

Explanation of Intended Effect

Proposed amendment to The Hills Local Environmental Plan 2012 and State Environmental Planning Policy (State and Regional Development) 2011

It is proposed to rezone the Showground Station Precinct by way of a State Environmental Planning Policy ("the proposed SEPP") that amends The Hills Local Environment Plan 2012 ("The Hills LEP").

It is also proposed to amend Schedule 2 of State Environmental Planning Policy (State and Regional Development) 2011 (State and Regional Development SEPP) to list a portion of the Showground Station Precinct as an identified site.

Showground Station Precinct

This Explanation of Intended Effect describes the proposed amendments to lands known as the Showground Station Precinct ("the precinct"). Explanations of Intended Effect have also been prepared separately for the Kellyville Station and Bella Vista Station Precincts.

The proposed SEPP will establish land use zones, maximum height for buildings, maximum floor space ratios and minimum lot sizes for the lands known as the Showground Station Precinct. The proposed instrument will amend The Hills LEP instrument and planning maps.

The proposed rezoning is supported by a detailed planning report, supporting specialist studies covering issues such as traffic and transport, economic feasibility, open space and community facilities and heritage, as well as extensive community engagement and 3D visualisation of the proposed outcomes for the precinct.

The Department also seeks to:

- insert clauses and a map relating to minimum lot sizes for development; and
- identify that the consent authority for development is The Hills Shire Council.

Objectives or intended outcomes

In August 2014 the NSW Government announced the Showground Station Precinct, along with the Kellyville Station and Bella Vista Station Precincts as Priority Precincts. The Showground Precinct and its potential redevelopment is regionally significant as it will support the Sydney Metro Northwest and provide for new homes and jobs to meet growing demand.

The key outcome of the proposed planning instrument is for the provision of a mix of housing and employment within the precinct supported by open space and community uses. It is expected at around 5,000 new dwellings and 2,300 new jobs could be provided by 2036.

All comments received during the exhibition of the precinct proposal, including the rezoning proposal and this statement, will be duly considered in the drafting of the proposed SEPP.

The proposed SEPP will not depart from any current Government policy and will aid in the delivery of housing and employment targets set out in the NSW Government's *A Plan for Growing Sydney*.

The *Environmental Planning and Assessment Act 1979* (the Act) requires that the SEPP be made by the Governor. Section 37(2) of the Act provides that the Governor may make a SEPP in respect of any matter, which in the opinion of the Minister, is of State or regional environmental planning

significance.

Explanation of provisions

This section provides an explanation of the proposed zoning and development controls to be

introduced into The Hills LEP by the proposed SEPP. Terms used in this description have the same meaning as in the *Environmental Planning and Assessment Act 1979* ('EP&A Act') and the *Standard Instrument Local Environmental Plan*.

Draft Zoning Maps, Height of Building Maps, and Floor Space Ratio Maps for the precinct are attached to this Statement of Intended Effect to illustrate the changes under the proposed SEPP.

Land use table and zones

A mix of land uses is proposed for the precinct to provide for the following:

- a range of housing, employment and retail services close to public transport, regional road network and high quality open space including a revitalised Castle Hill Showground;
- a new local centre around the station, to provide a mix of uses including shops, cafes, restaurants, and village square;
- new and expanded public open space areas;
- delivery of more homes close to the station to meet growing demand and increase housing choice to reflect changing household sizes and lifestyles.
- enhancement of the existing employment areas, and a greater range of businesses including niche and start-up businesses to complement the Norwest Business Park.
- management of impacts on the natural environment.

The following land use zones are proposed to apply to the precinct:

- B2 Local Centre
- B5 Business Development
- B6 Enterprise Corridor
- B7 Business Park
- R1 General Residential
- R3 Medium Density Residential
- R4 High Density Residential
- RE1 Public Recreation

It is noted that the B6 Enterprise Corridor zone would be amended to remove shop top housing as a permissible use in this zone. This is consistent with The Hills Shire Council's planning proposal to rezone North Rocks Employment Precinct from IN1 General Industrial to B6 Enterprise Corridor, which also includes the removal of shop top housing as a permissible use in the B6 Enterprise Corridor zone.

Principal development controls

The proposed instrument will introduce amended principal development standards for heights of buildings, floor space ratio and minimum allotment size controls into The Hills LEP 2012.

Heights of Buildings

The proposed building height controls for the Showground Precinct seek to:

- increase housing supply and housing choice in areas in close proximity to transport, shops and services

- define the precinct's key activity centre around the station with taller buildings; and
- transition heights down as buildings are further from the station, whilst still providing for additional housing supply and housing choice.

Floor Space Ratio Controls

The proposed floor space ratio (FSR) controls for the Showground Precinct seek to:

- complement the proposed building height controls by providing for more homes close to the station;
- represent a balance between optimising access to transport infrastructure, facilitating financially viable development and achieving quality built form; and
- transition to lower densities further from the centre whilst also providing for additional housing supply and choice.

While the potential location of new roads and open space has been identified in the draft Precinct Plan, the final location of new roads and open space will be determined through the development approval process. Therefore, the FSR controls are inclusive of the area required for new roads and open space. Consequently, the final FSR for individual lots will be higher once the area required for local infrastructure such as roads, open space and drainage is excluded.

It is proposed that a new clause will be added to The Hills LEP to allow certain land with the Showground Station Precinct to exceed the maximum FSR but only when land has been dedicated to Council for a public purpose, including roads, drainage or open space, and the additional floor space does not exceed the site area of land dedicated to Council.

Minimum lot size

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 buildings (apartments), a minimum lot size of 1,500m² is proposed. This is considered to be sufficient to provide for the smaller apartment developments in the precinct. Larger development 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*.

For dual occupancy, a minimum lot size of 600m² is proposed, and for multi unit housing, a minimum lot size of 1,500m² is proposed.

The minimum lot size for subdivision in the R3 Medium Density zone in the precinct is proposed to be 240m², 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.

A map will be referenced in The Hills LEP to show the areas that these provisions will apply to.

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

- responds to the proposed vision and future character of the area, its subdivision pattern and street structure; and

- can facilitate good design with appropriate building footprints and built form;
- has lot sizes and dimensions that are appropriate for the scale and character of the precinct;
- respects and minimises impact on the privacy and amenity of neighbouring properties.

Explanation of provisions – State and Regional Development SEPP

This section provides an explanation of the proposed amendment to Schedule 2 of the State and Regional Development SEPP. Terms used in this description have the same meaning as in the *Environmental Planning and Assessment Act 1979* ('EP&A Act') and the *Standard Instrument Local Environmental Plan*.

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.

Attached draft maps

The following draft maps have been prepared to support the proposed amendments to The Hills LEP:

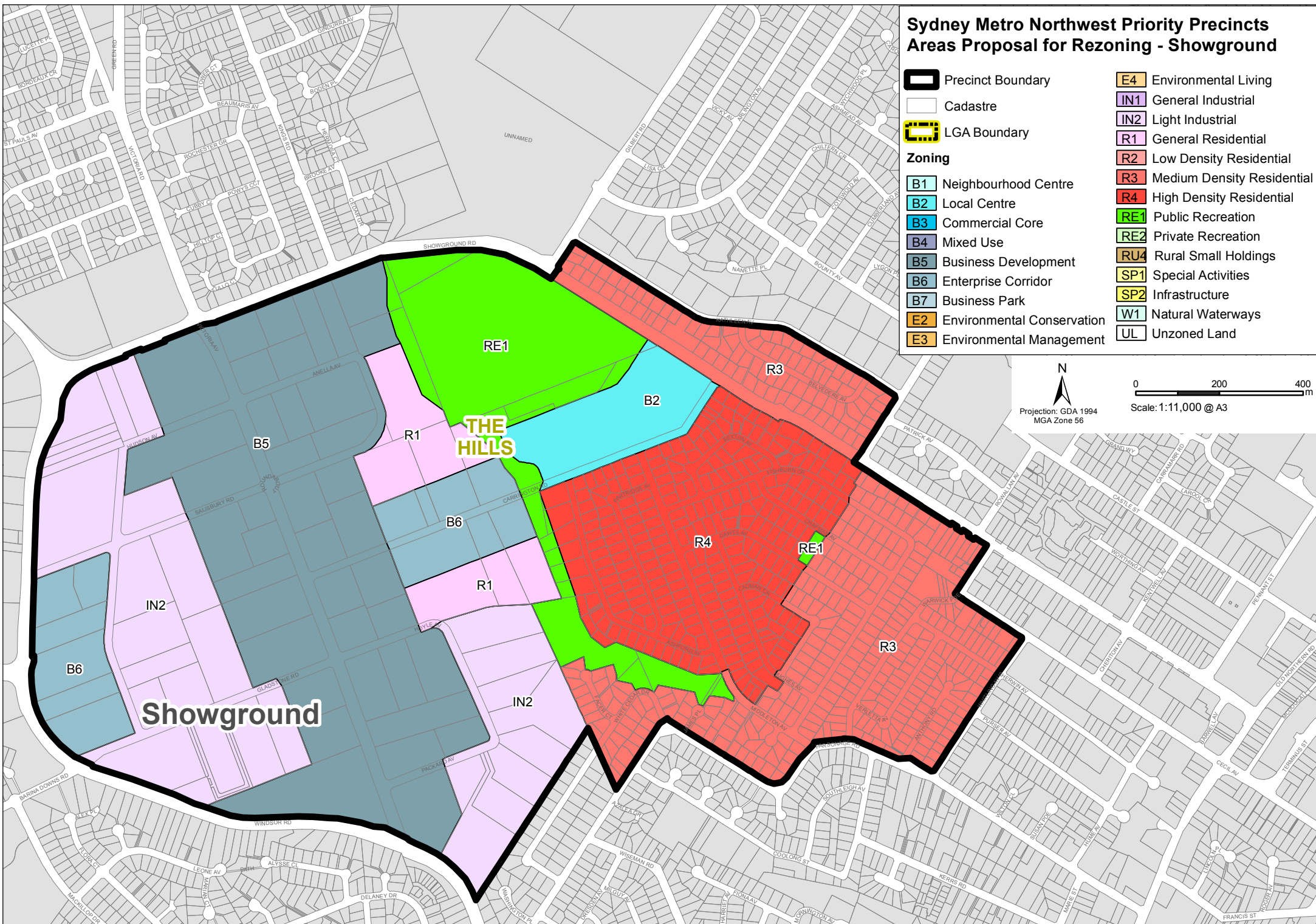
- Rezoning, maximum building height and floor space ratio control controls
- Minimum lot size control areas
- State and Regional Development SEPP sites

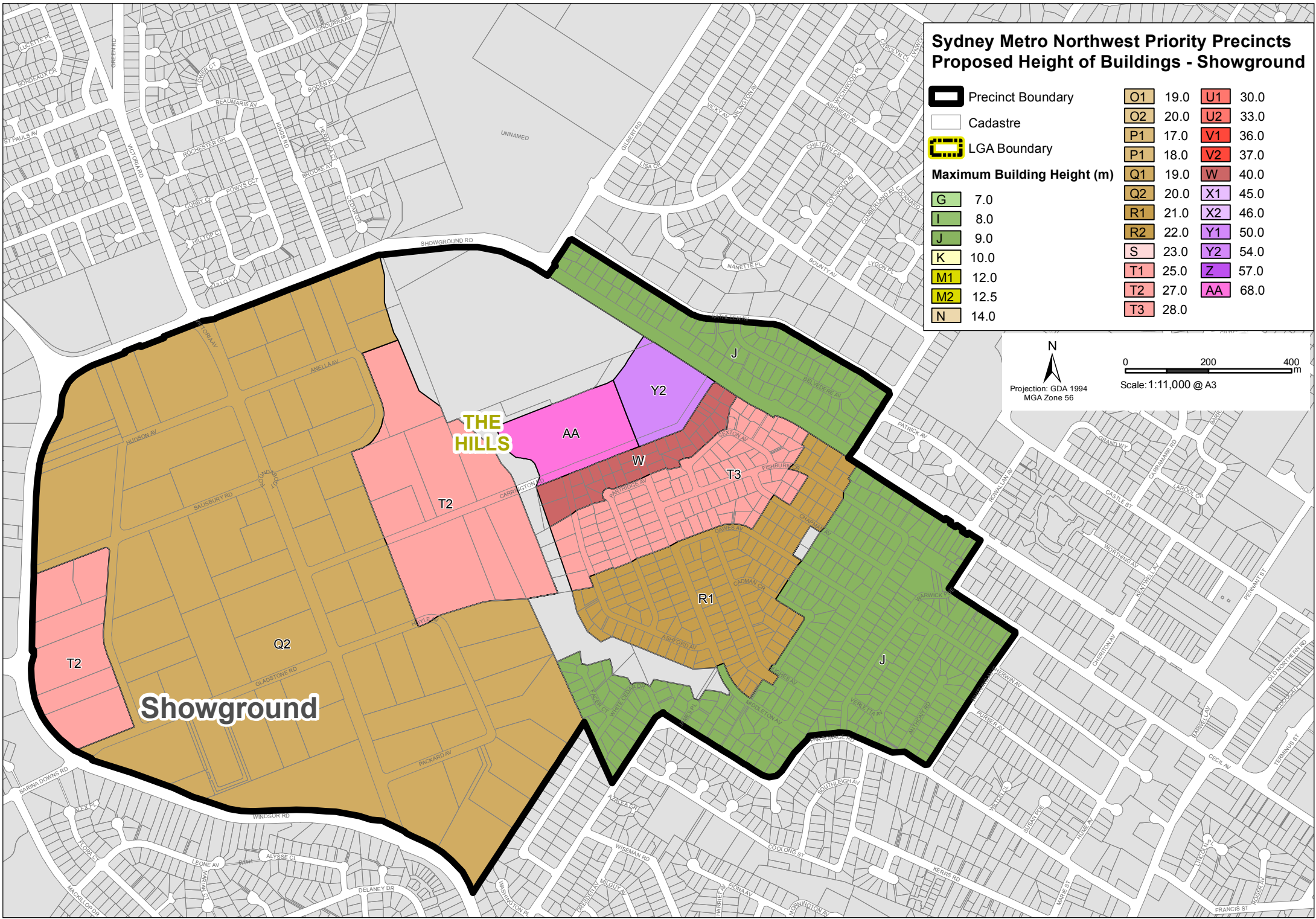
Sydney Metro Northwest Priority Precincts Areas Proposal for Rezoning - Showground

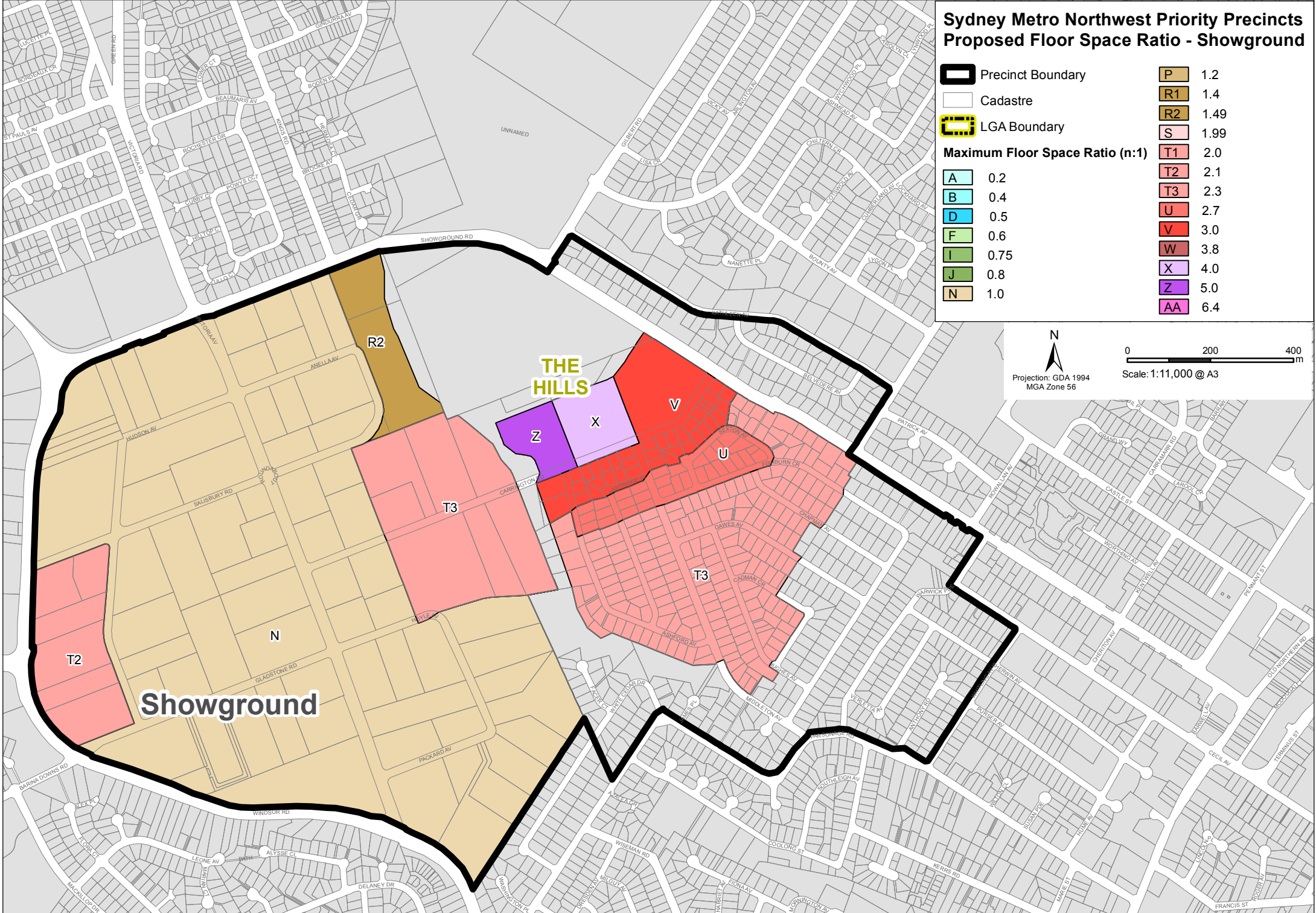
	Precinct Boundary		E4 Environmental Living
	Cadastre		IN1 General Industrial
	LGA Boundary		IN2 Light Industrial
Zoning			R1 General Residential
	B1 Neighbourhood Centre		R2 Low Density Residential
	B2 Local Centre		R3 Medium Density Residential
	B3 Commercial Core		R4 High Density Residential
	B4 Mixed Use		RE1 Public Recreation
	B5 Business Development		RE2 Private Recreation
	B6 Enterprise Corridor		RU4 Rural Small Holdings
	B7 Business Park		SP1 Special Activities
	E2 Environmental Conservation		SP2 Infrastructure
	E3 Environmental Management		W1 Natural Waterways
			UL Unzoned Land

N
Projection: GDA 1994
MGA Zone 56





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Scale: 1:11,000 @ A3

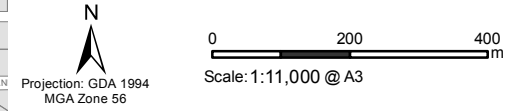






Sydney Metro Northwest Priority Precincts Proposed Lot Size Control - Showground





-  Precinct Boundary
-  Cadastre
-  LGA Boundary
-  Lot Size Control Areas

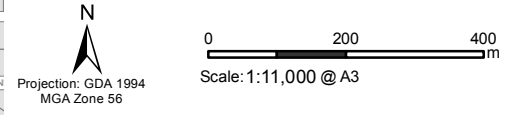


Showground

THE HILLS

Sydney Metro Northwest Priority Precincts Proposed SRD SEPP Sites - Showground

-  Precinct Boundary
-  Cadastre
-  LGA Boundary
-  Proposed SRD SEPP sites



Showground

THE HILLS