

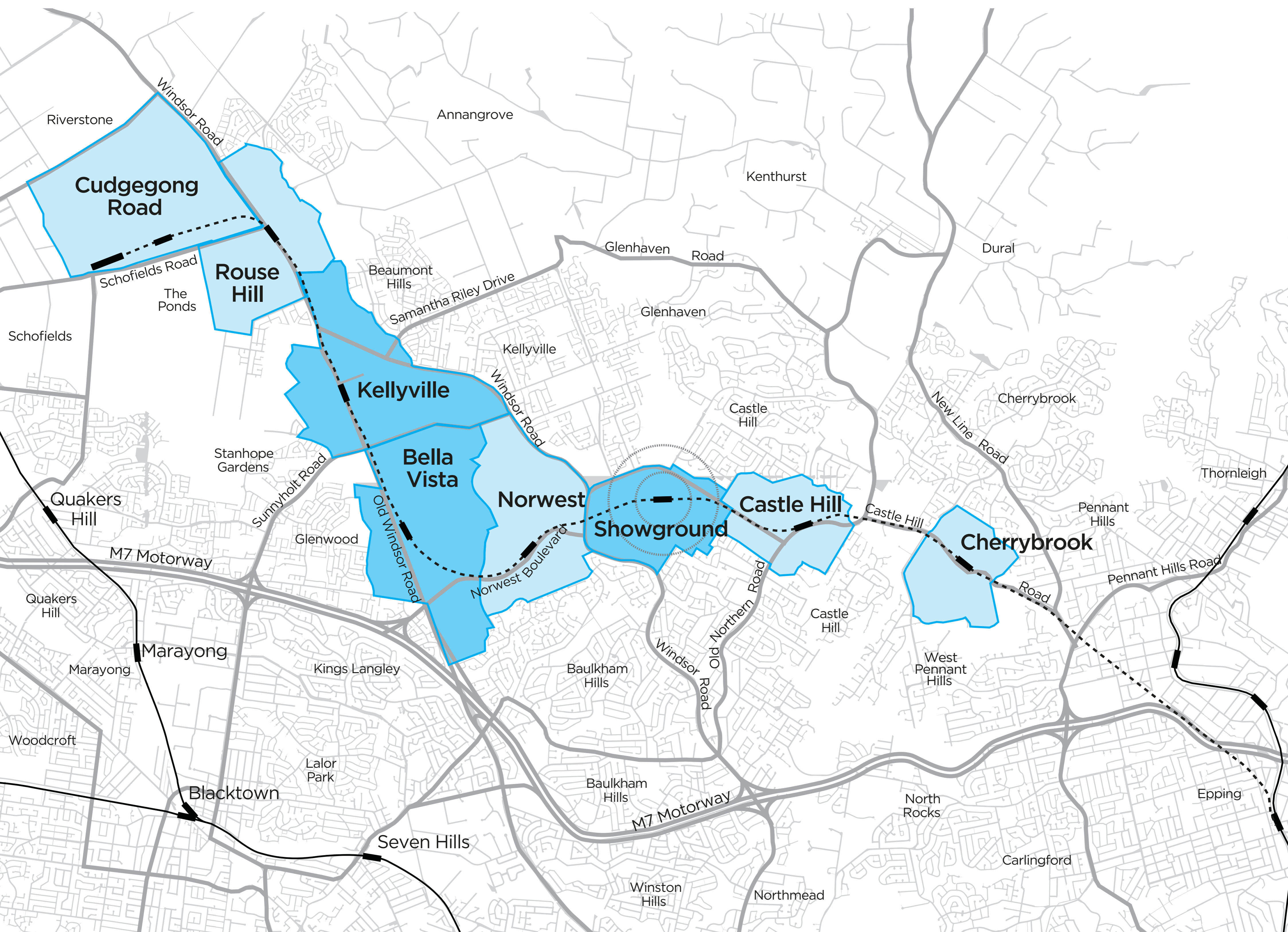


Sydney Metro Northwest background

The NSW Government has committed \$8.3 billion to build Sydney Metro Northwest (formerly North West Rail Link) – Australia’s largest transport infrastructure project currently under construction.

The Department has worked closely with Hills Shire Council and the local community to investigate opportunities to revitalise areas for communities along the 23km rail link that will run from Epping to Cudgegong Road at Rouse Hill.

In October 2013, the Hills Shire Council nominated Showground Station, Bella Vista and Kellyville as priority precincts. These were endorsed by the NSW Government in August 2014.



The precinct vision for Showground

The Hills Cultural and Innovation Precinct

The precinct will evolve over time into a vibrant, connected and walkable centre that will be an attractive place to live, work and spend time in.



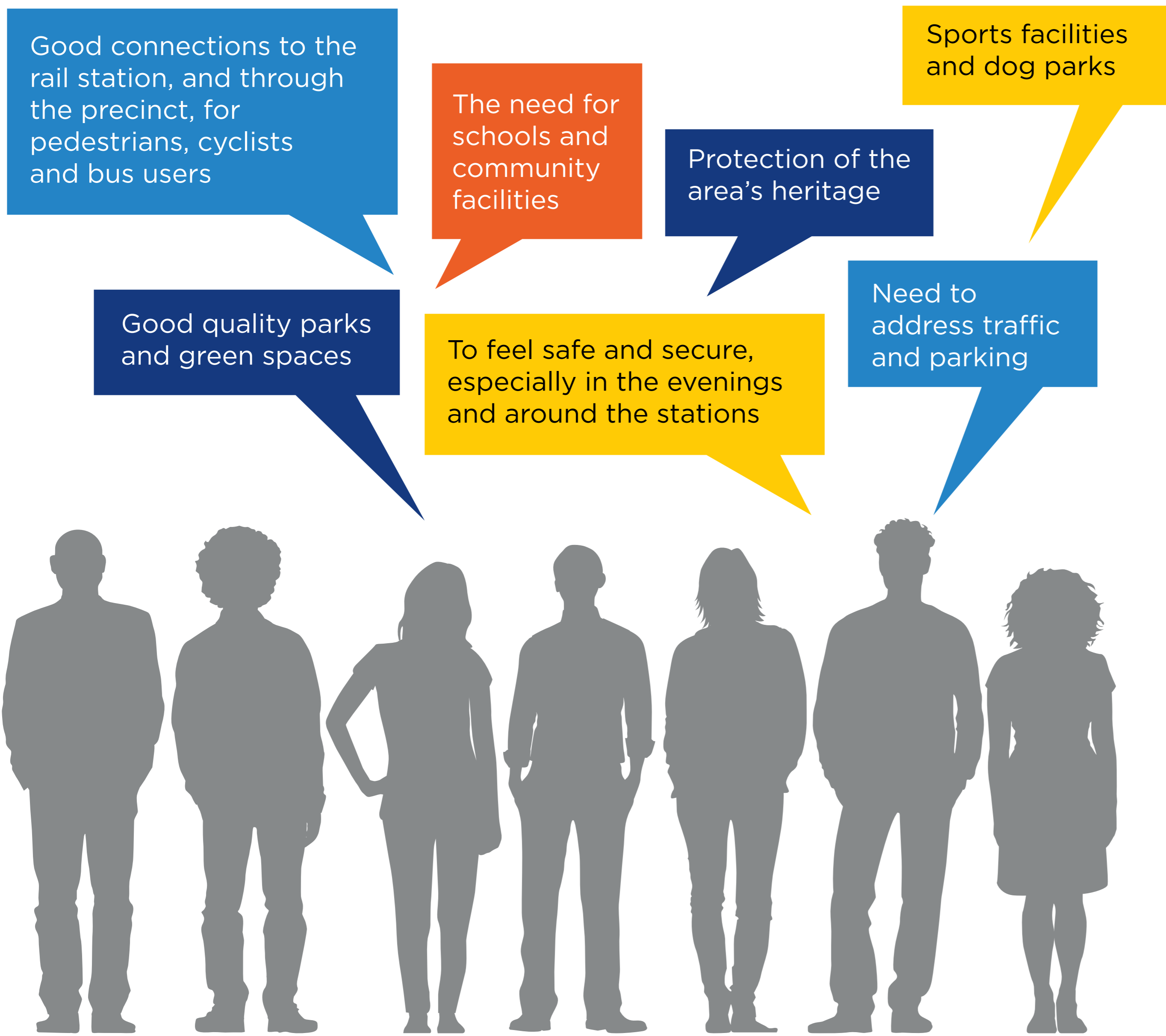
To take advantage of the significant investment in Sydney's transport network, the proposal will provide for:

- ▶ a new local centre around the station with shops, cafés, restaurants, local services and apartments
- ▶ a range of housing options from stand-alone houses, townhouses to apartments, with the highest buildings closest to the station
- ▶ retention of most of the employment areas, but allowing for new and innovative businesses to support more local jobs
- ▶ more quality, connected open spaces
- ▶ retention of the Castle Hill Showground as an important cultural and recreational facility.

Community consultation



Feedback so far has included:

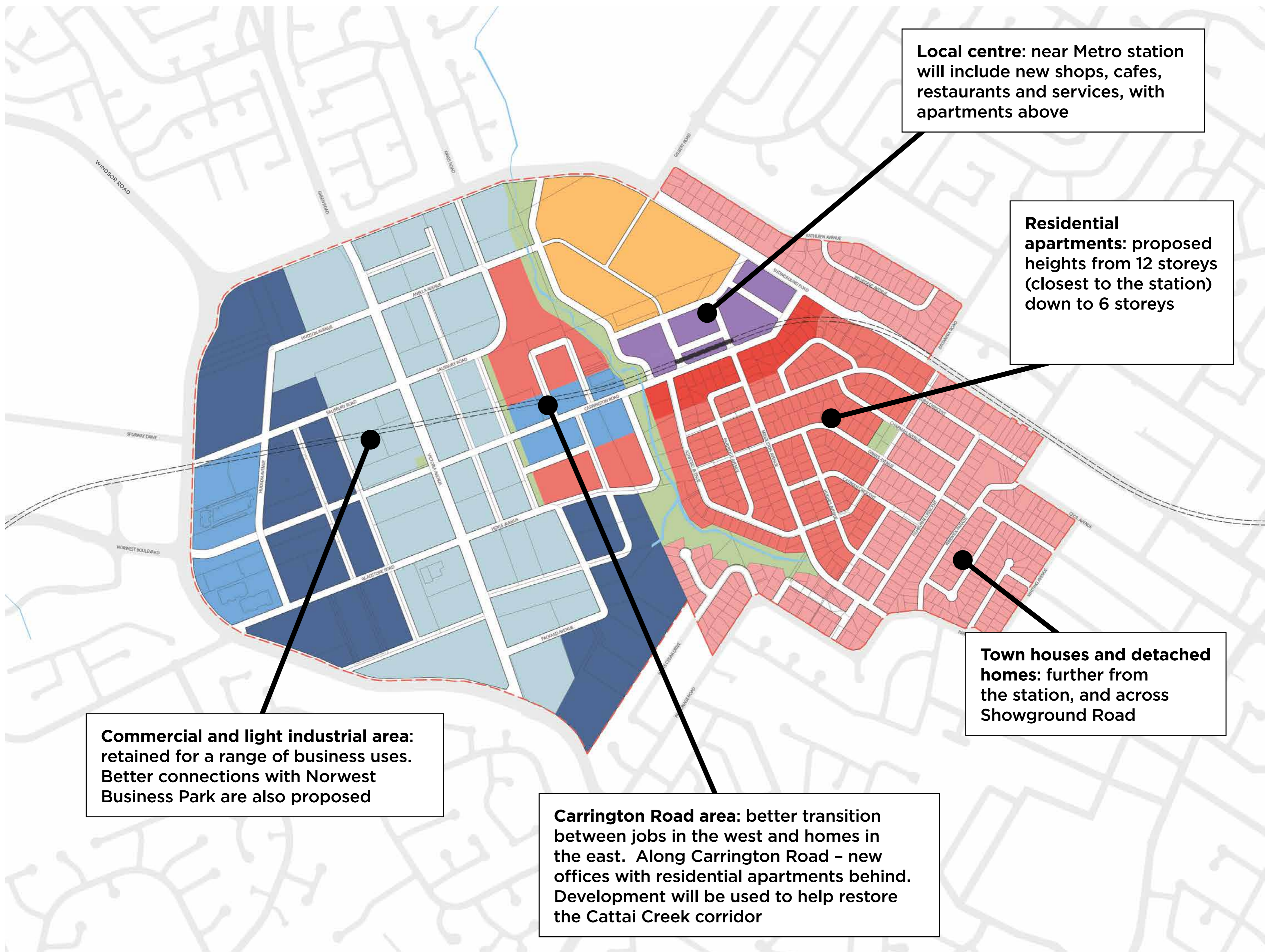


Community consultation has been an important part of the planning process. From October 2014 to March 2015 it has included:

- ▶ six community information stands
- ▶ 500 telephone surveys
- ▶ online survey with 280 participants
- ▶ newsletter delivered to residents in the precinct
- ▶ two stakeholder briefing sessions to inform representatives from community, businesses and other relevant groups about planning of the precincts and respond to any issues.

Precinct Plan

A range of uses and character areas are proposed for the precinct as shown in the map below.

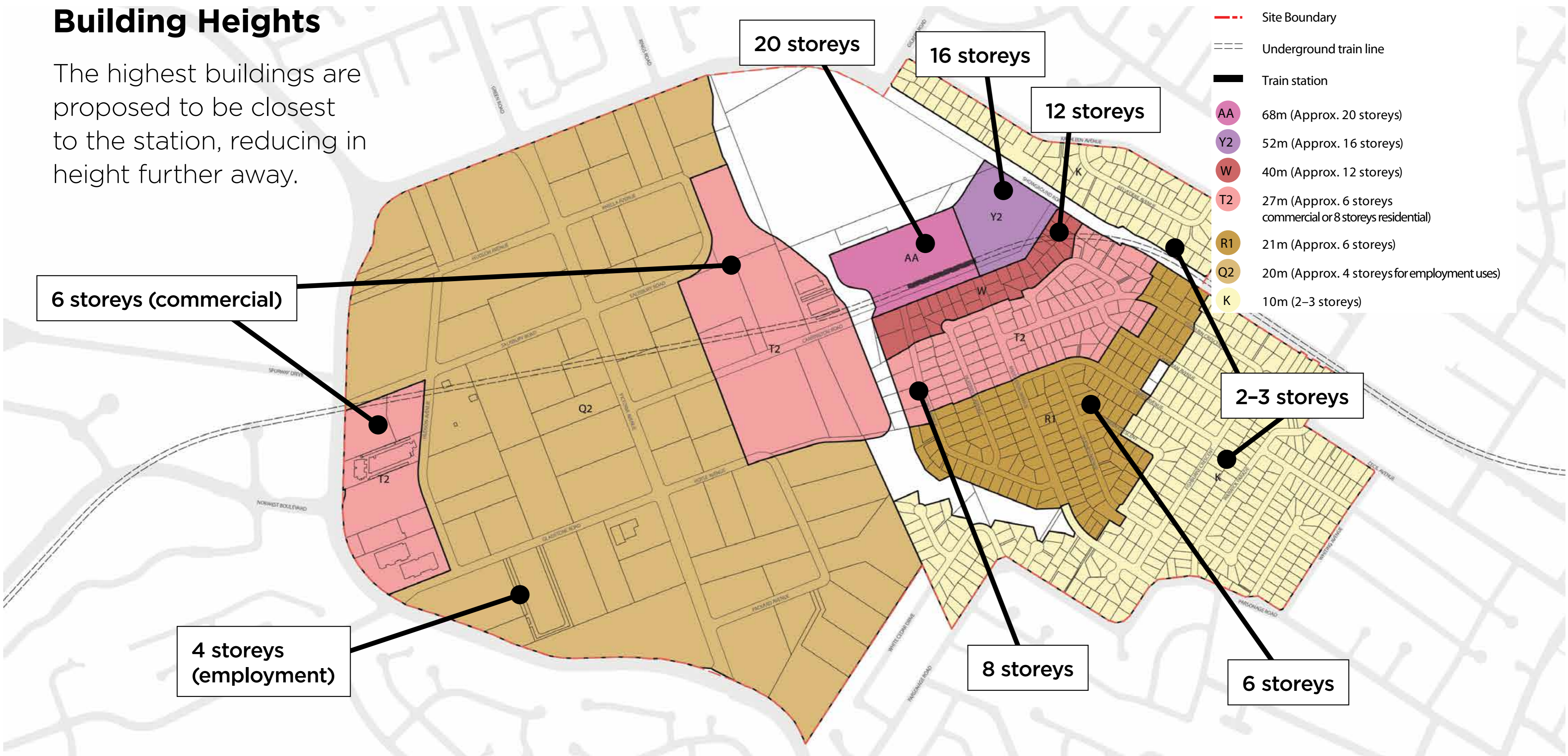


Built form

Proposed height and floor space ratio controls are maximums. All future development will need to address other controls such as those in *State Environmental Control Plan No. 65 – Design Quality of Residential Development* and the relevant Development Control Plan. This will determine the overall built form of development in the precinct.

Building Heights

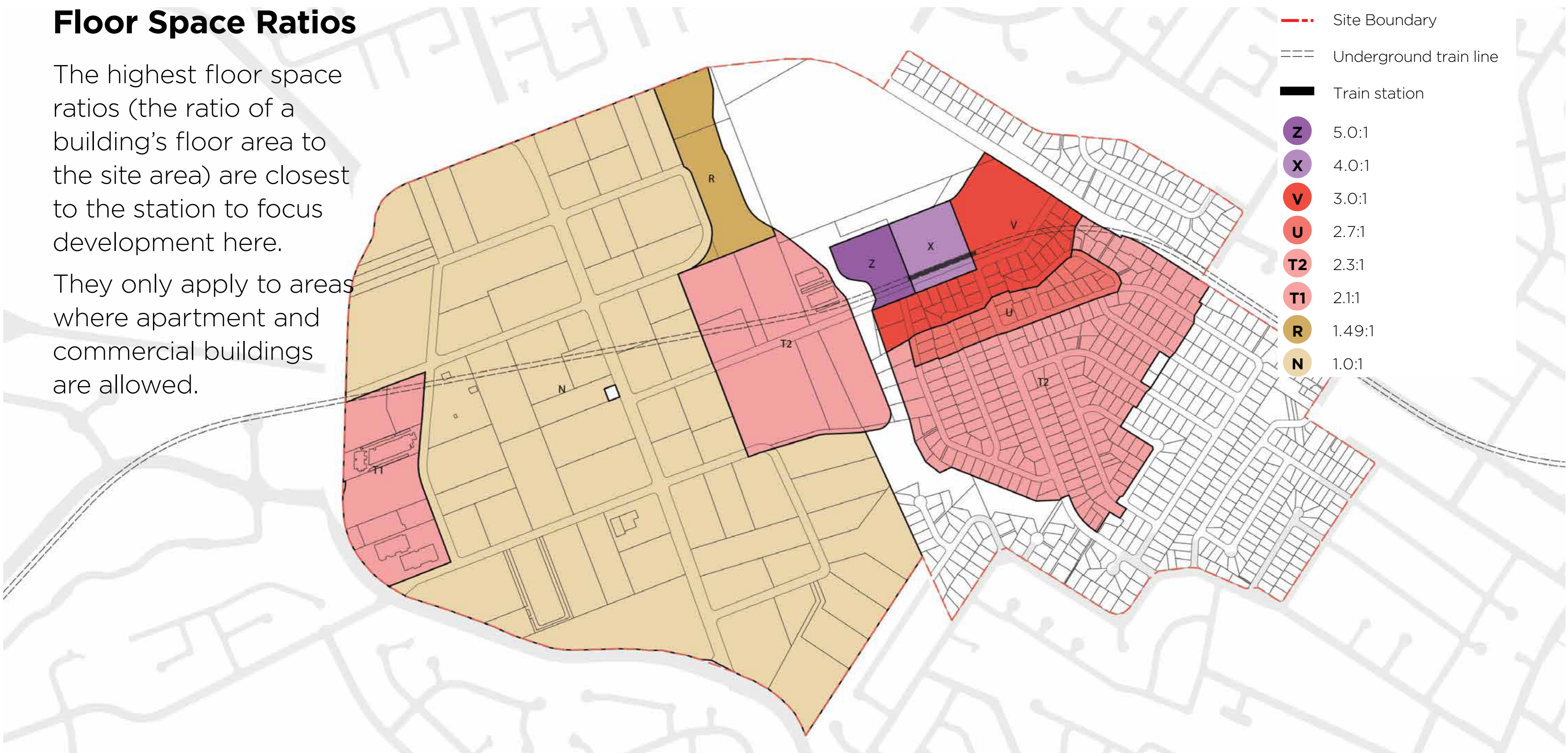
The highest buildings are proposed to be closest to the station, reducing in height further away.



Floor Space Ratios

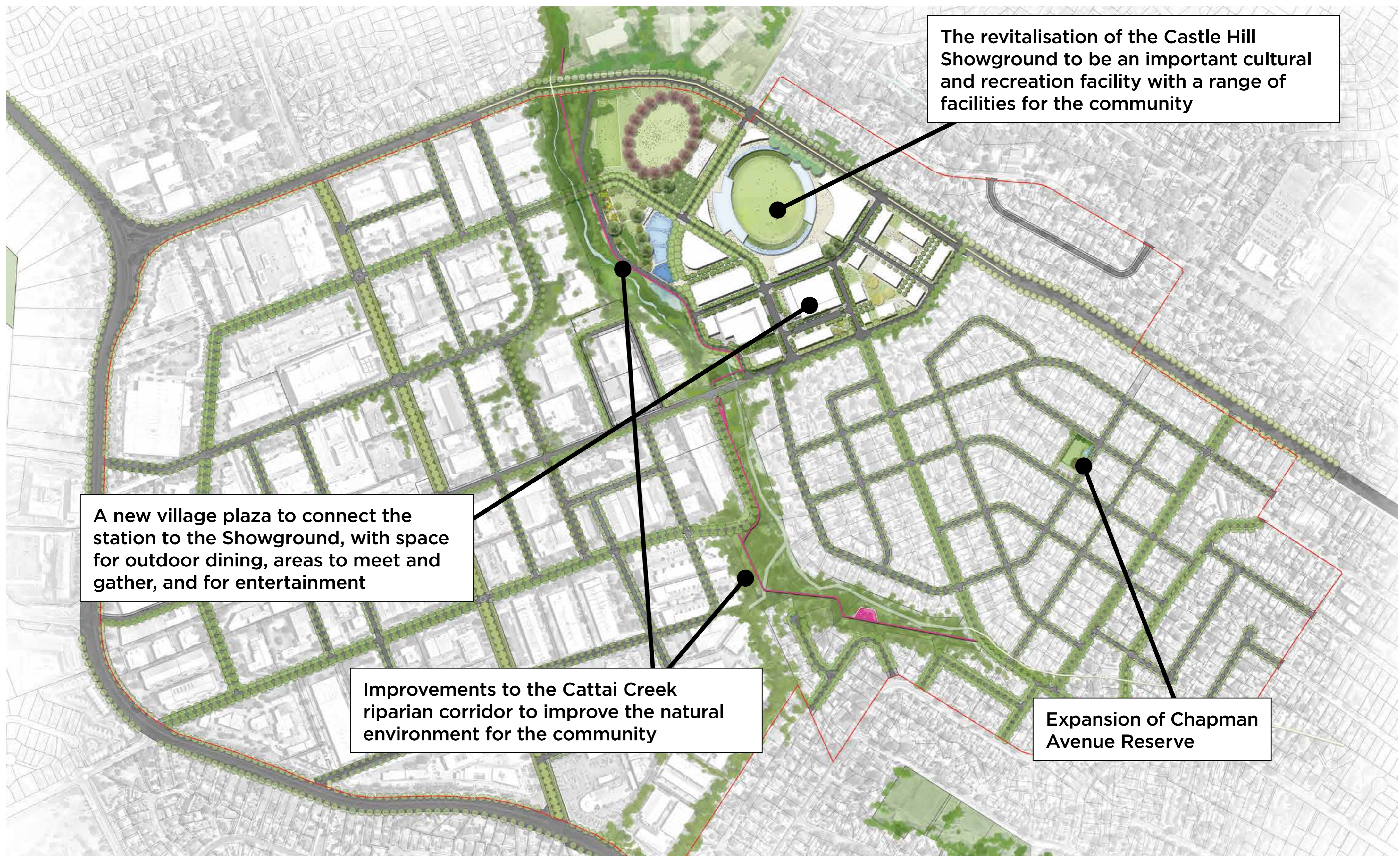
The highest floor space ratios (the ratio of a building's floor area to the site area) are closest to the station to focus development here.

They only apply to areas where apartment and commercial buildings are allowed.



Open space network

New public open spaces and improved parks and reserves are planned to create relaxing, enjoyable areas for residents, workers and visitors.



Village plaza

A village plaza is planned for the new local centre, and will provide a key link between the new station and the Castle Hill Showground.

The plaza is planned to feature shops, cafes and restaurants, a central lawn for workers and visitors to enjoy lunch or engage in informal games. New street trees are planned at the edges of the square to provide new greenery and shade.



Legend

1. Doran Drive with parking bays and bus stops
2. Mixed use buildings
3. Open lawn
4. Outdoor seating area
5. Raised planter bed
6. Grove of ornamental trees with public seating located under
7. High quality, durable paved finish
8. Native street trees within planted pits
9. View location

Castle Hill Showground

The Castle Hill Showground is a significant regional facility that has the potential to accommodate a much broader range of recreation, cultural, sporting and community uses to meet the needs of the existing and future residents, workers and visitors.

The Hills Shire Council will be responsible for the detailed design. A draft concept of how the facility could be planned has been prepared as part of the precinct proposal.



Legend

1. Showground Station
2. Local centre
3. Residential Apartments
4. Educational/Cultural Uses
5. Castle hill Showground arena
6. Indoor Sports uses
7. New north-south connections to Showground Road
8. New east-west connection from Showground station to existing development to the west of Cattai Creek
9. Children's playground
10. State park
11. Parkland including barbecue and picnic facilities
12. Community garden
13. Dog off leash/training area
14. Village green with ornamental tree plantings
15. Equestrian area
16. Flexible market/event pavilion
17. Grove of trees for possible expansion of market
18. Cattai Creek corridor with pedestrian/cycle path connecting to Fred Catterson Reserve
19. View location



Traffic and access

The plans maximise the benefits of the new rail connection by encouraging use of public transport, and encourage walking and cycling to reduce the pressure on the road network.

A new transport interchange will be built at the station to include:

- bus, taxi, cycle and kiss-and-ride interchange facilities
- commuter car park for 600 spaces
- new and upgraded station precinct access streets

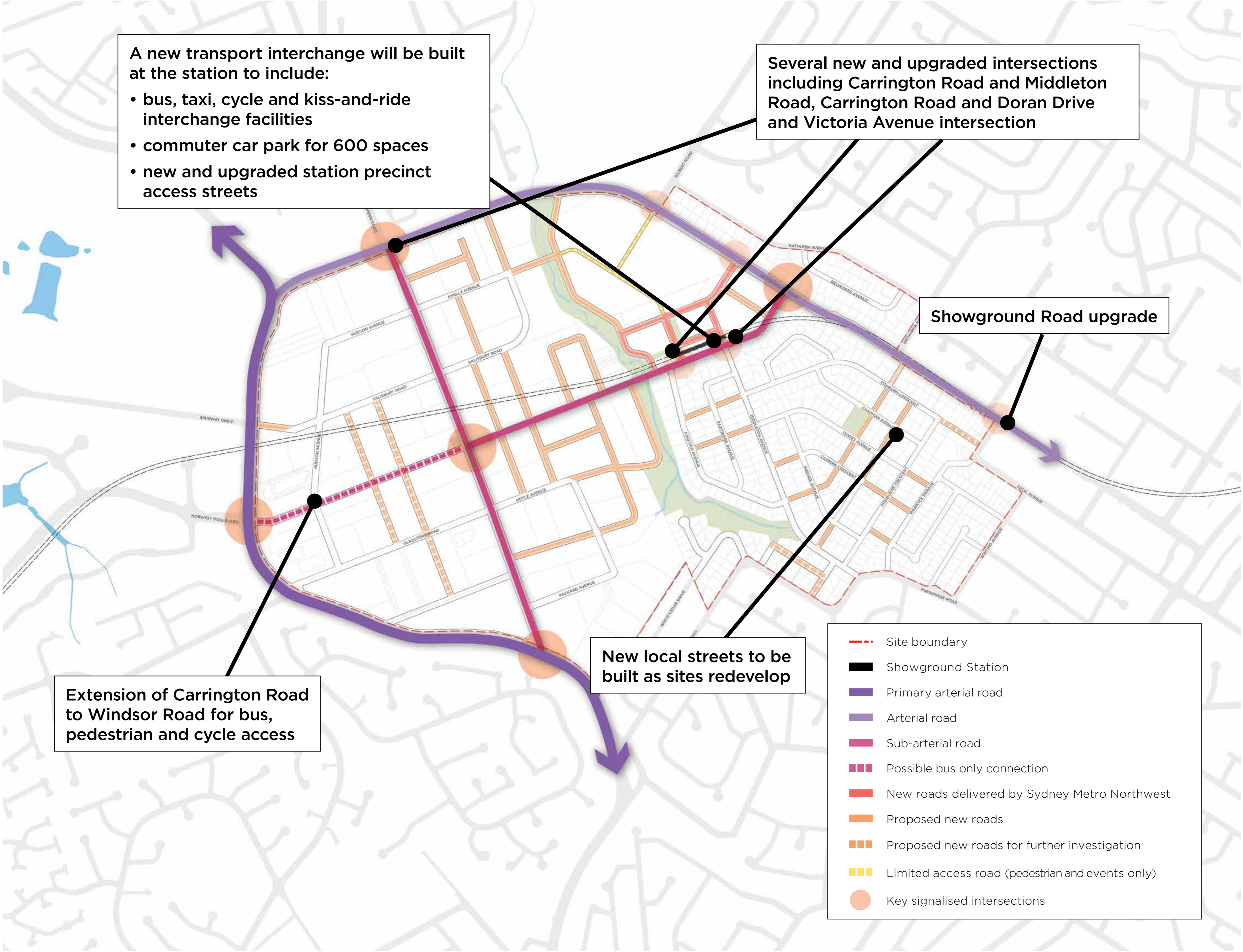
Several new and upgraded intersections including Carrington Road and Middleton Road, Carrington Road and Doran Drive and Victoria Avenue intersection

Showground Road upgrade

Extension of Carrington Road to Windsor Road for bus, pedestrian and cycle access

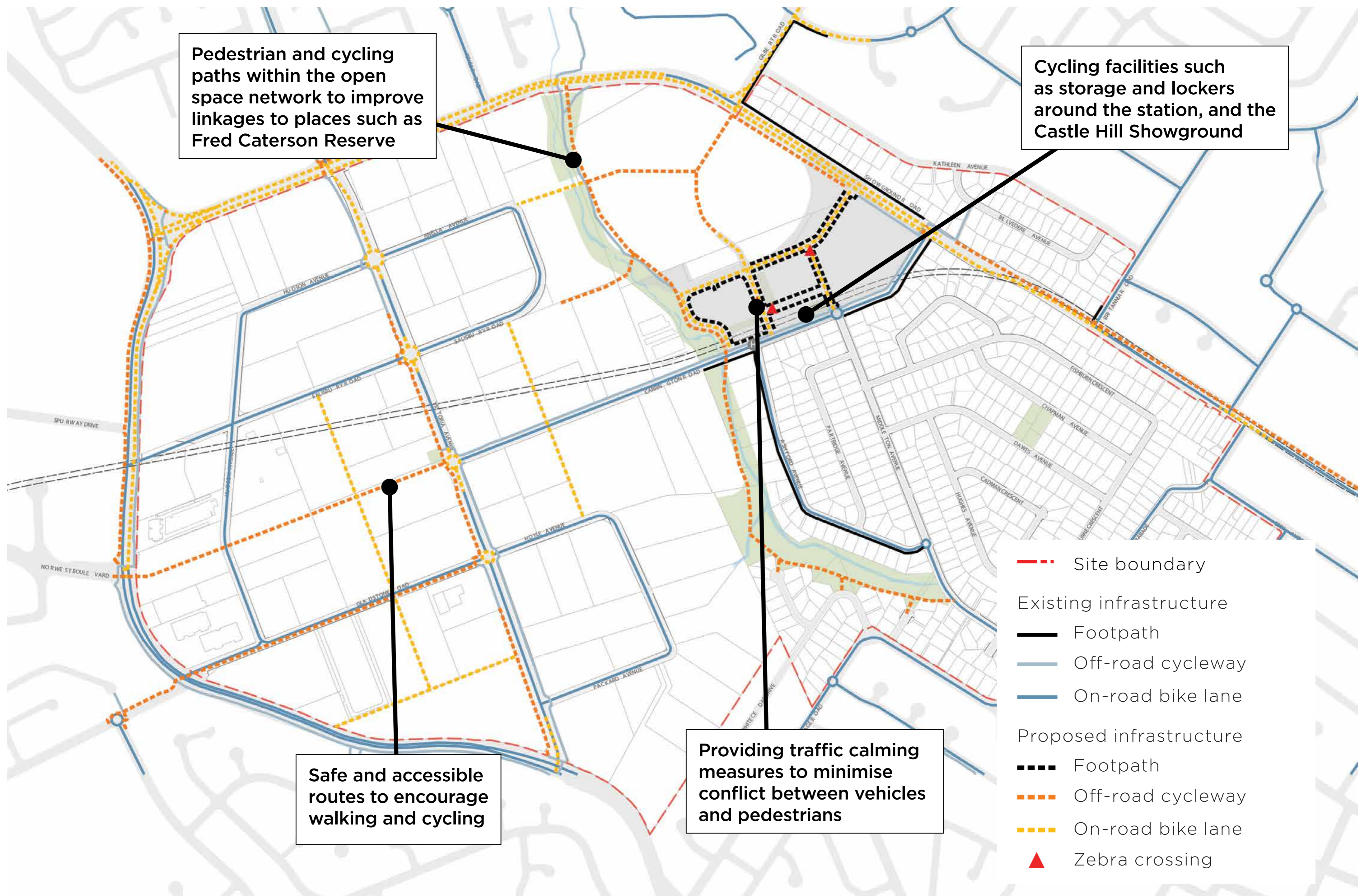
New local streets to be built as sites redevelop

	Site boundary
	Showground Station
	Primary arterial road
	Arterial road
	Sub-arterial road
	Possible bus only connection
	New roads delivered by Sydney Metro Northwest
	Proposed new roads
	Proposed new roads for further investigation
	Limited access road (pedestrian and events only)
	Key signalled intersections



Pedestrian & cycling connections

Improved pedestrian and cycle connections are planned to provide easy, pleasant and healthy ways of getting around.



Precinct Support Scheme

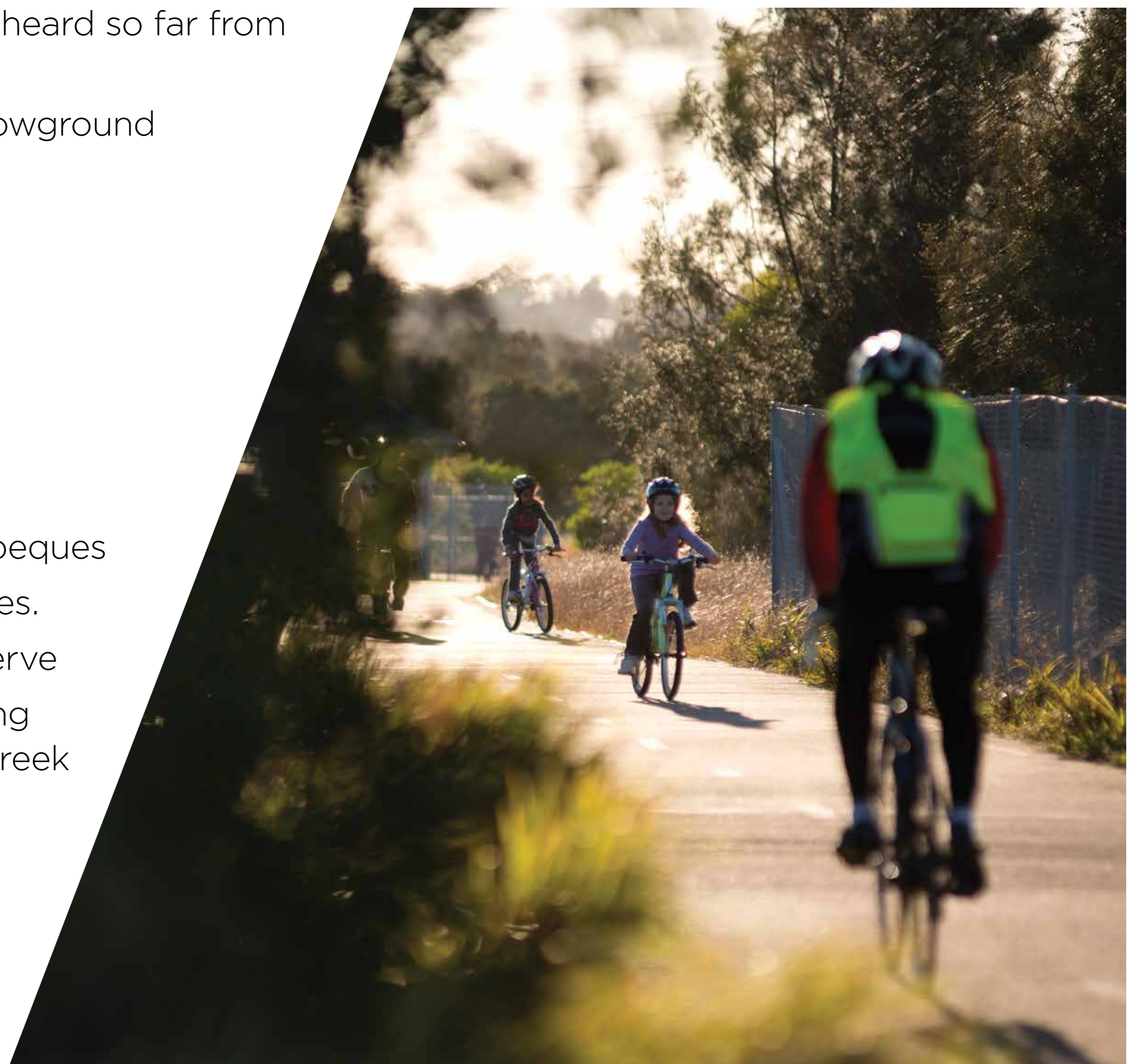
The NSW Government has allocated \$15 million to be spent on local infrastructure within the Showground, Bella Vista and Kellyville Station Precincts.

Consultation with the community will help inform how The Hills Shire Council will direct the funding. This funding is in addition to the local developer levies collected through Section 94 plans.

Ideas for Precinct Support Scheme funding we've heard so far from the community include:

- ▶ new and improved facilities at the Castle Hill Showground which could include:
 - multipurpose facility (for concerts, exhibition, sporting and youth events)
 - playground facilities
 - sporting facilities
 - a market pavilion
 - improved lighting
 - park furniture such as tables, seating and barbeques
 - public art such as water features and sculptures.
- ▶ enlarging and improving Chapman Avenue Reserve
- ▶ walking and cycling paths including along existing streets, and Cattai Creek, Elizabeth Macarthur Creek and Caddies Creek corridors
- ▶ pedestrian and cycle paths through Bella Vista Farm, connecting residents to the Circa Shopping Centre
- ▶ community centre at Kellyville or Bella Vista town centres
- ▶ improvements to existing sports fields and/or new sports fields at Caddies Creek, Kellyville.

A survey is available on our website so we can hear your views on how council could use this money to improve the areas in the precinct.



Land use zones

Land use zones are proposed to be changed in parts of the precinct near the new station.

