000m<sup>2</sup> applies to the existing business and industrial areas. A minimum lot size of 1800m<sup>2</sup> applies to land zoned R4 High Density Residential and R1 General Residential. A minimum lot size of 700m<sup>2</sup> applies to the R2 Low Density Residential zoned land. In the Blacktown area, the minimum allotment size for residential zoned land is 450m<sup>2</sup>.

## 2.12 Surrounding area

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The Bella Vista Station Precinct is close to other important centres in the region including:

- Norwest Business Park adjoins the eastern side of the precinct, and is the next station (approximately 2km) along the rail line heading towards Epping;
- Castle Hill, which is a major retail and service centre in the region, is located 3 stations from Bella Vista Station, along the rail line heading towards Epping; and
- Rouse Hill Station Precinct and Town Centre is a major shopping centre in the region and is located 2 stations from Bella Vista Station, along the rail line heading towards Cudgegong Road.

All these centres will be accessible along the Sydney Metro Norwest.

## 2.13 Specialist studies

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Several studies were prepared as part of the planning for the station precinct to inform the rezoning proposed. Areas that have been investigated include:

- traffic and transport;
- open space and community facilities;
- drainage and flooding;
- ecology;
- Aboriginal heritage;
- European heritage;
- contamination; and
- economics and market conditions.

The findings of these reports are discussed in more detail in Section 5 of this report, and copies of the reports are located in the Appendices to this report.

## 3 Precinct proposal

This section details the proposed rezoning of the Precinct. It summarises the vision for the precinct, proposed access and transport measures, public spaces, built form, as well as the proposed planning controls.

### 3.1 Vision and principles

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The vision for the Bella Vista Station Precinct by 2036 is “The Hill’s premier living and business precinct”. The Sydney Metro Northwest and new station at Bella Vista is the catalyst for providing a new local centre with jobs, homes, shops, cafes and restaurants, and local services close to transport connection, in an attractive and convenient place where people enjoy living, working and visiting. The principles of transit-oriented development have underpinned the planning for the precinct, to encourage access to, and use of this significant piece of transport infrastructure.

One of the key features of attractive, vibrant centres is high quality and well-located public spaces, and is an important component of the precinct proposal. Public spaces proposed include a new town square adjoining the station, neighbourhood parks, and more accessible natural open space areas adjoining the Elizabeth Macarthur Creek corridor. Street design, including tree planting and paths is also part of this strategy. Landscaping and vegetation will be supported to help manage the microclimate, help clean the air and softens the appearance of buildings.



**Figure 12** Aerial view of the Precinct Proposal

The precinct is also being planned so that getting around on foot, bicycle and public transport will be realistic and viable modes of travel, such as getting to the station, going to work, shops and cafes, or even just for exercise and health. The improved paths and connections will not just benefit those living closest to the station, but also residents elsewhere in the precinct.

The proposal seeks to reinforce the important business and employment role of Bella Vista. The existing business park is to be retained and revitalised by allowing for greater uplift of buildings and improving connections. New commercial and business premises are also proposed around the station. The proposal is targeting around 9,400 new jobs over the next 20 years.

Focusing the supply of new homes closest to station means that more residents will be able to benefit from the convenience of being so close to the railway station as well as local shops, cafes and other services. A range of apartments are proposed to increase housing choice in the precinct, and transition heights down to the detached, single and two storey housing elsewhere in the precinct further from the station. It is estimated that the precinct could provide for around 4,200 new dwellings over the next 20 years.

Providing for a range of apartment style living options provides more housing choice for those residents who still want to stay in the same area but would prefer a smaller, more convenient housing type. This also recognises the increase in single and couple only households in Sydney who don't want a large house to maintain. This also enables the more established areas with large stand-alone homes to retain their character, and this important housing choice.

Having more people in the new local centre also increases the viability of local business and services, and can also increase the feeling of safety and liveliness by having more activity and "eyes on the street", especially after dark.

To achieve this vision, controls are proposed for *The Hills Local Environmental Plan 2012*. Recommended controls have also been prepared for the Councils to consider adopting into their relevant Development Control Plans.

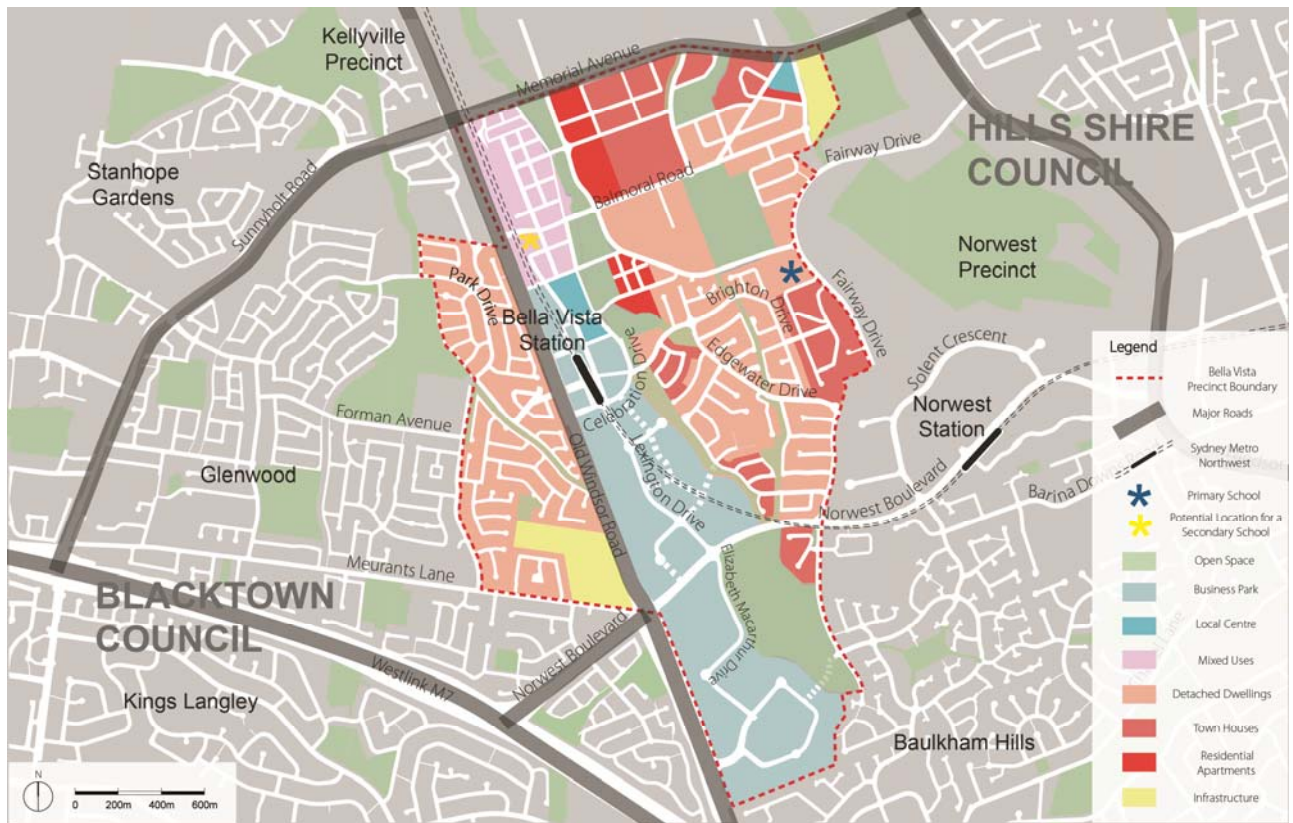
The key components of the Bella Vista Precinct proposal, and which will be discussed in more detail in the report are:

- Land uses;
- Public open spaces;
- Access and movement;
- Community facilities;
- Built form; and
- Planning controls.



## 3.2 Land uses and character areas

The proposed land uses have been identified to achieve the vision for the precinct as a premier, attractive place to live, work and do business. It has been informed by the Bella Vista Structure Plan prepared for the *North West Rail Link Corridor Strategy*, and the specialist studies prepared for this proposal.



**Figure 13** Precinct Plan

There are a number of different character areas within the precinct:

- **Local centre:** this will feature a mix of uses adjoining the station including shops, cafes, restaurants, local services, town square, and apartments above lower levels.
- **New employment areas:** adjoining the mixed use local centre, these areas have been identified for offices and other business to provide for jobs and services within easy walking distance of the station.
- **Existing employment areas:** the existing business park area is proposed to be revitalised to provide for more jobs and businesses, and for a better quality environment for pedestrians, and cyclists.
- **Residential – apartments:** generally located north of the local centre up to Memorial Avenue, with some lower rise apartments east of Elizabeth Macarthur Creek. These areas are still very close to the station, and therefore best suited for the highest apartment buildings outside the local centre, but with heights reducing where they are closer to established residential areas.
- **Residential - town houses and detached homes:** these are residential areas generally east of Elizabeth Macarthur Creek, and most of the Blacktown LGA component, that make up most of the precinct and are generally built or under construction. Little change is planned for these parts of

the precinct, as the opportunities for additional growth in these more established areas are limited. Connections from the Blacktown LGA area to the station are also limited. A part of the precinct, adjoining Fairway Drive, is proposed to provide for more medium density housing, including townhouses and homes on smaller lots.

There are some differences in the proposed land uses compared to the Structure Plan finalised in 2013, for a number of reasons:

- a large portion of the residential land been developed since the Structure Plan was released in 2013, which is no longer suitable for rezoning for additional dwellings at this stage;
- the capacity for a fully mixed use area north of the station is limited based on the analysis of business demand in the precinct. However, there is still capacity available for a significant quantity of commercial and business floor space in other areas in the precinct; and
- minor change to the extent and location of land for apartments and open space on part of the site on the eastern side of Elizabeth Macarthur Creek, to reflect land ownership patterns, road network and other constraints and opportunities affecting this area of the precinct.

### 3.3 Public open spaces

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A range of public open spaces are proposed to meet the needs of the existing and new residents and workers, and provide an attractive and pleasant environment. The open space proposed has been informed by the *North West Rail Link Corridor Strategy*, and the Open Space and Community Facilities Assessment report prepared by JBA Urban (located at Appendix J).

Figure 14 shows the location of proposed open space which includes:

- New town square with approximately 2,500m<sup>2</sup> of additional station plazas to be delivered by Sydney Metro Northwest;
- Neighbourhood park adjoining the rail cutting in the north of the precinct (1.5ha);
- Pocket parks throughout the precinct (total of 2ha);
- Upgraded Elizabeth Macarthur Creek corridor;
- Parks located within the creek corridor (7,800m<sup>2</sup>); and

The open space proposed for the precinct has been based on a range of factors including the projected population profile of future residents, the quantity, quality and role of existing and planned open space, the proximity of open space to homes, and the challenge of providing open space in transit oriented, urban renewal locations were the primary aim is to deliver more homes and jobs close to transport.

Trends in recreational activity and comparisons with other urban renewal centres were also an important consideration. Data collected by the Australian Bureau of Statistics and Australian Sports Commission found that recreation participation patterns have changed in recent years, with a growth in individual fitness activities such as walking (the most popular activity), aerobics/fitness programs, weight training and cycling, and a reduction in club and team sports activities.

The precinct proposal features an interconnected network of a variety of high quality public open spaces (see Figure 14) to provide for a diverse range of recreational activities to meet the needs of the new population, reflect changing participation patterns, and to complement the existing and planned open space outside the precinct. Controls have been recommended to be included in Council's Development Control Plan for the design of these open space areas.





**Figure 14 Open Space network**



The planned open space areas will also support the retention of large areas of vegetation and remnant ecological communities in the precinct. Further detail on the proposed open space network in the precinct is provided below, with details regarding requirements for private open space discussed in Section 5.6 of this report.

### ***Station concourse and town square***

To ensure the station surrounds and town centre will be attractive and pleasant spaces to live and visit, public spaces are proposed around the station, in and around the local centre. In addition to the station forecourt plaza areas being built as part of the station construction, a new town square is proposed, between the station and the Elizabeth Macarthur Creek Corridor. The design is intended to include shops along one side with outdoor seating, grassed area and planting, seating, public art/water feature and other elements for people to have lunch, gather, and meet up.

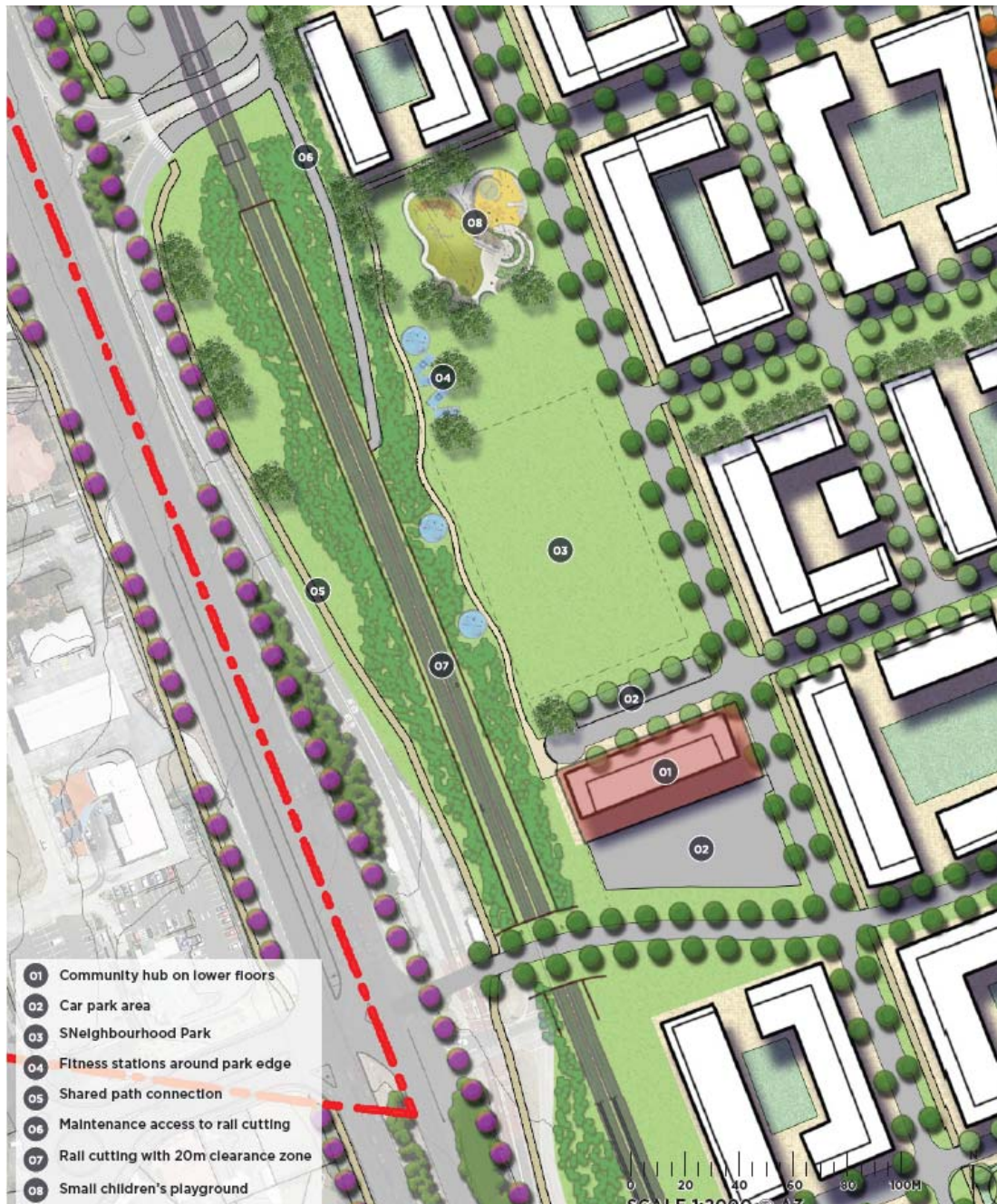


**Figure 15** Indicative town square

### ***Neighbourhood Park***

A neighbourhood park is proposed alongside the rail line, where it emerges from below ground level, as a suitable site for a range of sports activities not provided elsewhere in the precinct. This includes a futsal pitch, training areas, fitness stations, grassed areas for boot camps etc. Other facilities that could be provided include a community building providing meeting spaces and child care centre, as well as a car park. Areas can also be used for children's play equipment, and also for the local community to simply enjoy being in a large, public open space.





**Figure 16** Indicative design of the neighbourhood park

### ***Pocket Parks***

Smaller local parks are recommended to be provided throughout the precinct for activities such as children's play areas, riding bikes, walking dogs, or simply places to get some fresh air and sunshine. They support physical activity to help provide for a healthy community and provide social interaction, and provide break-out spaces for people living in the new apartments.



### ***Creek corridors***

The Elizabeth Macarthur Creek corridor, and to a lesser extent, the Strangers Creek corridor near the eastern side of the precinct, and the Caddies Creek corridor on the western side of the precinct, are proposed to become important green open space areas that will play important hydrological, ecological, landscaping and recreational roles. Opportunities will be available for parks to be located within this corridor, as well as new pedestrian and bicycle paths along the creek lines, and bridges to link the established residential areas with the station and new town centre.

These links will mean that the precinct can be more connected and accessible, allowing for more pleasant and healthy forms of travel through the precinct, opportunities for exercise and promotion of healthy living.



**Figure 17** Potential improvements along the Elizabeth Macarthur Creek corridor

### ***Other areas of the public domain***

In addition to designated open space areas, treatments to the wider public domain also contribute to the appearance and liveability of an area. These treatments could include features such as tree planting, footpath width and materials, seating, bus shelters, and lighting.

Passive surveillance, known as “eyes on the street” can be improved by providing clear lines of sight between public and private places, effective use of lighting of public areas, and landscaping that makes places attractive, but also makes people feel safe when they use them.

### **Analysis**

As part of the consultation undertaken with The Hills Shire Council for the planning for the precinct, Council requested that open space provision should be based on a rate of 2.83 hectares per 1,000 people, which is a rate that Council has used to determine adequate open space provision for greenfield land release areas.

A historical benchmark of 2.83ha per 1,000 people has often been the basis for planning for the recreational needs of future residents, especially in greenfield, new release, low density suburbs. This rate is derived from a British standard from the early 1900s. The Department’s *Recreation and Open Space Planning Guidelines for Local Government*, published in December 2010, states that this rate is not relevant to contemporary planning and ignores the fact that open space of different types need to be provided to accommodate different needs.

The Hills Shire Council’s Recreation Strategy (2007) also states that “pure application of ratios can be deficient in that standards do not necessarily reflect the different needs of different communities, or the diversity of quality and accessibility of open space”.

The 2.83 ha per 1,000 people rate is rarely met in existing transit-oriented centres in Sydney, and is becoming increasingly difficult to achieve in infill areas, in particular for playing fields, due to land fragmentation and underlying land values. It also does not reflect technological advances since the early 1900s, such as synthetic turf and lighting. Comparisons with other infill areas (refer to Table 1) indicate that the provision of open space should focus on the quality and useability of the open space, rather than a simple quantified rate.

**Table 1 Open Space within Urban Renewal Areas**

<b>Precinct</b>	<b>Additional Population</b>	<b>Open space (ha per 1,000 people)</b>	<b>Features</b>
Rhodes Peninsula	9,000	0.87	<ul style="list-style-type: none"><li>• Cycleways and pedestrian routes through foreshore reserve and public streets</li><li>• Bicycle parking station for 200-300 bicycles</li><li>• Network of open space along foreshore</li><li>• Multi-purpose community centre</li><li>• Town Square</li></ul>
Epping Town Centre Priority Precinct	9,875	0.12	<ul style="list-style-type: none"><li>• Hornsby Shire Council is considering works including an extension and upgrade to West Epping Park</li><li>• Parramatta City Council is considering a range of upgrades to the public domain</li></ul>

Precinct	Additional Population	Open space (ha per 1,000 people)	Features
Harold Park	2,500	1.9	<ul style="list-style-type: none"> <li>• Public open space</li> <li>• Common open space</li> <li>• Landscaped streetscapes</li> <li>• Green roofs</li> </ul>

To respond to Council's concerns, an analysis of the rate of open space within the precinct and in the surrounding area has been undertaken.

The 2007 Hill Shire Recreation Study reported that the council area is provided with significant quantities of open space per person:

- 8.82ha per 1,000 people for all open space; and
- 3.39ha per 1,000 people, excluding bushland.

The Bella Vista Station Precinct is within the suburb of Bella Vista, although part of the northern section of the precinct is within the suburb of Kellyville (which also includes a large part of the Balmoral Road Land Release, and the North Kellyville Release Area). The analysis of forecast open space rate has been considered at the suburb level as the areas changing in the precinct are only a small part of the suburb, and future residents and visitors not expected to restrict their use of open space to the precinct boundary. The suburb of Kellyville has also been included in this analysis due to the overlap of the precinct and suburb boundaries.

The combined forecast growth within the suburbs of Bella Vista and Kellyville results in a rate of open space of 2.99ha per 1,000 people 2036. It should be noted that this rate has not included the open space that is proposed to be available within the Elizabeth Macarthur Creek corridor as the exact extent of this corridor are yet to be determined. Not only does the forecast rate of public open space suggest that there will be an adequate rate of open space for these suburbs, the quality, diversity and functionality of the open space in the Bella Vista and Kellyville precincts is expected to be improved.

Should additional demand for open space, and in particular sporting fields, arise from the growing population, there are a number of options available to Council including increasing the efficiency of existing sporting fields, and purchase of new fields, through Section 94 developer contributions. This also reflects Council's approach to planning in the Castle Hill North precinct, where Council recognises that this precinct is located within an existing urban area where there is limited opportunity for the provision of new open space areas, and further analysis will be required to identify how to better utilise or add to existing spaces to meet additional demand.

Section 94 developer contributions collected through the redevelopment of the area would provide funding for Council to embellish existing open space or purchase new open space for sports field should demand grow further. For example, a rate of \$20,000 per dwelling in the precinct will raise \$184 million in contributions, part of which could be spent on purchasing, embellishing and upgrading open space.

Another strategy that is being used by a growing number of councils in Sydney, including Sutherland and Warringah Councils, to address demand for sport fields is to increase the use of synthetic turf. The latest technology synthetic turf has many benefits including increased usage, allowing play in all

weather conditions, consistency of surface and decreased maintenance costs. For example, Kareela Oval in Sutherland Shire has been provided with two new all-weather synthetic fields allowing 60 hours of play a week compared with 25 hours a week on natural turf. The cost of providing the two synthetic fields at Kareela Oval in Sutherland Shire was \$2.9 million.

Upgrades to existing and planned facilities, including synthetic fields, could be provided within and in close proximity to the precinct, including the following:

- Caddies Creek sports fields;
- Arnold Avenue sports facility;
- Bella Vista Oval; and
- Francesco Crescent Reserve.

Lighting could also be provided where impacts on residents are minimal, to extend the use of these fields even further.

Controls are also recommended for The Hills Development Control Plan to ensure new developments provide suitable areas of private open space so that residents are able to enjoy the benefits of open space including areas for relaxing and socialising. It will also add to the green character of the area, helping to soften the built form and improve environmental sustainability.

### 3.4 Transport, access and movement

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Transport for NSW has prepared a Transport Plan to support the Kellyville Station Precinct proposal. The plan describes the transport network improvements recommended to support the growth in the Kellyville Station Precinct, so that the proposed new homes, jobs and services will be supported by a broad range of transport infrastructure and services, and achieve the goals of transit oriented development.

Sydney Metro Northwest, including the new station at Bella Vista, is a significant piece of transport infrastructure that will shape the future of the region, significantly improving accessibility to jobs and services across the growing north-west of Sydney, and to and from Sydney's Global Economic Corridor.

The Transport Plan reflects the NSW Government's transport planning objectives, including those within A Plan for Growing Sydney and the NSW Long Term Transport Master Plan. These include:

- improving the integration of transport and land use planning;
- optimising existing infrastructure and planned investment to maximise social and economic benefits;
- providing greater transport options;
- coordinating travel distance and mode, encouraging customers to choose the most appropriate travel options to correspond to their length of trip;
- supporting multi-modal trips by providing effective and efficient interchanges; and
- managing travel demand to shape sustainable travel behaviour.

#### **New rail and transport interchange facilities**

The Sydney Metro Northwest, including all eight stations, is expected to open in the first half of 2019. The service will provide services every four minutes in peak times. The indicative travel time from Bella Vista Station to Wynyard Station is 50 minutes.



The second stage of the Sydney Metro, the Sydney Metro City and Southwest, will extend from Chatswood, run under Sydney Harbour, the Sydney CBD and west to Bankstown. This section is planned to open in 2024 with the capacity to run a Metro train every two minutes each way under the Sydney CBD.

Sydney Metro Northwest is expected to result in significant shifts in travel patterns and behaviour in the region over time, supported by complementary improvements to enable and attract greater walking, cycling and public transport use.

Along with a new station, a transport interchange will be provided with facilities including 6 spaces for buses, parking and storage for 30 bicycles, 16 kiss-and-ride spaces and 4 taxi spaces. A customer car park for 800 spaces will also be provided.

Bella Vista Station will be an open cut station, open to the sky, but about six metres below street level.

### **Bus services**

Transport for NSW is planning to revise the existing bus network once the Sydney Metro Northwest is opened. It is expected that the number of bus services to the Sydney CBD via the M2 will be replaced with more services to rail stations from surrounding residential areas, and to major destinations not served by rail. Bus priority lanes will be investigated to be located on major roads.

Encouraging better bus connections to centres will mean this transport option can be more competitive with car travel, especially where there are more services outside peak time, evenings and on weekends.

Routes to Parramatta and Norwest are not expected to change, although frequencies are likely to be increased.

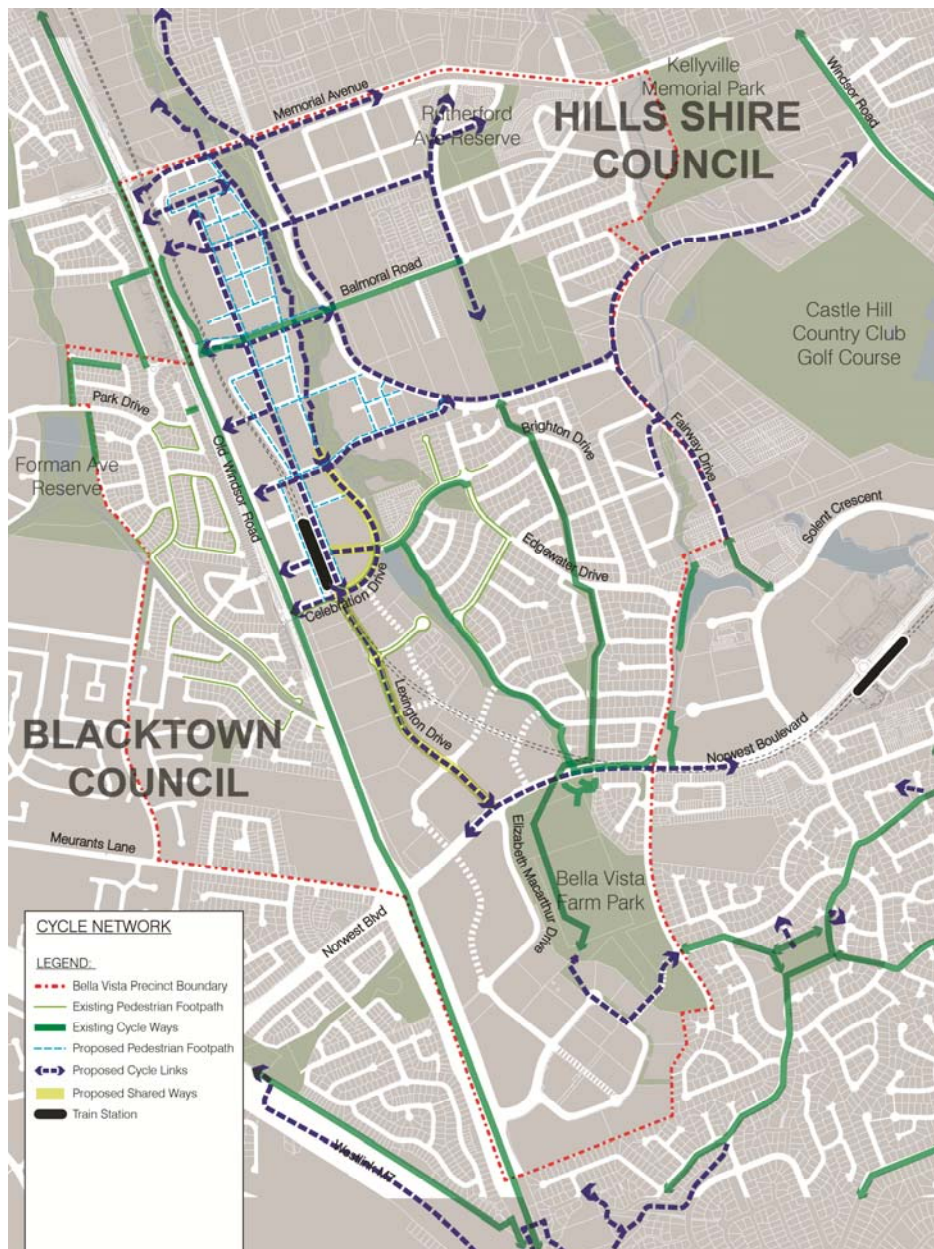
Within the Bella Vista Precinct itself, it is recommended that bus services be investigated for higher frequency and priority of service to improve connections and encourage more public transport use. Changes are proposed to provide a greater level of connection from residential areas on the western side of Old Windsor Road, and between the Bella Vista and Kellyville precincts.

Proposed bus infrastructure measures to be investigated as the precinct redevelopments include:

- bus priority on Norwest Boulevard;
- connections from the T-way into the precinct;
- bus priority at the intersection of Celebration Drive and Lexington Avenue; and
- bus only lane on Lexington Drive.

### **Pedestrian and cycle networks**

Planning for the precinct will include the upgrading of pedestrian and cycling infrastructure such as footpaths, shared paths, lighting, and providing connections to 'missing links' for improved access in the precinct. This will encourage more walking and cycling to and from the station for residents and workers.



**Figure 18 Proposed pedestrian and cycle path network**

Improvements to make walking easier include:

- construction of footpaths on both sides of all streets immediately around the station, and new streets in the precinct including between Memorial Avenue and Celebration Drive;
- footpaths to existing roads including Celebration Drive and Edgewater Drive;
- potential for pedestrian crossing midway between Celebration Drive and Norwest Boulevard;
- new bridge over Old Windsor Road, which is currently being investigated; and
- cycling improvements include cycling lanes or mixed traffic signals on several streets, and shared paths along open space and creek corridors and along new and selected existing roads.

### **Regional and local road network**

The construction of the station and transport interchange includes a new local street network around the station, to be implemented in stages. The list of includes:

- extension of Lexington Drive, between Celebration Drive and Balmoral Road;
- signalisation of the Lexington Avenue and Celebration Drive intersection;
- upgrade to Balmoral Road and new station precinct access street; and
- signalisation of the intersection of Memorial Avenue, Free Settlers Drive and Arnold Avenue, providing access to the precinct.



**Figure 19 Proposed road network**

Regional road network upgrades being investigated include:

- Windsor Road widening, between Memorial Avenue and Showground Road, including intersection upgrades
- Memorial Avenue upgrade between Old Windsor Road and Windsor Road; and
- Upgrade of Norwest Boulevard including the signalisation of intersections (including the intersection of Norwest Boulevard and Lexington Drive), and bus priority lanes.

The transport report noted that key sections of the arterial road network experience congestion, and this will affect access to and within the precincts, even with improved public transport and pedestrian and cycling networks.

Protecting local streets from rat-running traffic avoiding congestion on the main arterial roads will also be important to achieve a high level of amenity within the planned development areas.

### Car Parking

Centres and suburbs in Sydney that already have high numbers of dwellings and services around railway stations tend to experience much lower rates of car ownership and tend to use alternative means to travel to work (such as public transport, walking and cycling) compared to the Hills Local Government Area. Table 2 and Table 3 below provide a comparison of car ownership rates and journey to work information, respectively, for other suburbs close to railway stations.

**Table 2 Households with one or no vehicle**

Centre/Suburb	1 vehicle	No vehicles	Total
<b>Kellyville</b>	<b>19%</b>	<b>2%</b>	<b>21%</b>
Hornsby	51%	16%	67%
Artarmon	55%	15%	70%
Rhodes	58%	15%	73%
Waitara	60%	19%	79%
St Leonards	54%	30%	84%

Source: 2011 Census

**Table 3 Journey to Work Modes**

Centre	Public Transport, Walking and Cycling	Car	Other/Not stated
<b>The Hills LGA</b>	<b>18%</b>	<b>80%</b>	<b>2%</b>
Hornsby	47%	52%	1%
Waverton	56%	40%	4%
Artarmon	54%	43%	3%
Rhodes	48%	50%	2%
Waitara	50%	49%	1%
St Leonards	69%	29%	2%
Wolli Creek	60%	38%	2%

Source: Bureau of Transport Statistics

Centres that are well serviced by car share schemes are also more viable in centres with higher number of homes, so it is easier to get by without having to own a car, and can even be a better financial option. There are currently 8 car-share vehicles in Artarmon, 6 in Rhodes, and 10 in St Leonards.

The Sydney Metro Norwest will provide rail access to major employment centres in Sydney including Norwest Business Park, Macquarie Park, North Sydney and the Sydney CBD.

It is therefore expected that car ownership rates are expected to drop within the precinct due to the benefits of improved public transport and pedestrian and cycling infrastructure. In light of this, it is considered appropriate for car parking rates to be reviewed. Comparisons of The Hills Shire car parking rates compared to other areas with a rail station are provided in Tables 4 and 5 below.

**Table 4 Comparison of Car Parking Rates – Residential**

Precinct	Hornsby (<800m of station)	North Ryde	Wolli Creek	Willoughby (railway precincts)	The Hills (Major Centre)
<b>Studio</b>	0.75	0	1	0.5	-
<b>1 bed</b>	0.75	1	1	1	<b>1</b>
<b>2 bed</b>	1	1	1-2	1	<b>1.5</b>
<b>3+ bed</b>	1.5	1	2	1.2	<b>2</b>
<b>Visitors</b>	1 per 7 units	1 per 10 units	1 per 5 units or less, 0.5 per 6 dwellings or more	1 per 4 dwellings	<b>2 per 5 units</b>

**Table 5 Comparison of Car Parking Rates - Employment**

Business Type	Hornsby (<800m of station)	North Ryde	Willoughby (railway precincts)	Hills (Commercial Centre)
<b>Commercial</b>	1/48 m <sup>2</sup>	1/90 m <sup>2</sup> GFA	1/110m <sup>2</sup> GFA	<b>1/40m<sup>2</sup> GFA</b>
<b>General Retail</b>	1/29 m <sup>2</sup>	1/100 m <sup>2</sup> GFA	1/25m <sup>2</sup>	<b>1/18.5m<sup>2</sup> GFA</b>
<b>Supermarket</b>	N/A	NA		NA
<b>Industrial</b>	N/A	NA	commercial rates + 1/77m <sup>2</sup> of factory +1/300m <sup>2</sup> of storage +6/100m <sup>2</sup> of showroom space (bulky goods only)	<b>1/50m<sup>2</sup> of GFA or 1/ 2 employees whichever is greater</b>
<b>Bulky Goods Retail</b>	1/75m <sup>2</sup>	NA		<b>1/40m<sup>2</sup> GFA</b>

Based on the above analysis, the following car parking rates are recommended for the precinct (Table 6) and these rates have been adopted in the recommended development controls for the precinct. However, it is noted that it will be a matter for Council to determine whether these recommended controls are adopted in its Development Control Plan.

Parking rates for commercial developments should be considered in light of the construction of the Sydney Metro Northwest. In the *Retail and Commercial Markets Strategy* prepared by AEC Group for



the Bella Vista Station Precinct, it was noted that the opening of stations in the employment centre of Macquarie Park (Macquarie University and Macquarie Park) spurred private investment in the business park, with significant development activity ongoing. Parking ratios in Macquarie Park are maximums, ranging from 1:80m<sup>2</sup> GFA within 400m of the stations, to 1:46m<sup>2</sup> GFA further from the train stations.

**Table 6 Recommended Parking Rates**

Land Use	Within 400m of Station	Outside 400m of Station
Dwellings – detached, attached and semi-detached	1 space per dwelling (minimum)	
Multi dwelling housing	1 space per 1 or 2 bedroom 1.5 space per 3 or more bedrooms 1 visitor space per 5 dwellings	
Residential flat buildings, and dwellings in shop top housing	Average of 1 space per studio, 1 bedroom and 2 bedroom dwelling 1.5 spaces per 3 bedroom dwelling 2 spaces per 4 bedroom dwelling 1 visitor space per 10 dwellings	
Industrial	1 space per 100m <sup>2</sup> GFA	
General Retail	1 space per 50m <sup>2</sup> GFA	1 per 30m <sup>2</sup> GFA
Commercial	1 space per 80m <sup>2</sup> GFA	1 space per 40m <sup>2</sup> GFA
Supermarket	1 space per 30m <sup>2</sup> GFA	1 space per 20m <sup>2</sup> GFA
Bulky good retail	1 space per 60m <sup>2</sup> GFA	1 space per 50m <sup>2</sup> GFA

\*Rates are maximums unless otherwise specified.

The recommended development controls for the precinct also include a requirement for car sharing schemes to be included in new apartment buildings and in designated spaces within the Bella Vista Station Precinct close to the station.

Limited on-street parking is recommended around the station and local centre to support local business, and should be prioritised for disabled parking, car share spaces, loading zones and short stay parking (up to 2 hours).

It is also recommended that a four hour limit for parking in streets within 800m of the station act as a deterrent for rail customers, and employee parking.

Bicycle parking rates have also been recommended to encourage cycling in the precinct, as detailed in Table 7 below.

**Table 7 Recommended Bicycle Parking Rates**

Land Use	Bicycle parks rate (minimum)
Residential flat buildings	1 space per 3 apartments 1 space for 12 apartments for visitors
Industrial	1 space per 1500m <sup>2</sup> GFA for staff
Commercial	1 space for 600m <sup>2</sup> GFA for staff
Shops/cafes/restaurants	1 space per 450m <sup>2</sup> for staff

### 3.5 Community facilities

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A number of community facilities will need to be provided in the precinct as it grows over time.

The Department of Education is responsible for the provision of public primary and high schools. Schools capacity is continually being reviewed to ensure future student enrolments can be accommodated. A new primary school site has been identified in the Bella Vista Precinct, in Fairway Drive.

It has been estimated that a new high school would be required for the Castle Hill area and this could either be provided at the Showground Station Precinct or Bella Vista Station Precinct. Timing and location of the high school would be continually assessed as the precinct develops.

The Open Space and Community Facilities Assessment report recommends a neighbourhood scale community facility with a minimum area of around 400-500m<sup>2</sup> be provided to service both Kellyville, and the Bella Vista precincts. This would complement the new community facility that The Hills Shire Council are currently proposing to be located in Kellyville Park. Although a facility has been shown in the Kellyville Station Precinct proposal, the location has not been determined. A community facility should be integrated with future development and considered as part of a Development Application.

Child Care and out of school care is generally provided by the private sector or not-for-profit in The Hills Shire. It is expected that the number of services will increase to meet the growing demand.

### 3.6 Built Form

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The built form strategy for the precinct has considered the 2013 Structure Plan and the technical studies prepared for the precinct proposal. The different character areas in the Bella Vista Station precinct will each have different built form characters, which are discussed below.

#### **Local Centre**

The area directly adjoining the eastern side of the new station is planned to feature a new local centre that will become the active heart of the precinct. A new town square is proposed which will link the station to established residential areas on the eastern side of Elizabeth Macarthur Creek. Shops, cafes and restaurants, and other business premises are planned to be located along the key streets and the town square, that will be used throughout the day and evening. Residential apartments will be located above these premises.

The recommended controls for built form include:

- identifying locations for 'active street frontages', where shops and services are to face the street, to promote a lively and safe environment, as well as promoting outdoor seating at cafes and restaurants;
- minimal setbacks to promote activity in the street, with a frontage (address) to the street; and
- the maximum building heights will allow buildings generally 20 storeys in height. These will only be in limited locations as taller buildings require greater separation distances between each other, and need to minimise overshadowing. It is expected there will be a range heights in the local centre.

#### **Existing Employment Areas**

Land currently within the existing business park area, south of Celebration Drive, will be retained for business uses, however controls are recommended to encourage the turnover of older buildings and

promote the take up of vacant land, to increase local jobs and business activity. It is also proposed that the street environment be improved to make it more pleasant to travel through, especially as a pedestrian or cyclist.

The recommended controls for built form include:

- Increasing floor space ratio controls from 1:1 to 2:1; and
- Increasing heights to accommodate the proposed increase in floor space ratio, generally from RL 116 to RL 128, which is an increase of 12 metres.

### **New Employment Areas**

Land adjoining the station and the local centre is proposed to provide for new commercial premises, to provide more jobs and business within walking distance of the station. These sites, along with the local centre, will provide for the tallest buildings in the precinct.

The recommended controls for built form include:

- Maximum heights of 68m, which can provide a commercial building up to around 20 storeys; and
- Ground floor of buildings to address the street, and avoid blank walls.

### **Residential - Apartments**

A strip of land between the new local centre and Memorial Drive in the north, and a portion of land east of Elizabeth Macarthur Creek is planned to feature most of the new housing for the precinct. Building heights here will be lower than buildings in the town centre, ranging in height from 6 storeys to 8 storeys. The apartments planned for these areas will also provide a housing choice not readily available in Bella Vista, to benefit from the proximity to transport, shops and services, but also limited in its extent to reduce the impacts on established residential areas.

Recommended controls include:

- Maximum building heights of 21m (6 storeys) and 28m (8 storeys);
- Buildings facing the Elizabeth Macarthur Creek corridor to have greater setbacks above 4 storeys;
- Buildings to address the creek corridor, and help create a greater sense of safety for those using the corridor;
- Apartments on the ground floor to have individual entries from the street wherever possible; and
- Private open space and landscaping provisions for high level of residential amenity and improved appearance of the buildings.

### **Residential – Townhouses and Detached homes**

A parcel of land adjoining Fairway Drive is proposed to allow for a broader range of dwelling types including townhouses, attached dwellings, and stand-alone homes on smaller lots. The site adjoins other areas of land zoned for these types of homes, and is close to Norwest Station and Business Park.

Recommended controls include:

- Maximum building heights of 2 to 3 storeys;
- Minimum lot sizes of 240m<sup>2</sup>;
- 5m setback on key residential streets; and
- Minimum lot widths ranging from 6m for attached dwellings, and 8m for detached dwellings.

Although this draft plan includes controls such as maximum heights and floor space ratios, all future development proposals will still need to address other relevant controls such as those in State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development, and the applicable Development Control Plan. This will determine the overall built form of development in the precinct.

### 3.7 Proposed planning controls

The rezoning of the precinct will occur through amendments to *The Hills Shire Council Local Environmental Plan 2012* (the Hills LEP). The amendment will be facilitated through a State Environmental Planning Policy (SEPP) under section 37 of the Environmental Planning and Assessment Act, as the proposal is considered to be of State significance. The Explanation of Intended Effect, which provides a more detailed explanation of the proposed amendment to the Hills LEP is at Appendix A.

The proposed amendments to The Hills LEP cover land use zones, maximum building height, and floor space ratio. Amendments to the LEPs will also cover minimum lot sizes for part of the precinct being rezoned to permit residential development.

Site specific development controls that will form part of The Hills Development Control Plan 2013 are also proposed.

#### Proposed zonings

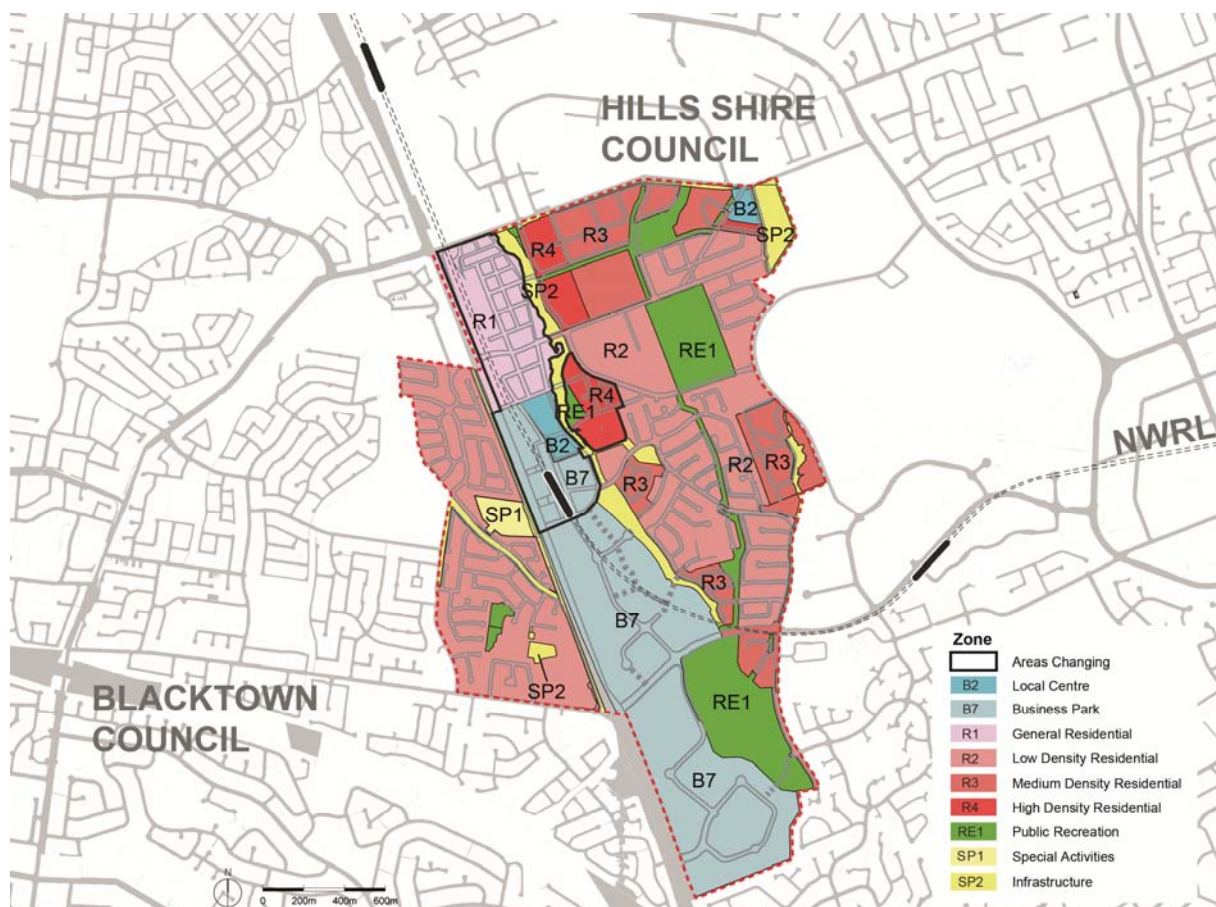


Figure 20 Proposed land use zones for the Bella Vista Precinct

Land use zones proposed include:

- **B2 Local Centre:** The B2 zone will apply to the part of the local centre where a mix of uses is proposed including retail shops, cafes and restaurants, offices, and residential apartments above ground floor levels.
- **B7 Business Park:** The B7 zone will apply to land within the existing business parks, as well as land for new business around the station. The zone permits uses including businesses, offices and hotel and motel accommodation, but does not allow residential development. Additional permitted uses are proposed to allow retail premises in close proximity to the station.
- **R1 General Residential:** The R1 zone will apply to the land located to the north of the new local centre. All types of residential development including apartments are permitted within the R1 zone. Office and business premises are also permitted in this zone, which means there is greater flexibility to provide for businesses uses if demand increases.
- **R3 Medium Density Residential.** The R3 zone will be retained for a number of sites already zoned for this use, including parts of land adjoining Memorial Avenue and Fairway Drive. Dwelling houses, attached housing and multi-dwelling housing are permitted within the R3 zone, but residential apartments are prohibited.
- **R4 High Density Residential.** The R4 zone will apply to land on the eastern side of Elizabeth Macarthur Creek where it adjoins the new local centre. This adds to existing R4 zoned land further north of these sites between Balmoral Road and Memorial Avenue. All types of residential development are permitted within the R4 zone, including residential apartments.
- **RE1 Public Recreation:** The existing RE1 zoned land, including Bella Vista Farm Park, is to be retained. Proposed additional open space for the precinct discussed in this report will not be rezoned at this stage, as their exact locations and dimensions are still to be determined. However, controls for these open space areas have still be recommended for inclusion in The Hills Development Control Plan 2012.

### Proposed building heights

As discussed in Section 3.6, a range of building heights is proposed, transitioning from the highest buildings around the station to established residential areas largely two storeys (see Figure 21). In summary, the proposed building heights are:

- maximum of 20 storeys (68m) within the B2 Local Centre and B7 Business Park commercial zones adjacent to the station;
- maximum heights of 8 storeys (28m) to 6 storeys (21m) in the R1 General Residential zoned land between the local centre and Memorial Avenue;
- maximum of 6 storeys (21m) on the land proposed for R4 High Density Residential land on the eastern side of Elizabeth Macarthur Creek; and
- increase the height of a large part of the existing B7 Business Park to RL 128m (an increase of 12m).

The proposed height controls are maximums, and all future development proposals will still need to address other relevant controls such as overshadowing and privacy in State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development, and the applicable Development Control Plan. This will determine the actual height of future developments.





**Figure 21 Proposed maximum building heights for the Bella Vista Precinct**

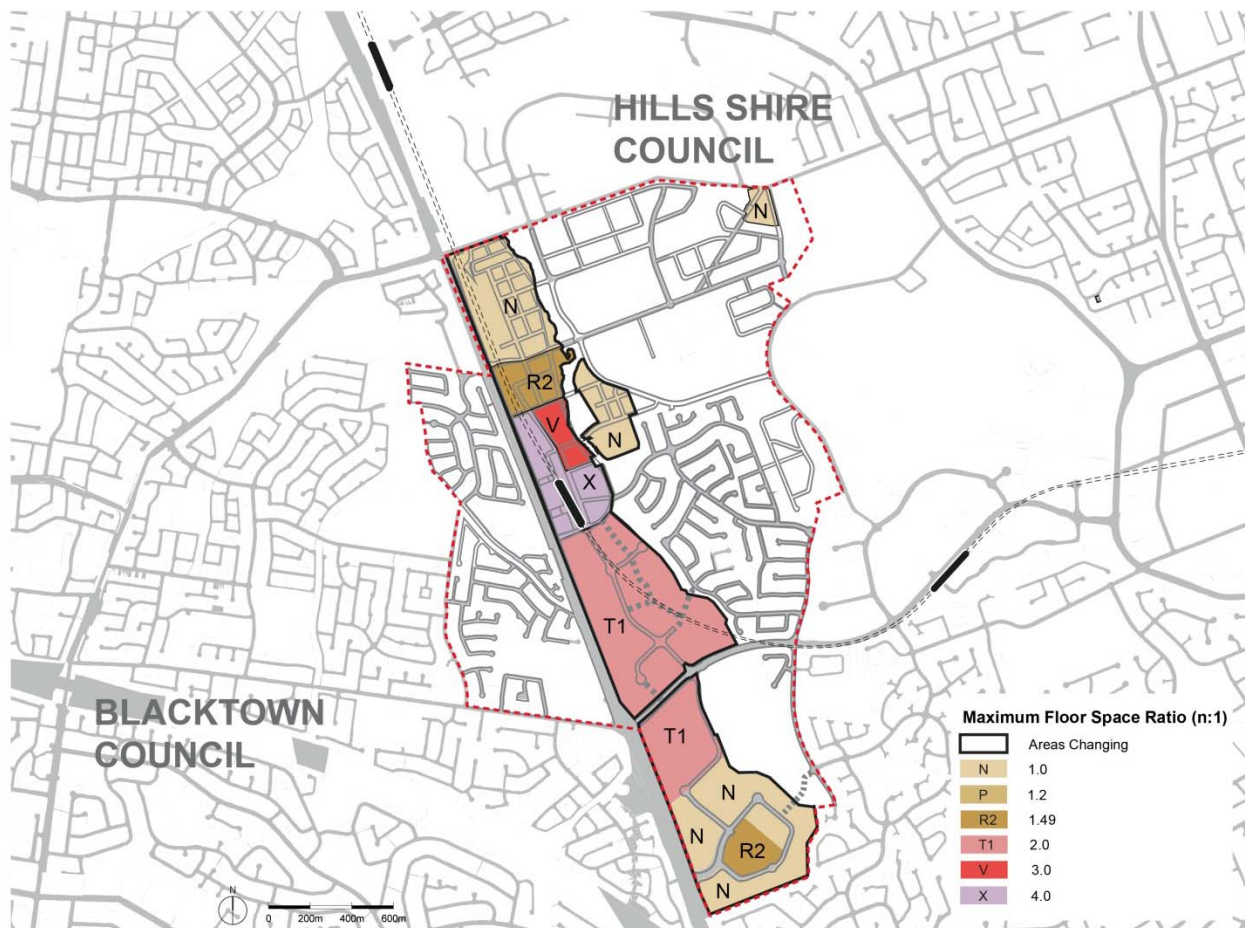
### Proposed floor space ratios

The proposed range of floor space ratios (FSRs) shown in Figure 22 has been identified to encourage regeneration and investment in the precinct.

The proposed floor space ratio represents a balance between a high quality built form, the capacity of infrastructure, particularly roads, and financially viable development.

For this proposal, the highest FSRs are located around the station to focus a large proportion of the development here, in the tallest buildings.

The proposed FSR controls are maximums, and all future development proposals will still need to address other relevant controls such as setbacks and open space provision in State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development, and the applicable Development Control Plan. This will determine the actual built form of future developments.



**Figure 22 Proposed floor space ratios for the Bella Vista Precinct**

### **Proposed amendments to the State and Regional Development SEPP**

The State and Regional Development SEPP identifies State significant development where the Minister for Planning is the consent authority under Part 4 of the EP&A Act. State significant development is either categorised in Schedule 1 or listed in “identified sites” in Schedule 2.

It is proposed that areas adjacent to the new Bella Vista Metro Station and within Government ownership would be listed in Schedule 2 of the State and Regional Development SEPP as an identified site. To facilitate the delivery of infrastructure to support new homes and jobs, it is proposed that the following development be identified as State significant development under this listing:

- a principal subdivision establishing major lots or public domain areas, or
- the creation of new roadways and associated works.

### **Other proposed amendments**

The proposed minimum lot sizes seek to ensure new residential development in the precinct is viable, is able to achieve good design, and provide sufficient amenity for residents and neighbours.

Provisions for minimum lot sizes for different housing types are proposed to be added to Clauses 4.1A and 4.1B of The Hills LEP.

For residential flat apartments in the areas changing, a minimum lot size of 1,500m<sup>2</sup> is proposed. This is considered to be sufficient to provide for the smaller apartment buildings in the precinct. Larger developments would by default need larger sites to also meet relevant controls for setback,

landscaping and building separation requirements as recommended in The Hills Development Control Plan 2012 (refer to Appendix D).

For dual occupancy, a minimum lot size of 600m<sup>2</sup> is proposed, and for multi unit housing, a minimum lot size of 1,500m<sup>2</sup> is proposed.

The minimum lot size for subdivision in the R3 Medium Density zone in the precinct is proposed to be 240m<sup>2</sup>, where detached, semi-detached and attached dwellings are permitted. This is the same minimum lot size for a single development application made for subdivision, and the erection of an attached dwelling or a dwelling house on each lot resulting from the subdivision, under Clause 4.1B (3) of The Hills LEP.

In summary, the minimum lot size requirements are to ensure that future redevelopment:

- can facilitate good design with appropriate building footprints and built form;
- has lot sizes and dimensions that are appropriate for scale and character of precinct renewal proposals;
- responds to the proposed vision and future character of the area, its subdivision pattern and street structure; and
- respects and minimises impact on the privacy and amenity of neighbouring properties.

### 3.8 Recommended Development Control Plan amendments

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In addition to the recommended changes to The Hills Local Environmental Plan 2013, recommended changes to The Hills Development Control Plan (DCP) have also been proposed.

Development Control Plans provide detailed planning and design guidelines to support the planning controls in Local Environmental Plans. These can cover matters such as building setbacks, design measures, landscaping area and parking rates.

Only the sections of the DCP recommended to be changed have been included in the proposal. Other sections of the DCP are intended to still apply.

#### **Residential Development**

Guidelines have been prepared for a variety of housing types including residential apartment buildings, shop top housing (residential apartments located above ground floor retail and commercial), multi-dwelling housing and small lot housing to cover matters such as:

- Building height and form
- Setbacks and relationship with the street
- Building design and facades
- Private open space and landscaping
- Car parking rates
- Bicycle parking
- Acoustic criteria
- Safety and security
- Access and adaptable housing

## Business Development

- Setbacks, building layout and design

## Public Domain

- Street network and design
- Pedestrian and cycle network
- Open space network
- Public art

A number of environmental management controls are also recommended for adoption by The Hills Shire Council that reflect contemporary best practice principles in relation to indigenous and European heritage, sustainability, ecology and stormwater and drainage controls.

Copies of the recommended DCP amendments are located at Appendix B of this report.

## 3.9 Affordable Housing

The NSW Government is committed to delivering more opportunities for affordable housing across Sydney. Action 2.3.3 of A Plan for Growing Sydney outlines that the NSW Government will provide more affordable housing in Government-led urban renewal projects and on Government-owned sites to meet the shortfall in affordable housing.

The Government will develop a comprehensive approach for affordable housing on the Government-owned land across the Bella Vista Station Precinct, as well as across the Kellyville and Showground Station Precincts, in consultation with all stakeholders. This approach includes a local housing strategy that recognises and plans for a diverse range of housing, including affordable housing.

## 3.10 Accommodating Growth

The Precinct Proposal estimates and extra 4,200 additional homes and 9,400 additional jobs for the precinct.

Table 7 below illustrates the comparison between the 2013 Structure Plan and the current Precinct Proposal for Bella Vista

**Table 8 Comparison of growth projections for the Bella Vista Precinct**

Additional homes		Additional jobs	
Strategy – 2036	Priority Precinct	Strategy – 2036	Priority Precinct
4,400	4,200	10,500	9,400

The yield figures for the precinct proposal are based on the projected take-up rates and employment growth estimated in the economic analysis undertaken to inform the precinct plan. The actual yields achieved by 2036 will be dependent on several factors including economic conditions, employment patterns, technological changes, social trends, housing preferences, and immigration levels.



Notwithstanding the above, infrastructure and services to accommodate growth are constantly reviewed over time by service providers to identify the need for additional services or works that may be required. This includes road and public transport services, schools, hospitals, and utilities including water, gas and electricity. For utilities in particular, this issue is addressed at the development application stage, as it is a requirement that developers obtain approval from utility providers that these services are available.

In addition, if more residential development occurs than predicted, more Section 94 or 94A local contributions will be collected by the council to provide local services to respond to the increased population, such as open space, recreation facilities and local road upgrades.

The infrastructure that has been identified to be delivered to support the projected growth in the precinct is detailed in the Infrastructure Schedule in Section 6 of this report.

The growth projected for the precinct will go some way to providing the estimated 664,000 new homes and 689,000 new jobs in Sydney by 2036.

The Hills Shire Council has also prepared The Hills Corridor Strategy (Council Strategy), which sets out Council's framework for the delivery of growth identified in the *North West Rail Link Corridor Strategy*. The Council Strategy states it has been prepared to guide and form the basis of Council's response to the Showground, Bella Vista and Kellyville Priority Precincts. The dwelling and employment growth projections for the *North West Rail Link Corridor Strategy* and the Council Strategy are similar.

The Hills Shire Council resolved to exhibit the draft The Hills Corridor Strategy for community feedback at a Council meeting of 8 September 2015.

When the *North West Rail Link Corridor Strategy* was released, a local planning direction was issued under Section 117 of the *Environmental Planning and Assessment Act 1979* to require future planning proposals to be consistent with the Corridor Strategy, including the growth projections and future character of each station precinct.

### 3.11 Precinct Support Scheme

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Through the Precinct Support Scheme, the NSW Government has allocated approximately \$15 million across Showground Station, Kellyville Station and Bella Vista Station Precincts to fund local infrastructure upgrades. The intention of the funding is to enable Council to provide local infrastructure that will directly benefit the community. The funding is additional to development contributions (that is Section 94 contributions), and could be used by Council to develop a new local park, upgrade existing open space, improve the local streetscape or provide additional community facilities, amongst other things.

Precinct support scheme projects need to satisfy a number of criteria including the project:

- can be delivered in a short timeframe;
- will provide direct benefits to the community; and
- has not already been funded by other means.

The precinct planning process, along with community consultation has identified a number of projects which could be funded through this scheme for the Bella Vista Station Precinct. This funding could be allocated towards:

- walking and cycling paths including along existing streets such as Memorial Avenue, Celebration Drive, Edgewater Drive and Northridge Avenue;
- walking and cycling paths including along Elizabeth Macarthur Creek corridor;
- pedestrian and cycle paths through Bella Vista Farm, connecting residents to the Circa Shopping Centre.
- improvements to existing/planned sports fields such as Arnold Avenue Sports Complex
- new multipurpose community centre at Kellyville or Bella Vista town centres.

Projects have also been identified for the Kellyville Station and Showground Station Precincts and include:

- improvements to existing/planned sports fields and/or new sports fields, such as Caddies Creek, Kellyville and Arnold Avenue Sports Complex (Kellyville Station Precinct);
- walking and cycling paths along existing streets, Elizabeth Macarthur Creek and Cattai Creek corridors (Bella Vista and Showground Station Precincts);
- the upgrade of facilities at the Castle Hill Showground including a contribution towards a multipurpose facility, playground facilities, sporting facilities, walking and cycling paths, a market pavilion, lighting and park furniture such as tables, seating and barbeques (Showground Station Precinct);
- enlarging and improving Chapman Avenue Reserve (Showground Station Precinct);
- improving existing playing fields at Fred Caterson Reserve (Showground Station Precinct); or

Through the exhibition process, the Department is seeking Community feedback on the types of projects the community would like to see funded through the Precinct Support Scheme.

Following public exhibition, council and the Department would work together to review the shortlisted projects and reach agreement on the recommended project(s) to receive Precinct Support Scheme funding for each precinct. The Department and council would then enter into a funding agreement to detail the works to be delivered, the projects costs, project completion milestones and payment arrangements.

## 4 Consultation

Extensive consultation with the community, key stakeholders, and relevant government agencies has been undertaken during the preparation of this proposal.

### 4.1 Community Events

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Following the announcement of the three Sydney Metro Northwest Station Precincts four community information stalls were held in 2014, and one during the first quarter of 2015. Staff from the Department of Planning and Environment were available to provide information about the *North West Rail Link Corridor Strategy*, the planning work being undertaken for the three Priority precincts, and to answer questions. An 'ideas board' was provided for people to add comments and suggestions about the station precincts, to be considered as part of the planning process.

The community events the Department attended were:

- Paws in the Park at Castle Hill Showground – Sunday 31 August
- Orange Blossom Festival, Castle Hill – Saturday 13 September
- Hawkesbury Harvest and Food Fair – Saturday 11 October
- Bella Vista Farm Open Day – Sunday 2 November
- Castle Hill Show – Friday 13 to Sunday 15 March 2015

Some of the key comments made by the community included:

- the importance of good connections to the rail stations, and through the precincts, for pedestrians and those using buses and bicycles ;
- adequate car parking at the stations ;
- the importance of parks and green spaces ;
- provision of sports facilities ;
- provision of schools and community facilities;
- provision of dog parks/facilities;
- protection of heritage; and
- safety and security, especially at night and around the stations.

This feedback was considered in the planning for the precinct, and these issues discussed throughout the planning report.

## 4.2 Telephone survey

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The Department of Planning and Environment commissioned a telephone survey that was conducted in April 2014. The survey involved randomly generated numbers of residents living in the North West Rail Link corridor, with a total of 503 residents completing the survey.

The survey was conducted to gain an understanding of the types of activities and facilities the community would like to see within the precincts, and how the community would like to be consulted throughout the process.

The survey found that:

- awareness of the *North West Rail Link Corridor Strategy* was high, with 84% of respondents aware of it;
- visions for the future included a vibrant and well-connected community with good transport links, job opportunities and educational facilities;
- car parking, parks and other open space, cafes, restaurants and shops, community facilities and cycling links are some of the facilities that residents would like to see around the stations; and
- newsletters and local papers are the favoured form of communication regarding local planning and development activities, although younger people favoured online and email formats.

## 4.3 Online survey

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An online survey was made available on the Bella Vista, Bella Vista and Showground Station Precinct websites following the announcement of the three station precincts. The survey was available to be completed over a 10 week period between 2 August and 19 October 2014.

The survey comprised 12 questions about the respondent's current circumstances including age, sex and living location, future housing considerations, favoured local facilities and amenities.

A total of 280 respondents completed the survey, with 63% living in one of the three station precincts.

Some of the notable findings of the survey included:

- Most respondents (83%) lived in detached homes, which is consistent with the percentage of these types of homes in the area according to 2011 Census data;
- The majority of respondents (78%) would prefer to live in the same area if they moved to a different type of home in the future;
- The most important features influencing where people would live were public transport; proximity to cafes, restaurants and shops; and proximity to parks and open space;
- Most respondents (80%) were concerned that young people would have difficulty affording a home in the area in the future;
- The most popular local facilities to support growth in the area were parks and reserves; community facilities such as libraries and community centres; and bicycle and pedestrian paths; and
- The most popular facilities that could be provided at Castle Hill Showground were a multipurpose venue; car parking facilities; and markets.



The online survey report has been made publicly available on the precinct websites. The findings of the survey were considered for the planning of the precinct, including planning for housing choice, provision for local shops and services in the new precincts, as well as providing for improved connections, open space and community facilities.

## 4.4 Newsletters

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A newsletter for each of the three station precincts was delivered to residences within each precinct in October 2014. The newsletters have been designed to keep the local community informed about the planning for the precincts around the new Bella Vista, Bella Vista and Showground stations, and how they can get involved.

The number of residences that were delivered a copy of the October 2014 newsletters and that will receive future newsletters are as follows:

- Bella Vista – 2,150
- Bella Vista – 2,400
- Showground – 1,150

A copy of each newsletter was also placed on the relevant station precinct website.

## 4.5 Stakeholder Briefing Sessions

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Stakeholder Briefing Sessions were held for the Showground Station Precinct on 30 October 2014, and 30 March 2015 for the Showground Station Precinct, and 6 November 2014 and 1 April 2015 for the Kellyville and Bella Vista Station Precincts.

The purpose of the Stakeholder Briefing Sessions is to provide information to representatives of community, business and other relevant local groups about the planning being undertaken for the precincts, and for these representatives to pass this information to their members. These sessions also provide these representatives the opportunity to raise issues and concerns they may have, which have been used in the planning for the precincts.

Key comments and issues raised at the Stakeholder Briefing Sessions have included:

- Traffic and parking issues;
- Public transport provision, including transport connections to and from the station;
- Improved pedestrian links through the precincts;
- Provision of quality open space;
- Future role and use of Castle Hill Showground;
- Historical significance of Bella Vista Farm and historical connections;
- Built form and future housing character;
- Business and employment growth;
- Safety and security; and
- Access to schools and child care.

## 4.6 Registration for project updates

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Members of the community were invited to request to receive updates for the precincts by emailing their details to [urbanactivation@planning.nsw.gov.au](mailto:urbanactivation@planning.nsw.gov.au). Copies of the newsletters were sent to those who registered. They were also notified of the public exhibition and how to comment.

## 4.7 Agency Consultation

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The Department has been meeting with The Hills Shire Council, Transport for NSW, and other government agencies regarding the proposed precinct.

## 4.8 Exhibition consultation

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During the exhibition period, the Department will be conducting a number of activities to inform the community about the exhibition of the proposal, and to provide opportunities to get involved. These will include:

- Letters to landowners in the precinct, and letterbox drops to residents within the precinct to inform them of the exhibition of the proposal;
- Update the precinct website with the exhibition documentation and information on how to make a submission;
- Community drop-in information sessions at a number of locations; and
- Copies of the documents available at the Department's offices at 23-33 Bridge Street, Sydney and The Hills Shire Council office and libraries.

## 5 Supporting Studies and Considerations

This section outlines how key considerations have been investigated and addressed for the Bella Vista Station precinct.

### 5.1 Economic Feasibility

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A retail and commercial markets analysis was undertaken to inform future employment and floorspace requirements in the Precinct in accordance with projected demand and economic feasibility testing (Appendix F).

The Precinct includes a greater proportion of white collar jobs, including professionals, clerical and administrative workers than greater Sydney. The majority of occupations in the Precinct are white collar jobs, including professionals (32.2%), managers (19.5%), and clerical and administrative workers (18.9%).

The major industries represented in Bella Vista are retail trade (34.3%) and manufacturing (16.9%), which reflects a number of manufacturer businesses and Woolworths' headquarters in the Bella Vista Business Park.

The Precinct's workforce is mostly self contained, with the majority of workers living in the Hills Shire LGA and neighbouring Blacktown LGA.

The key industries which are expected to experience the largest growth in the Precinct to 2036 are:

- Professional, scientific and technical services ;
- Healthcare and social assistance;
- Food and accommodation services;
- Finance and insurance services; and
- Retail trades.

Key drivers of growth are likely to be a combination of household consumption and local business and general demand from outside the Precinct. The Precinct's economic structure and projected employment growth is intrinsically linked to the broader Norwest Business Park, with the role of the Precinct to continue to function in providing retail and as a corporate/business location.

It is forecast that 9,400 additional jobs would be accommodated in the Precinct by 2036, which equates to demand for an additional 323,000m<sup>2</sup> of employment floor space. This is broadly in line with the findings of the *North West Rail Link Corridor Strategy*. The projected employment distribution is forecast to include:

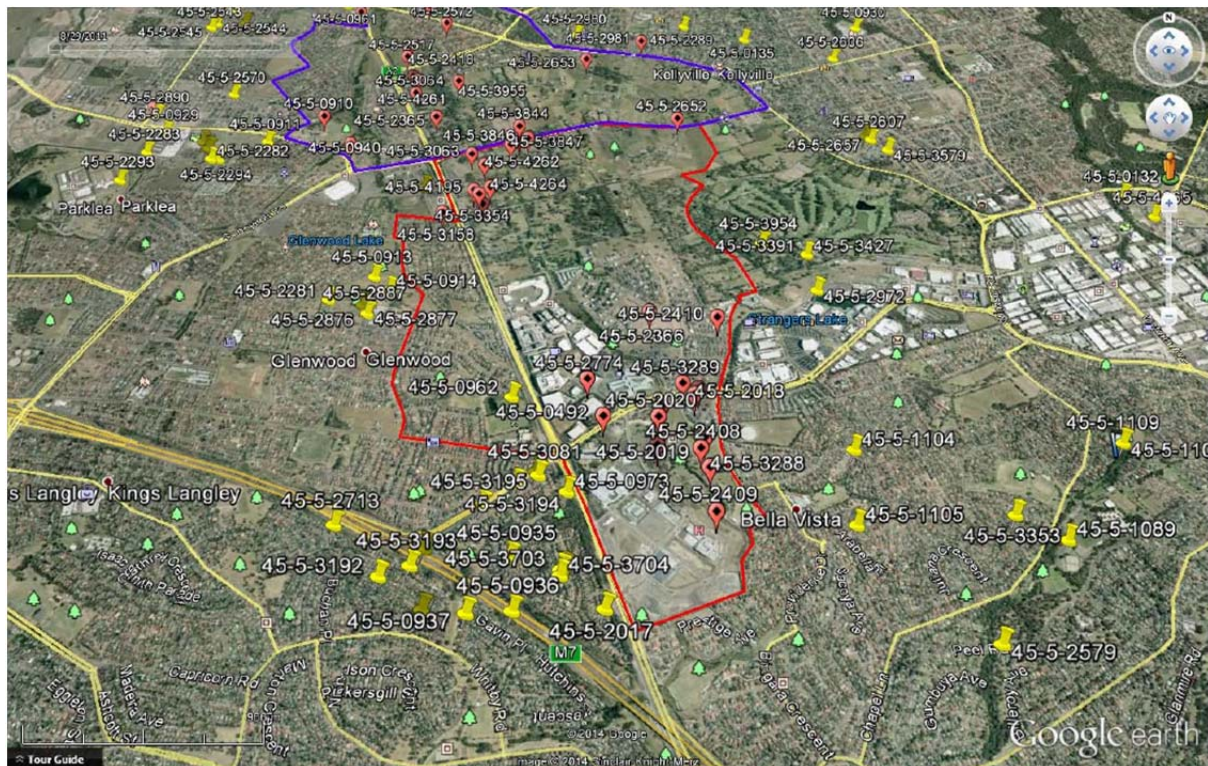
- 102,000m<sup>2</sup> demand for commercial and office floorspace;
- 105,000m<sup>2</sup> demand in institutional uses, such as education, health and community services;
- 60,000m<sup>2</sup> demand for retail floorspace; and

- Appropriate employment floorspace has been provided to meet projected employment growth in the Precinct over the next 20 years. The Precinct's proposed development controls include a new B2 Local Centre zone to facilitate a broad range of commercial and community uses.

Significantly, not all of the projected demand for retail floorspace is expected to be accommodated in the Precinct, as a significant part of this demand will be met at higher order centres such as at Castle Hill and Rouse Hill. Retail demand for bulky goods would also be addressed outside the precinct, including areas such in the Castle Hill industrial area, and at Box Hill industrial area.

The existing employment areas south of Celebration Drive will retain their existing B7 Business Park zone, with building heights and floor space ratio controls to encourage renewal and the redevelopment of new campus style office buildings seeking to locate within walking distance of the new train station.

An Indigenous Heritage assessment was conducted to identify existing indigenous sites throughout the Precinct and inform the rezoning for the project. This involved discussions and consultation with representatives from five aboriginal organisations.

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Twenty-one indigenous sites have previously been recorded within the Precinct. The report notes that the Precinct is located within a significant Aboriginal cultural landscape. It contains the full suite of Aboriginal sites, including artefact scatters, scarred trees and grinding grooves. Consultation with representatives of the Aboriginal community also indicated that all of the sites within the Precinct are exceptionally important to the local and broader Aboriginal community.

### **Assessment**

The report noted that while the proposed rezoning of the Precinct would not impact on Aboriginal cultural heritage values, subsequent development would require appropriate management strategies to be implemented.

It is an offence under the NSW *National Parks and Wildlife Act 1974* to harm or impact any Aboriginal cultural heritage sites or objects with a relevant permit. Any future development activity within the Precinct that may potentially impact the known Aboriginal sites will need to:

- comply with the statutory requirements of the National Parks and Wildlife Act;
- comply with the requirements of The Hills Local Environmental Plan 2012 and Draft Blacktown Local Environmental Plan 2013;
- be accompanied by an Aboriginal due diligence report prepared in accordance with the Due Diligence Code of Practice for the Protection of Aboriginal Objects;
- require an Aboriginal Heritage Impact Permit from the NSW Office of Environment and Heritage following development approval; and
- comply with the controls in The Hills and Blacktown Councils' relevant Development Control Plan.

The Department has provided The Hills Shire Council with a number of recommended Aboriginal heritage provisions for potential incorporation in its development control plan to provide more detailed guidance for avoiding harm and impacts to Aboriginal heritage sites, values, objects and/or places where possible.

The recommended DCP controls are provided at Appendix D.

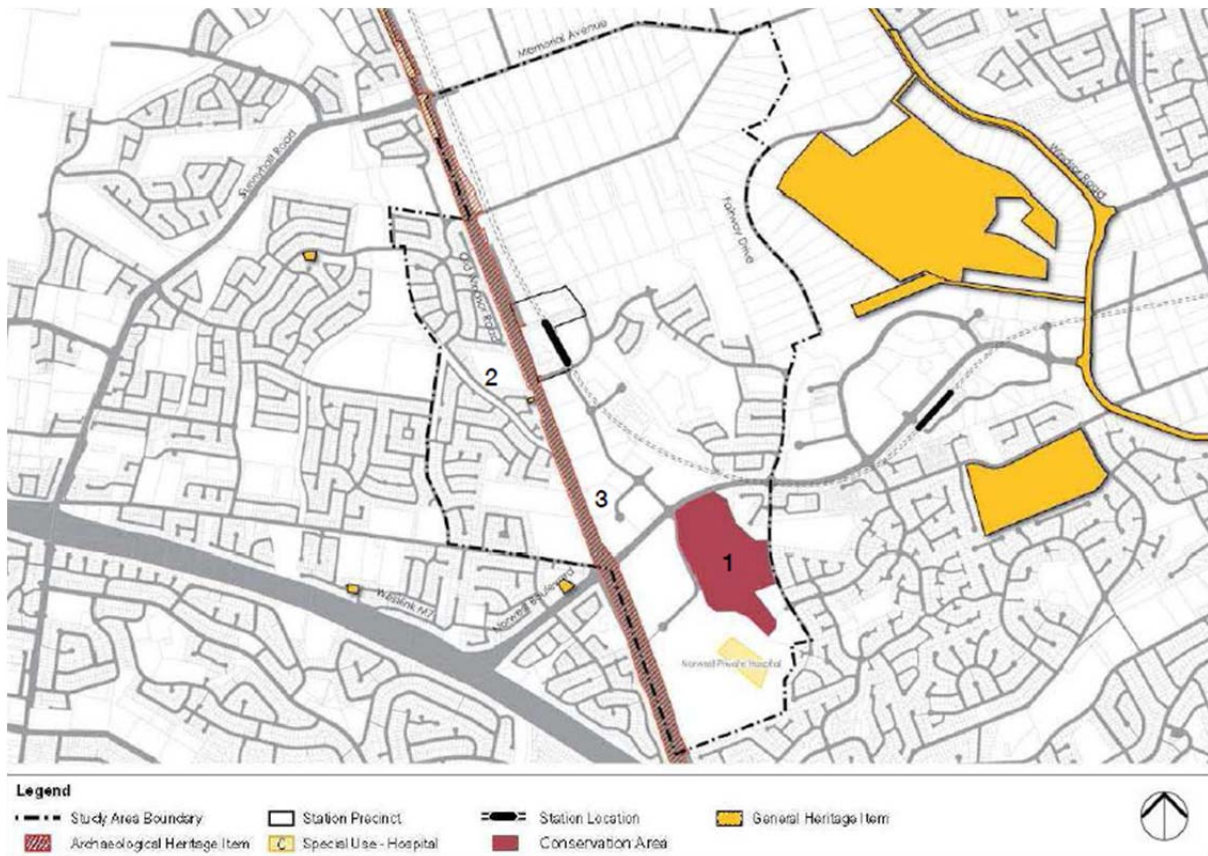
## **5.3 European Heritage**

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A European heritage assessment was undertaken to identify any potential impacts of the Precinct's proposed rezoning on the cultural significance of the Precinct.

The study identified three built heritage places within the Precinct. These are:

- Bella Vista Homestead Complex, listed on the State Heritage Register and The Hills LEP 2012 as a Heritage Conservation Area. The Homestead is also considered to be a State significant archaeological site;
- "Isabella" at 3 Maley Grove, Glenwood, listed in the Blacktown LEP 2013 as a local heritage item; and
- Old Windsor Road, listed on the State Heritage Register and The Hills LEP 2012 as an Archaeological Heritage Item.



**Figure 24 Location of known European Heritage Items**

### Assessment

The study determined that the proposed rezoning of the Precinct would be unlikely to cause any physical impact on the three listed built heritage places, as the areas proposed to be redeveloped are outside the boundaries of the built heritage places. However, it was found that the proposed increase in permissible building heights and floor space ratio controls adjacent to the Bella Vista Homestead Complex has the potential to impact views to and from this heritage place.

Proposed development in the vicinity of these heritage items will need to comply with the requirements of Council's DCP and may require further heritage assessment to be carried out at the development application stage.

The Department has provided Council with a number of recommended additional heritage and archaeology provisions for incorporation in Council's DCP. This includes a recommendation that heritage interpretation and public art be implemented in the public domain.

## 5.4 Ecology

A desktop ecological study was undertaken to identify the biodiversity and riparian characteristics of the Precinct and to provide recommendations on how they should be appropriately considered as part of the rezoning process. Field surveys for part of the Precinct were also previously undertaken as part of the environmental impact assessments for the North West Rail Link project.

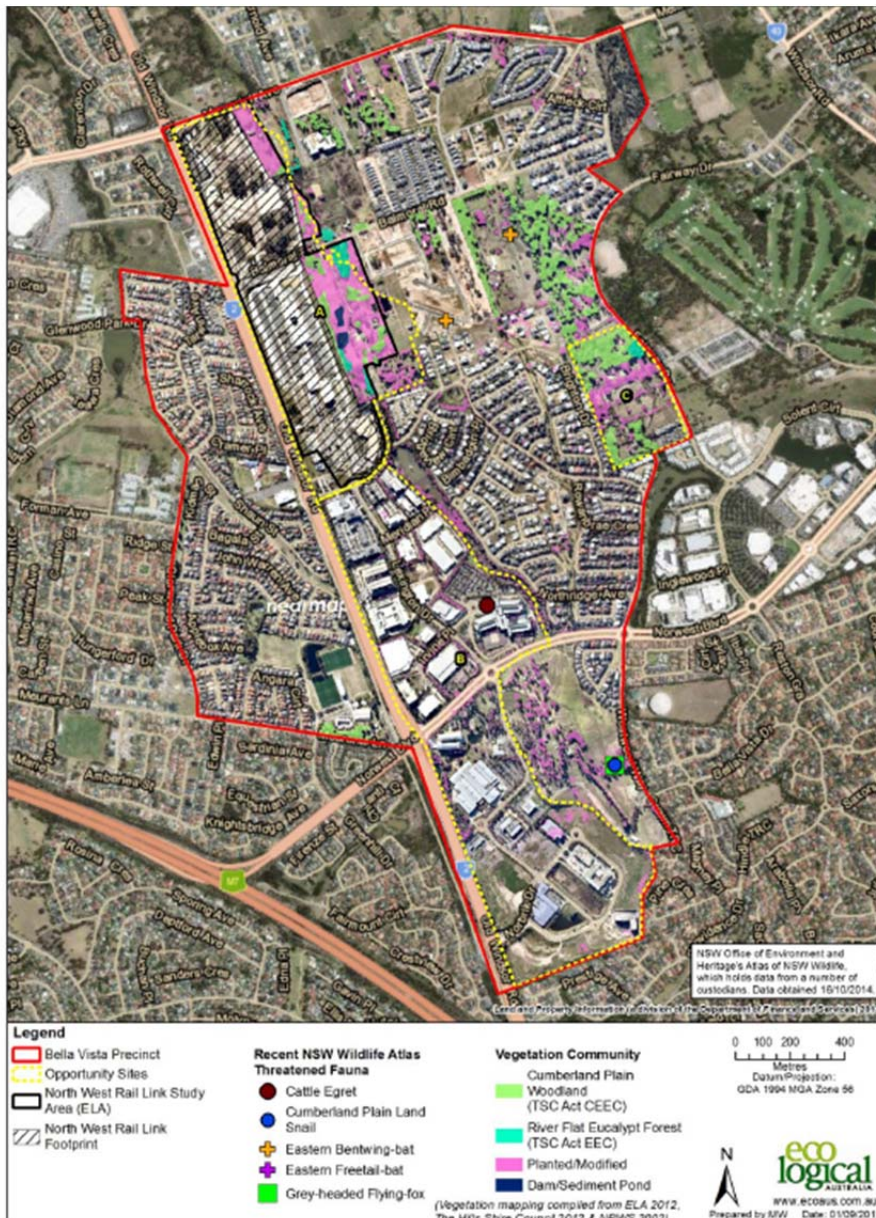
### Existing Biodiversity Values

Figure 25 identifies the vegetation communities and threatened species that have been identified in the Precinct, including:

- *Cumberland Plain Woodland* (approximately 13.48ha in the Precinct) – a critically endangered ecological community listed under the *Threatened Species Conservation Act 1995* ('TSC Act'). Its potential status under the *Environment Protection and Biodiversity Conservation Act 1999* (Cth) ('EPBC Act') would be determined following field inspections.
- *River-Flat Eucalypt Forest* (approximately 1.65 ha in the Precinct) an endangered ecological community listed under the TSC Act

Five threatened fauna species listed under the TSC Act and/or the *Environment Protection and Biodiversity Conservation Act 1999* (Cth) ('EPBC Act') were identified as having previous records within the Precinct, as identified in Figure 25, including:

- Cattle Egret (*Ardea ibis*)
- Cumberland Plain Land Snail (*Meridolum corneovirens*)
- Eastern Bent-wing Bat (*Miniopterus schreibersii*)
- Eastern Freetail Bat (*Mormopterus norfolkensis*)
- Grey-headed Flying Fox (*Pteropus poliocephalus*)



**Figure 25 Vegetation Communities and Threatened Species**

A number of watercourses and minor tributaries also traverse the Precinct associated with Elizabeth Macarthur Creek and Strangers Creek.

#### Potential Impacts

The ecological assessment estimated the Precinct could indicatively impact around:

- 37% of the Precinct's *Cumberland Plain Woodland* (5.03ha). It was considered '*likely*' that the potential removal of this amount of the critically endangered ecological community would lead to a significant impact: and
- 59% of the *River-Flat Eucalypt Forest* (0.92ha) It was considered '*unlikely*' that the potential removal of this amount of the endangered ecological community would lead to a significant impact.

These figures are based on the assumption the rezoned land would be developed to its capacity under the proposed development controls. Potential ecological impacts from the redevelopment of the Precinct would not be fully known until the area has been rezoned and individual development



applications lodged, at which time the ecological footprint of proposed activities can be quantified and more detailed environmental assessments undertaken.

### **Assessment**

The ecological assessment found that the ecological communities throughout the Precinct are likely to be degraded due to historical disturbances. Most of the mapped ecological communities and where previous sightings of threatened species have occurred are also located within the Precinct's riparian corridors which are to retain their RE1 public recreation or SP2 infrastructure zoning controls.

The potential impacts on the Precinct's *Cumberland Plain Woodland* and *River-Flat Eucalypt Forest* will need to be minimised and may require an ecological offsets strategy to be agreed with NSW Office of Environment and Heritage.

The lands containing these endangered ecological communities are owned and managed by the State Government as well as private landowners. It would be a matter for UrbanGrowth NSW and/or relevant landowners to secure any required offsets strategy prior to development.

Proposed activities within the riparian corridors, such as a new cycleway/ pedestrian path would need to comply with the requirements of the NSW Office of Water Controlled Activity Guidelines and would be subject to more detailed environmental assessment at the development application stage.

It is also recommended Council adopt a control in its development control plan to ensure vegetation impacts throughout the Precinct are minimised and mitigated. This would require a comprehensive vegetation management plan to be prepared to ensure vegetation areas are adequately protected, rehabilitated and regenerated. The vegetation management plan would also facilitate improved wildlife connection corridors along Elizabeth Macarthur Creek.

All future development applications within the Precinct will also need to comply with the preservation of trees and vegetation requirements in The Hills Local Environmental Plan 2012, and the water sensitive urban design and landscaping controls within Council's development control plan, described further below.

## **5.5 Hydrology and drainage**

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The Precinct includes Caddies Creek, Strangers Creek and Elizabeth Macarthur Creek, which are tributaries of Cattai Creek, which in turn is a tributary of the Hawkesbury River. A small portion of the Precinct, to the south of Norwest Boulevard, drains towards Blacktown Creek, which is a tributary of the Parramatta River.

A desktop assessment of drainage and hydrology flows relevant to the Precinct was undertaken to provide an assessment of flood affected land associated with the Precinct's rezoning. The assessment was informed by the *Rouse Hill Flood Study*, which was commissioned by Sydney Water in 2014 to review the extent of trunk drainage land within the broader area. The assessment has also been informed by the flood modelling carried out for the Sydney Metro Northwest project environmental impact statement 2 (Stations, Rail Infrastructure & Systems).

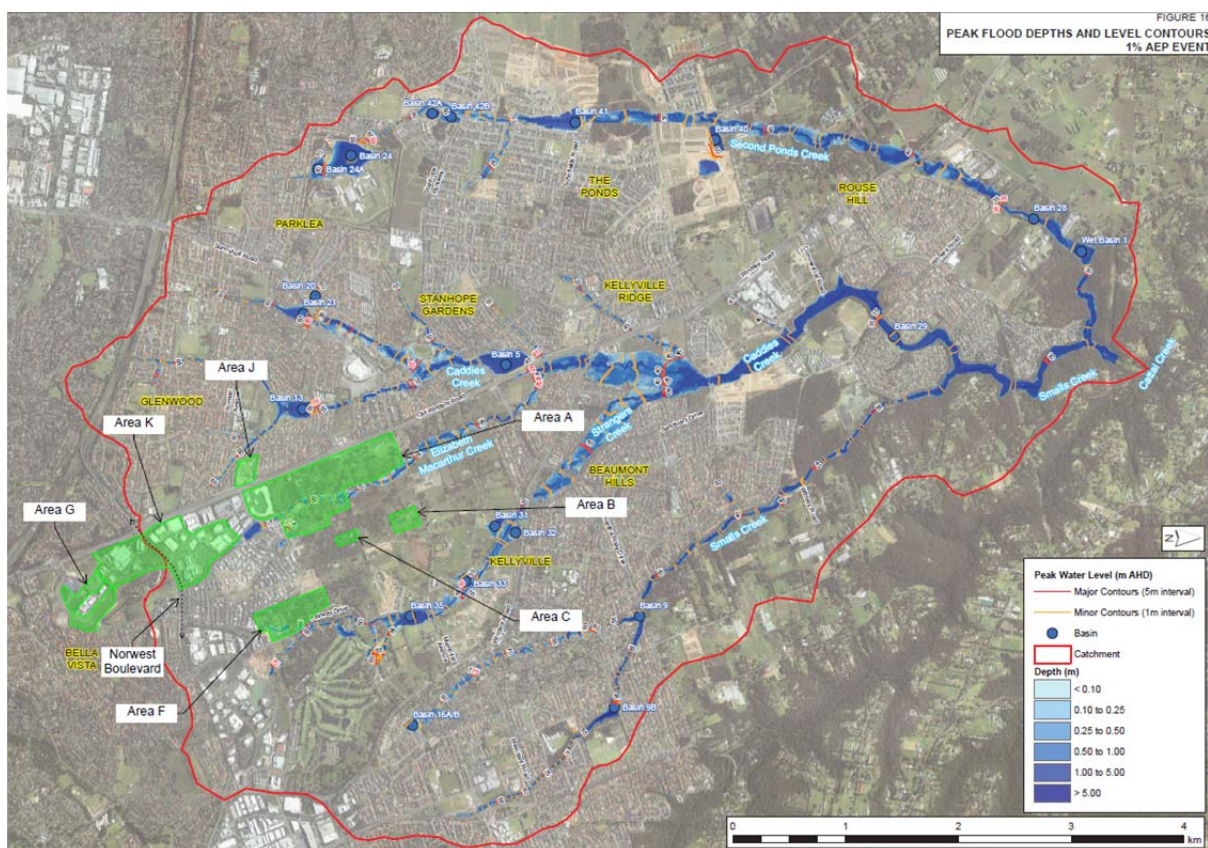
A small portion of the Precinct, to the south of Norwest Boulevard, is located outside the Rouse Hill Flood Study and the Sydney Metro Northwest flood modelling area. There is no publicly available flood study describing flood behaviour in this area. There are no major waterways within this part of the Precinct, however there are existing stormwater management facilities and overland flow paths.

## Potential Impacts

Figure 23 below identifies potential opportunity sites for redevelopment in green, including the 1 in 100 year flood event as taken from the Rouse Hill Flood Study.

Further site specific flood studies may be required to determine whether the lands are partially or wholly constrained by flood risks. Land identified as a flood control lot is required to comply with the development controls in Part C6 of Council's development control plan to guide the management of flood risks associated with development.

Future development applications in the portion of the Precinct to the south of Norwest Boulevard which is a tributary of the Parramatta River will also need to comply with the flood control provisions in Part C6 of Council's development control plan as well as any relevant on-site detention requirements in the 'Upper Parramatta River Catchment Trust OSD Handbook.



**Figure 26** 1 in 100yr AEP peak flood depths

A range of different flood planning levels under Council's development control plan may apply to a flood control lot, depending on the type of development proposed and the part of the development in consideration. This includes an overarching control that relates to ensuring proposed developments do not increase flood effects to other properties.

## Assessment

Future development applications in the Precinct will also need to comply with the water sensitive urban design controls in Appendix B of Council's development control plan and may be required to carry out site specific flood analysis, in consultation with Council and Sydney Water.

The drainage and hydrology study also recommended additional 'target based' water sensitive controls be incorporated by Council in its DCP, consistent with best practice principles. The Department has provided recommended controls to:

- adopt best practice techniques for stormwater quality management ;
- minimise flooding and reduce the effects of stormwater pollution on Elizabeth Macarthur Creek and Caddies Creek; and
- ensure an integrated approach to water management through the use of water sensitive urban design principles.

The Department has also included a recommended control for adoption by Council in its development control plan that a stormwater management plan is to be prepared for each development application for subdivision. This information will inform any trunk drainage infrastructure upgrades for potential incorporation in Council's s94 contributions plan. The recommended DCP controls are provided at Appendix B.

## 5.6 Open space and community facilities

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An assessment of open space and community facilities was undertaken to identify the existing provision of, and requirements and opportunities for additional open space and community facilities to meet the needs of future residents of the Bella Vista Precinct.

### ***Existing Open Space and Community Facilities***

There are a number of open space and community facilities located within and immediately surrounding the Bella Vista Precinct and adjoining Kellyville Precinct, including 266 ha of existing land zoned RE1 Public Recreation within the two precincts.

Existing facilities include community facilities (6), sporting fields and ovals (40), courts (31), indoor recreation facilities (2), to informal recreation areas with playgrounds (12) and barbeque facilities, to large corridors that function as drainage and riparian networks that provide 16km of off-road trails and links through the area (10 trails in total). A map locating the existing open spaces and community facilities is set out below.

The proposed Caddies Creek Sporting Complex, Balmoral Reserve and upgraded Kellyville Memorial Park will also provide district scale facilities to serve the growing population of the area. The Caddies Creek complex will include a cricket oval, three playing fields, a baseball diamond and general amenities.

The Balmoral Reserve will extend over 4,500m<sup>2</sup> and include two cricket ovals in the summer and four soccer/hockey fields in the winter, a tennis centre, informal open spaces and amenities. A copy of the masterplans for these complexes are included in the assessment report Appendix J.

The Hills Shire Council is also proposing to expand and upgrade Kellyville Memorial Park to provide two cricket ovals, three soccer/hockey ovals, for smaller rectangle fields, a baseball diamond, to junior baseball diamonds, an at grade car park and clubhouse.

Bella Vista Farm also provides substantial passive open space for the community and allows for historical interpretation of previous land uses in the area.

There are a number of primary and secondary public and private schools within and immediately surrounding the Precinct. A new primary school is also proposed on Fairway Drive, due to its location



adjoining the Balmoral Road Sports Complex, which has the potential to provide for additional sporting and recreation facilities for students.



**Figure 27 Existing open spaces and community facilities: Bella Vista and Kellyville Precincts**

### ***Open Space and Community Facilities Assessment***

The Open Space and Community Facilities Assessment report noted that the open space needs for new communities are evolving in light of factors including changing demographics and community lifestyles. There is increasing demand for informal recreational activities such as walking and also non-traditional recreational activities, which often tend to suit smaller spaces rather than traditional large outdoor spaces like sporting fields.

A benchmark rate of 0.5ha of active open space (ie. sports fields and courts) per 1,000 people was considered, although the assessment report states that using this rate is limited as other factors such as the distribution, useability, quality, responsiveness of open space to forecast future demographics and highest and best use of land need to be taken into consideration to determine the suitability of open space provision.

The assessment report identifies around 5ha of land that could be available for open space, including 1.5ha of land for a new neighbourhood park adjoining the rail cutting, and 2ha of pocket parks



throughout the precinct. All new dwellings within the Precinct are also proposed to be located within a 5 minute walk (400m) of an open space, to ensure that accessibility is maximised and equitable for future residents.

The Open Space and Community Facilities Assessment included a review of plans prepared by The Hills Shire Council, including the Recreational Strategy released in 2007. This Strategy considered trends in level of sports participation, current levels of open space provision, and supply of recreational facilities. The Recreational Strategy noted a number of recreation participation trends including:

- demand for a greater diversity of recreational activities;
- greater emphasis on non-competitive, unstructured recreation opportunities at the expense of participation and involvement in organised sport;
- more flexible opening hours, including weekday, evening and weekend time slots; and
- increasing demand for indoor facilities.

The Integrated Open Space Plan for the Hills Shire (2014) reported on a survey of residents undertaken in December 2012 to understand participation rates. It was found that changing demand that will influence the way people use facilities include:

- walking and cycling are anticipated to have the largest increase in participation rates over the next 10 years;
- there are more social and small sided game formats of the traditional sports being played; and
- gym and fitness activities will continue to be one of the fastest growing uses of open space.

The Department is also mindful of the Council's approach for the planning of the Castle Hill North precinct, which, as stated in the exhibited material, "given the Castle Hill North Precinct is located within an existing urban area there is limited opportunity for the provision of new open space areas" and further analysis will be required to identify how to better utilise or add to existing spaces to meet additional demand.

The Open Space and Community Facilities Assessment also recommended a new neighbourhood scale community facility, with an area of around 400m<sup>2</sup> to 500mm<sup>2</sup> should be provided to service both the Bella Vista and Kellyville Precincts' future residents. The report recommended Bella Vista Precinct as the most appropriate location due to its role as a large centre with more employment and residential development than Kellyville.

The Open Space and Community Facilities Assessment concludes that the open space proposed for the precinct is consistent with the principles of transit oriented development and comparable with similar urban renewal sites in Sydney. The quality and useability of open space provided is important when considering appropriate open space provision, and in this case the open space proposed is considered to be suitable, subject to the recommendations provided.

Appropriate development controls have been recommended in the Bella Vista draft development control plan to ensure suitable, quality open space is provided, and that the community facility is centrally located, close to the train station and civic plaza, and that it is designed to incorporate flexible, multi-purposes spaces to suit a broad range of indoor recreation activities, consistent with leading best practice design standards.

### **Open space rates analysis**

To help inform the open space planning for the precinct, an analysis of the Bella Vista Precinct was undertaken by the Department to understand the existing and proposed rates of open space. This comparison was undertaken in response to concerns raised by The Hills Shire Council who preferred that a rate of 2.83 hectares per 1,000 people be met for the Kellyville Precinct. Tables 8, 9 and 10 below summarise these findings.

The Bella Vista Precinct within the suburbs of Bella Vista and Kellyville (which also includes a large part of the Balmoral Road Release Area, as well as the North Kellyville Release Area). Considering open space at the suburb level is considered suitable as the areas changing in the precinct are only a small part of the suburb, and future residents and visitors not expected to restrict their use of open space to the precinct boundary. The suburb of Kellyville has also been included in this analysis due to the overlap of the precinct and suburb boundaries.

**Table 9 Open Space rates in the suburbs of Kellyville and Bella Vista**

<b>Kellyville and Bella Vista Suburb</b>	<b>Population</b>	<b>Open Space</b>	<b>Open Space Rate per 1,000 people</b>
Existing (2011)	27,582	157.4ha	5.71ha
Forecast (2036 – Kellyville and Bella Vista)	69,004	206.14	2.99ha

Notes:

- Existing population is obtained from 2011 Census data for dwelling numbers, multiplied by an average occupancy rate of 3.1 persons per household. Open space is the area of all land zoned RE1 Public Recreation.
- The forecast population growth in the suburbs of Kellyville and Bella Vista include the growth in the Kellyville and Bella Vista Precincts, which has been allocated an occupancy rate of 2.1 persons per household, along with growth to date from 2011 to date, the net projected population growth in North Kellyville, and the remainder of the Arnold Avenue Release Area growth. The additional open space includes 8.57ha of land identified for the town square, playing fields and courts, and parks in the Kellyville precinct proposal, 4ha of land for the town square, neighbourhood parks and pocket parks (excluding the creek corridor) in the Bella Vista Precinct proposal, and land identified for open space in the North Kellyville not yet zoned. Assumes all open space for the Balmoral Road Release Area is already zoned RE1.

The rate across the two suburbs is greater than the traditional rate which suggests that there will be an adequate rate of open space provision for the local community. It is also considered that the future population would have access to a wide range of quality open spaces to cater for a wide range of open space needs, in addition to land that will be available in the Elizabeth Macarthur creek corridor, such as for bike paths. Options for the provision of even more open space are available, and these are discussed in Section 3.3 of this Planning Report.

## **5.7 Contamination**

*State Environmental Planning Policy 55 – Remediation of Land* (SEPP 55) promotes the remediation of contaminated land for the purpose of reducing risk of harm to human health or any other part of the environment. SEPP 55 requires the planning authority to be satisfied that the land will be remediated before the land is used for sensitive uses and the associated Managing Land Contamination guidelines outline the required investigations.

A desktop contamination review of the Precinct's history and site inspections (Appendix L) was undertaken to identify both existing and potential contamination sources throughout the Precinct.

The precinct has historically been used for agricultural purposes and potentially a brick works in some areas. The assessment determined there is potential for common contaminants to be present, reflective of previous potentially contaminating land uses. The report did not identify the potential for gross or widespread contamination that would preclude the rezoning of the precinct.

Any areas that are identified as containing potential contamination would be determined at the development application stage when detailed proposals are prepared, and further contamination assessment may then be required in accordance with the requirements of SEPP 55.

## 6 Infrastructure Summary

A summary of the infrastructure items that support the proposed Bella Vista Station Precinct is provided in Table 10 and includes local and regional traffic improvements, public transport improvements and education and local infrastructure.

These infrastructure items would be funded by a range of sources as identified in the table. The Precinct Support Scheme is also available to support infrastructure delivery and would prioritise items which improve public spaces and local access.

**Table 10 Infrastructure summary for Bella Vista Station Precinct**

Item	Measure	Who	Process
<b>Regional &amp; strategic transport planning measures</b>			
1.	Construction of the Sydney Metro Northwest including: <ul style="list-style-type: none"> <li>New Metro Station, station plaza and public domain</li> <li>Bus, taxi, cycle and kiss and ride interchange facilities</li> <li>Customer car park with 800 spaces</li> </ul>	TfNSW	Sydney Metro Northwest and associated works to be completed in 2019
2.	Windsor Road widening, between Memorial Ave and Showground Road, including intersection upgrades	RMS	To be investigated as precinct develops
3.	Memorial Avenue upgrade between Old Windsor Road and Windsor Road including improved pedestrian and cycle access across Memorial Ave and intersection upgrades	RMS	To be confirmed as precinct develops
4.	Upgrade of Norwest Boulevard including the signalisation of the intersection with Lexington Drive and intersection upgrades at: <ul style="list-style-type: none"> <li>Old Windsor Road; and</li> <li>Windsor Road</li> </ul>	TfNSW	Ongoing
5.	Bus network: <ul style="list-style-type: none"> <li>Improvements to the rapid bus and suburban bus network to create a more connected system that complements the Sydney Metro Northwest</li> <li>Bus lanes on Norwest Boulevard as part of future upgrade</li> <li>Continued review of local bus services, including to service new development areas</li> <li>Bus priority improvements: <ul style="list-style-type: none"> <li>New bus only access street linking North West T-way and Bella Vista station precinct (delivered as part of Sydney Metro Northwest)</li> <li>Bus/taxi only section on Lexington Drive adjacent to Bella Vista Metro station (delivered as part of Sydney Metro Northwest)</li> <li>Investigate bus priority measures on Lexington Drive and Elizabeth Macarthur Drive on the approach to intersection with Norwest Boulevard.</li> </ul> </li> </ul>	TfNSW/ relevant road authority / developer	To be investigated as precinct develops



Item	Measure	Who	Process
<b>Local transport measures – potential road upgrades</b>			
6.	New and upgraded intersections, including: <ul style="list-style-type: none"> <li>• New signalised intersection - Lexington Ave and Celebration Drive (to replace the existing roundabout)</li> <li>• Upgraded (realigned) intersection of Balmoral Road, Miami Street and Old Windsor Road, to provide direct access to Bella Vista precinct from Glenwood</li> <li>• Signalisation of the intersection of Memorial Ave, Free Settlers Drive and Arnold Ave.</li> <li>• New upgraded intersection with potential signals on Memorial Avenue at New access road between Old Windsor Road and Free Settlers Drive.</li> </ul>	TfNSW   TfNSW  TfNSW	Sydney Metro Northwest and associated works to be completed in 2019   To be confirmed as precinct develops   To be confirmed as precinct develops
7.	New and upgraded Station Precinct access streets, including: <ul style="list-style-type: none"> <li>• Extension of Lexington Drive from Celebration Drive to Balmoral Road</li> <li>• New station precinct access streets</li> <li>• Three road bridges over Sydney Metro Northwest rail corridor (Balmoral Road and two new streets)</li> <li>• Upgrade of Balmoral Road between Old Windsor Road and new station precinct access street</li> </ul>	TfNSW	Sydney Metro Northwest and associated works to be completed in 2019
8.	New streets as development occurs	Relevant road authority	To be confirmed as precinct develops
9.	New local road bridge(s) across Elizabeth Macarthur Creek	Relevant road authority	Delivery as part of a Section 94 Plan and potential other funding sources
10.	Extension of Brighton Drive to Bella Vista Station and new signalised intersection with Celebration Drive	Relevant road authority	Delivery as part of a Section 94 Plan and potential other funding sources
11.	Streetscape improvements to Lexington Drive	Relevant road authority	Delivery as part of a Section 94 Plan and potential other funding sources
<b>Local transport measures - Pedestrian and Bicycle Network</b>			

Item	Measure	Who	Process
12.	<p>Pedestrian network:</p> <ul style="list-style-type: none"> <li>Footpaths on both sides of all new streets in the precinct and both sides of all streets within the Norwest business park</li> <li>Installation of new pedestrian crossings on new and existing streets where required to accommodate increased pedestrian activity.</li> <li>Provide for or extend footpaths on both sides of Memorial Ave, Celebration Drive, Edgewater Drive, Northridge Ave, Ravenswood Rise and Springdale Rise.</li> <li>Pedestrian crossing phases provided on all legs at new signalled intersections</li> <li>Widen footpaths on both sides of Lexington Drive between Norwest Boulevard and Celebration Drive</li> </ul>	Relevant road authority / developer	Delivery as part of a Section 94 Plan and potential other funding sources
13.	<p>Shared footpaths and cycleways:</p> <ul style="list-style-type: none"> <li>New pedestrian / cycle bridge over Old Windsor Road adjacent to Bella Vista station</li> <li>Investigate potential for a pedestrian and cycle connection between Glenwood and the proposed pedestrian / cycle bridge over Old Windsor Road</li> </ul> <p>Shared footpaths and cycleways:</p> <ul style="list-style-type: none"> <li>Along Norwest Boulevard, between Windsor Road and Old Windsor Road</li> <li>Along Elizabeth Macarthur Creek from Memorial Drive to Celebration Drive</li> <li>Along Balmoral Road, between Old Windsor Road and Free Settlers Drive</li> <li>Along Free Settlers Drive and proposed new local street from Balmoral Drive to Fairway Drive</li> <li>Along Old Windsor Road from Memorial Drive to Celebration Drive</li> <li>Along Celebration Drive from Old Windsor Road to Elizabeth Macarthur Drive</li> <li>Along proposed new local street between Old Windsor Road and Free Settlers Drive</li> <li>Along Lexington Drive from Norwest Boulevard to Celebration Drive</li> <li>Along Fairway Drive, from Old Windsor Road to Solent Crescent</li> <li>Along Shaun Drive or parallel street to the Bella Vista Metro Station</li> <li>Pedestrian and cycle connections between the existing paths within Bella Vista Farm Park and the off-road cycle path on Bella Vista Drive</li> </ul>	<p>TfNSW</p> <p>Relevant road authority / developer</p>	<p>Sydney Metro Northwest and associated works to be completed in 2019</p> <p>Delivery as part of a Section 94 Plan and potential other funding sources</p>
14.	New pedestrian/cycle bridges over Elizabeth Macarthur Creek	The Hills Council / Sydney Water	Delivery as part of a Section 94 Plan and potential other funding sources
15.	Pedestrian and cyclist bridge over Memorial Ave, adjacent to Pellizzer Boulevard	Hills Shire Council	To be confirmed as precinct develops
<b>Education</b>			

Item	Measure	Who	Process
16.	Investigation for a potential new high school to be provided in either Castle Hill, Showground Station Precinct or Bella Vista Station Precinct	Department of Education and Communities	School Cluster Asset Plan
17.	Investigation for the provision of a new primary school (and out of school hours facilities where possible)	Department of Education and Communities	School Cluster Asset Plan
18.	Investigation for expansion of existing primary schools in surrounding area (and out of school hours facilities where possible)	Department of Education and Communities	School Cluster Asset Plan
<b>Local infrastructure measures</b>			
19.	New Village Plaza, minimum 2,000m <sup>2</sup> , located near Bella Vista station and extension of Brighton Drive	The Hills Shire Council/ developer	delivery as part of a Section 94 Plan and potential funding of improvements under the government funded Precinct Support Scheme
20.	Multipurpose community centre at either Kellyville Station or Bella Vista Station Precincts with a minimum floor area of 600m <sup>2</sup> , and to include a local library with a minimum floor area of 200m <sup>2</sup> .	The Hills Shire Council	delivery as part of a Section 94 Plan
21.	Provision of new local parks, with playgrounds and amenities, with a minimum total area of 20,000m <sup>2</sup> .	The Hills Shire Council/ developer	Delivery as part of a Section 94 Plan
22.	Provision of a new neighbourhood park, with active and passive recreation uses, with a minimum total area of 15,000m <sup>2</sup> .	The Hills Shire Council/ developer	Delivery as part of a Section 94 Plan
23.	Provision of recreational areas, including playgrounds and amenities, as well as bush regeneration along Elizabeth Creek Corridor.	The Hills Shire Council/ developer	Delivery as part of a Section 94 Plan
24.	Revitalisation of Elizabeth Macarthur Creek Corridor Drainage works	Sydney Water	To be confirmed as precinct develops

## 6.1 Monitoring and Reporting

To provide a valuable evidence base to inform service and infrastructure delivery as the precinct redevelops the next 20 years, the Department will monitor and report annually on the:

- number of housing approvals, construction commencements and completions for all housing types within the Precinct;
- pipeline for additional housing throughout north west Sydney; and
- performance of The Hills and Blacktown Councils' development processing times.

The Department will also monitor population, household and dwelling projections for north west Sydney, The Hills and Blacktown LGAs.

### *Employment Lands*

The Department's Employment Lands Development Program will continue to monitor and audit the supply of employment lands throughout the precinct and surrounding area to inform policy development, infrastructure co-ordination and future planning for employment lands.

### *Infrastructure Funding*

The Department will also work with infrastructure agencies and stakeholders to co-ordinate the infrastructure required to support integrated land use planning throughout the precinct and broader corridor.

This will include the identification of available finance and contributions schemes to deliver key infrastructure items and open space projects.



## 7 Next Steps

Following the public exhibition of the Bella Vista Station Precinct rezoning proposal, the Department of Planning and Environment will assess the matters raised in the submissions and where required, the rezoning proposal will be amended.

Once finalised, the rezoning proposal will be forwarded to the Minister for Planning for approval.

Approval and publication of the rezoning will enable the lodgement of development applications for individual development proposals with the Hills Shire Council, or Blacktown City Council (where relevant) for processing and assessment.

The Minister for Planning will be consent authority for subdivision works and enabling infrastructure on NSW Government land.

The Hills Shire Council will also amend The Hills Development Control Plans where necessary to reflect the rezoning.