

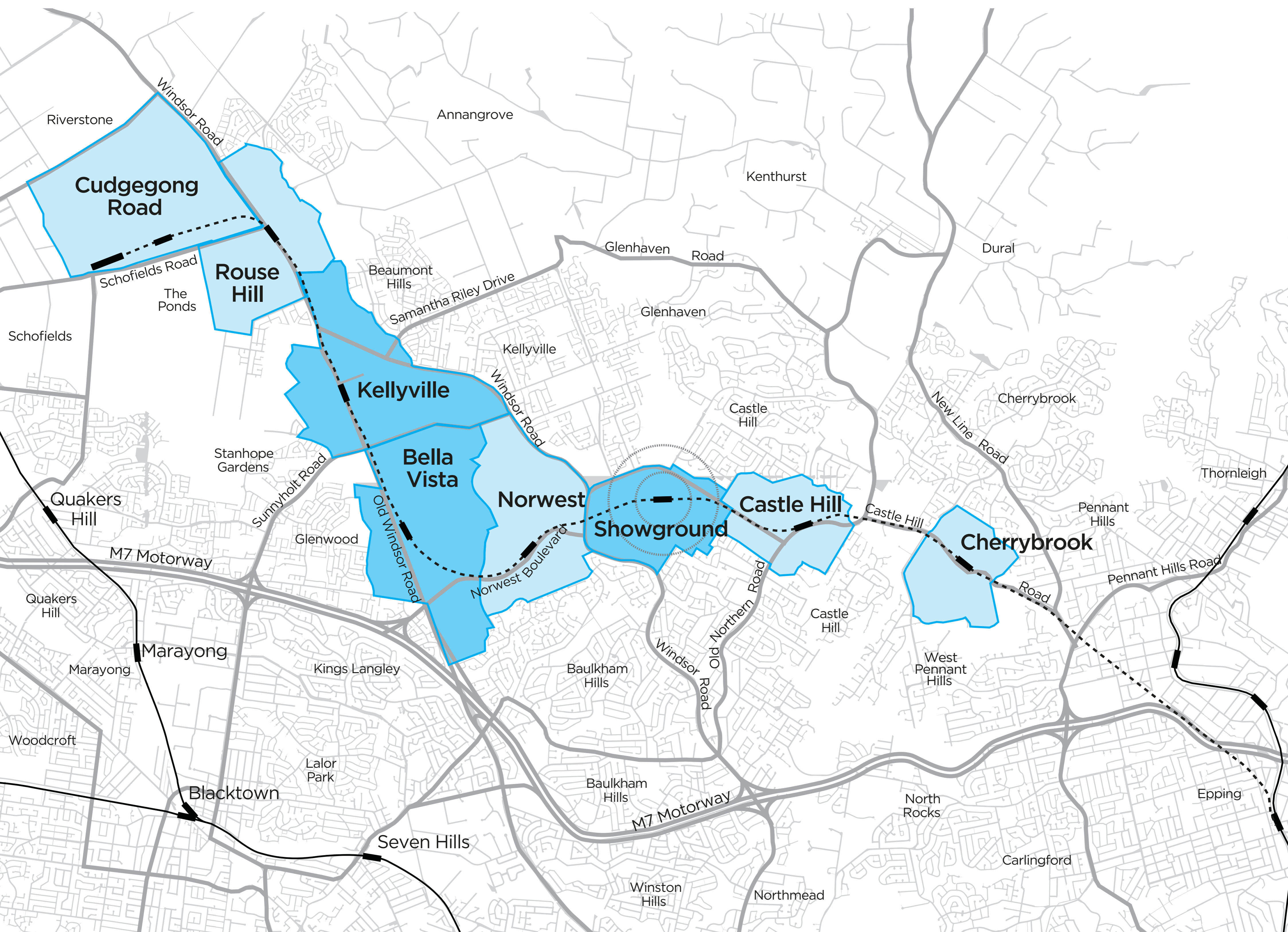


# Sydney Metro Northwest background

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 Bella Vista

## The Hills premier living and business precinct

The Bella Vista precinct will evolve over the next 20 years into a vibrant, connected and walkable centre that will be an attractive place to live, work and spend time in.



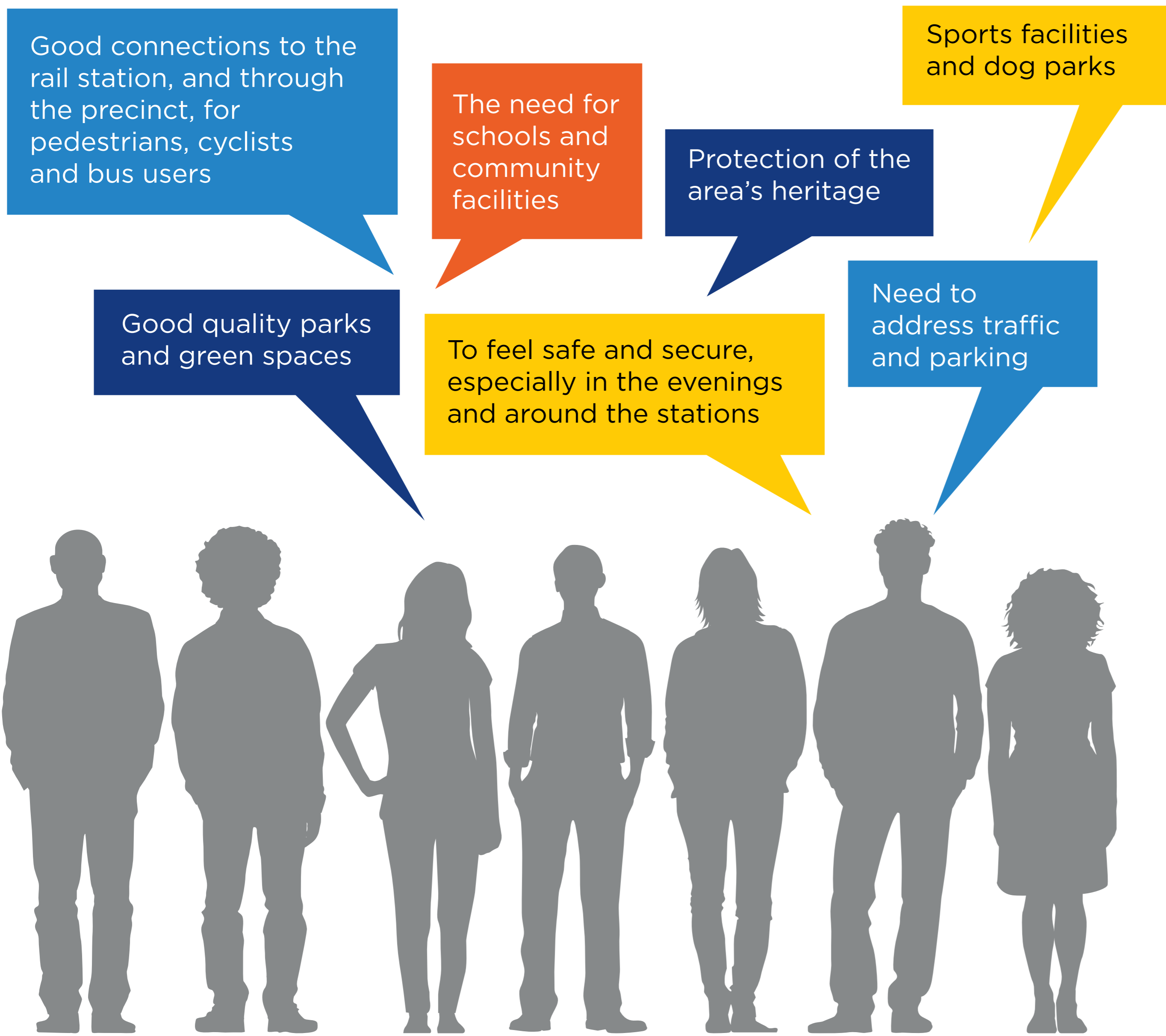
To take advantage of the significant investment in Sydney's transport network, the proposal will provide for:

- ▶ a new local centre around the station with more homes, jobs, new community facilities and better use of parks and open space.
- ▶ a larger, more improved Norwest Business Park.
- ▶ retention of the Bella Vista Farm as an important heritage and recreational facility.
- ▶ a range of new housing options, with the highest buildings closest to the station.
- ▶ increased areas of open space, community facilities and schools.
- ▶ a range of infrastructure improvements including new and upgraded local roads and intersections, pedestrian and cycle paths.

# Community consultation



## Feedback so far has included:

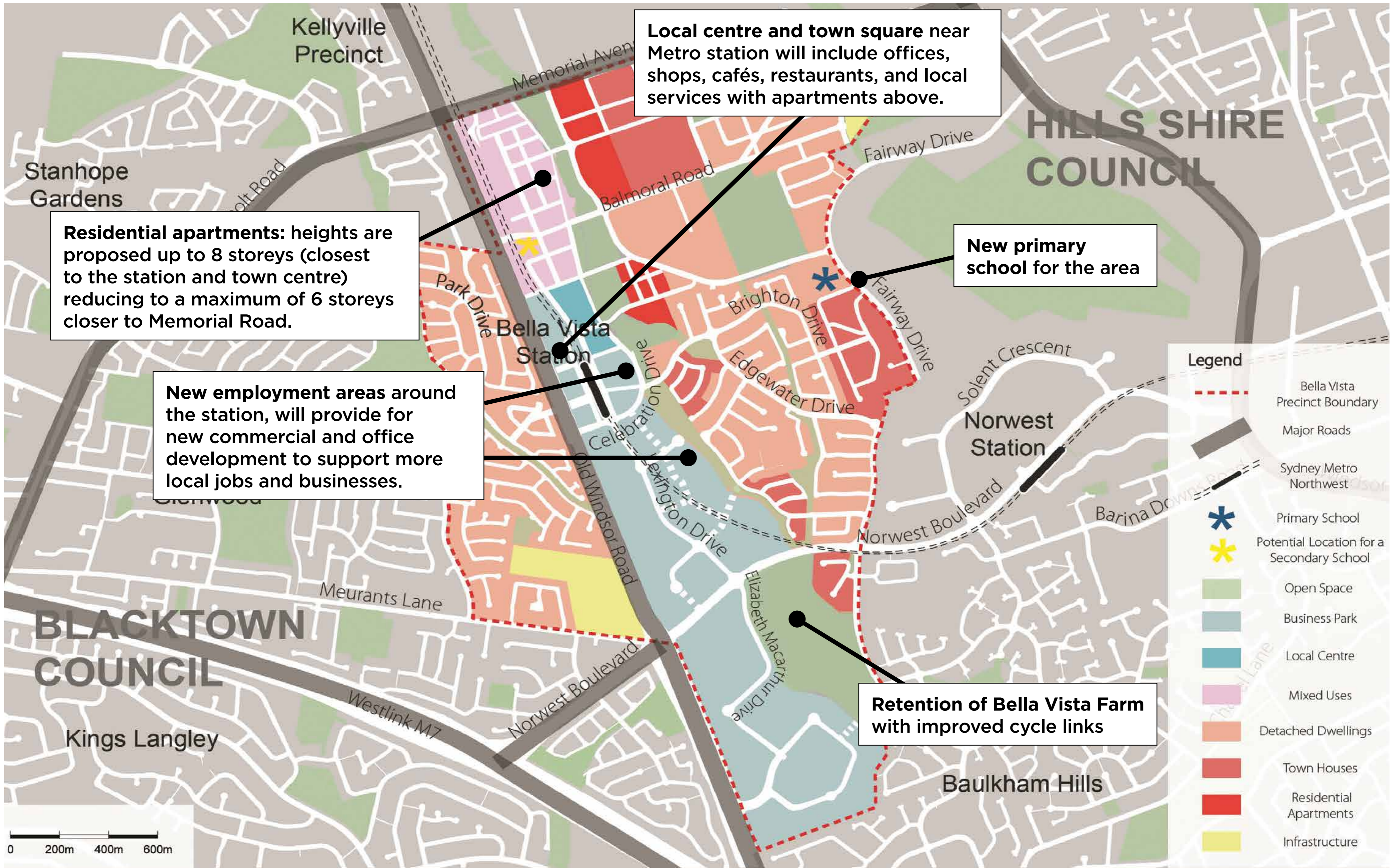


Community consultation has been an important part of the planning process. From October 2014 to March 2015 it has included:

- ▶ 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.

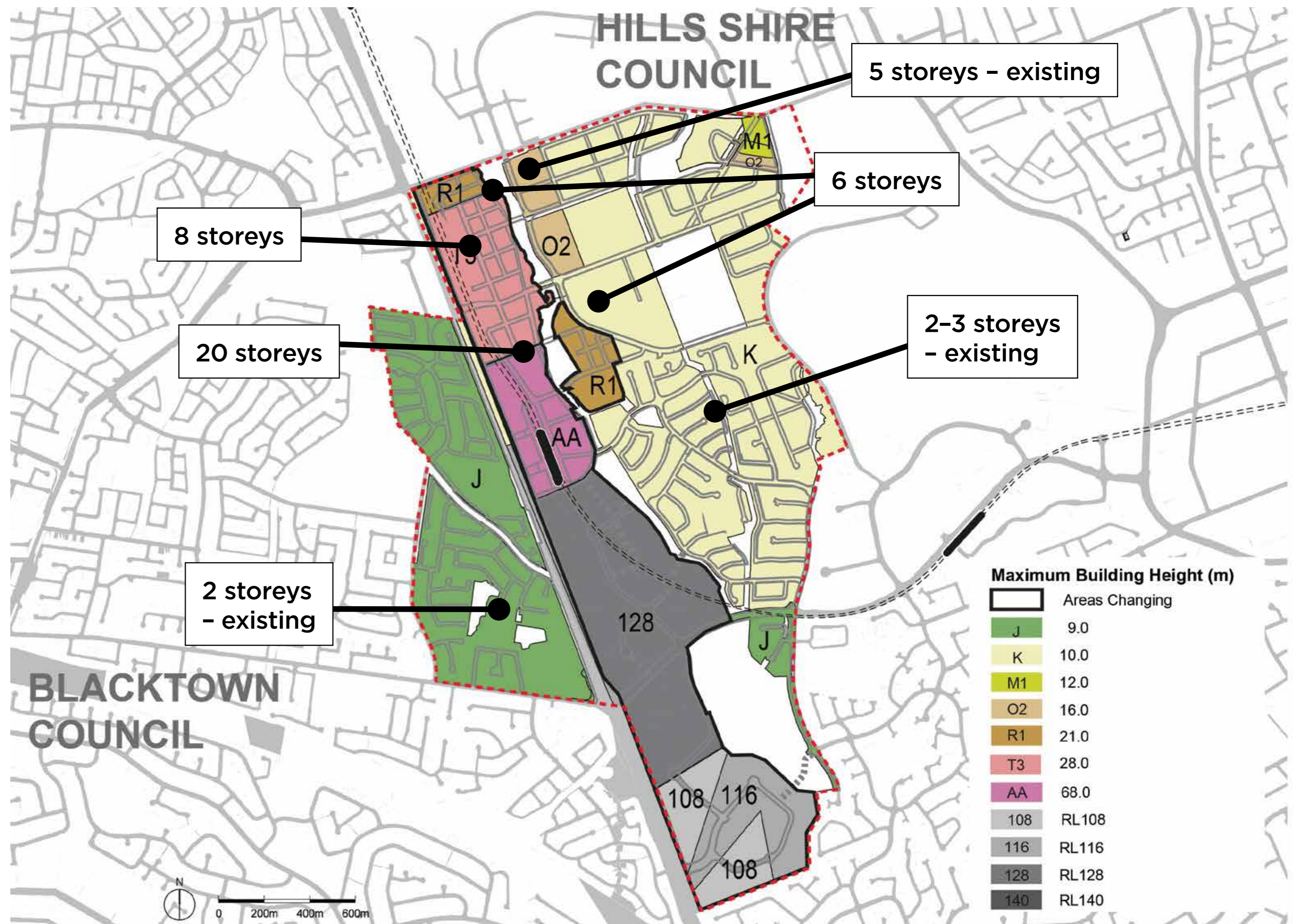


# Built form

Proposed height and floor space ratio controls are maximums. All future development will still 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

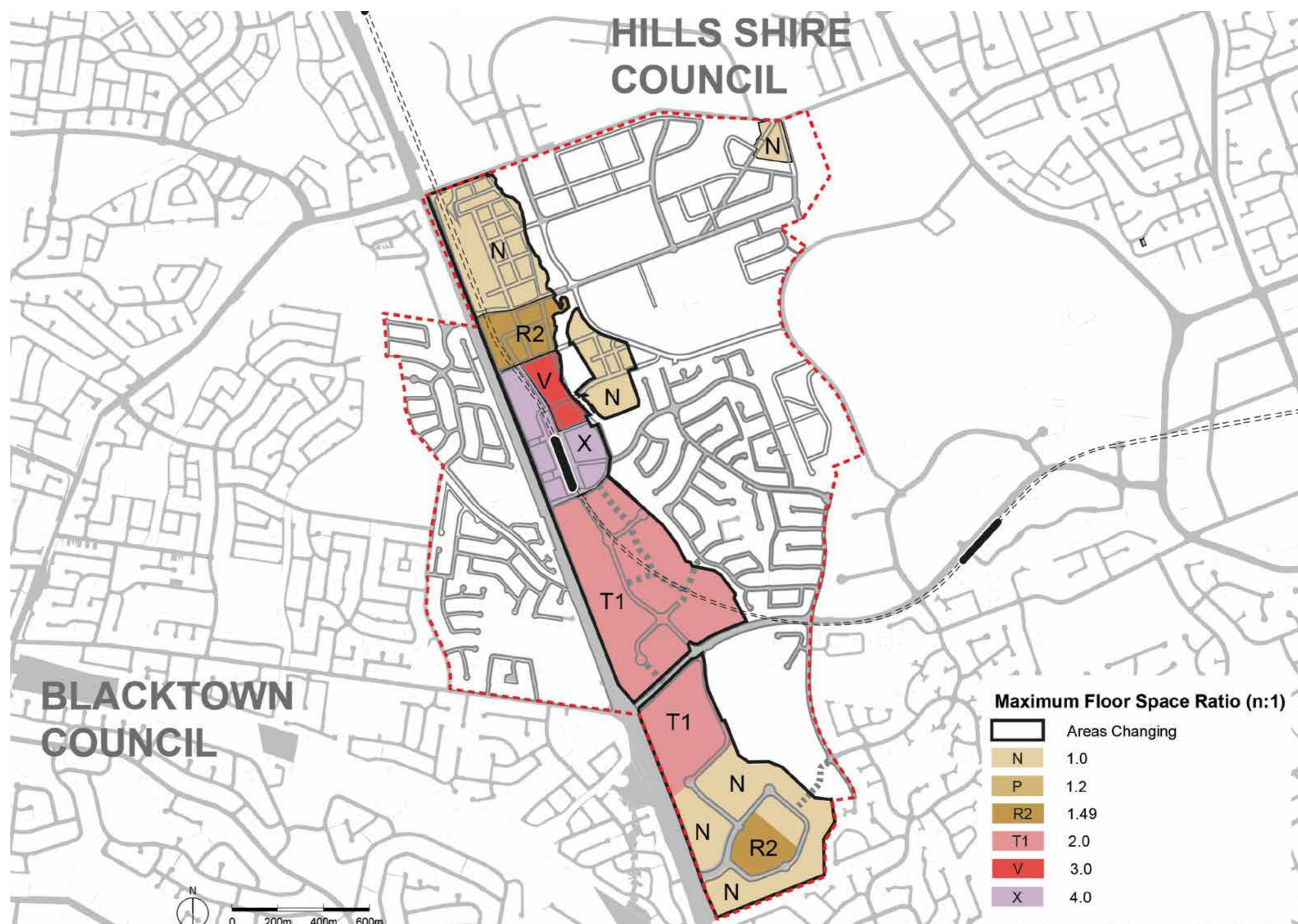
The highest buildings are proposed to be closest to the station, reducing in height further away.



## Floor Space Ratios

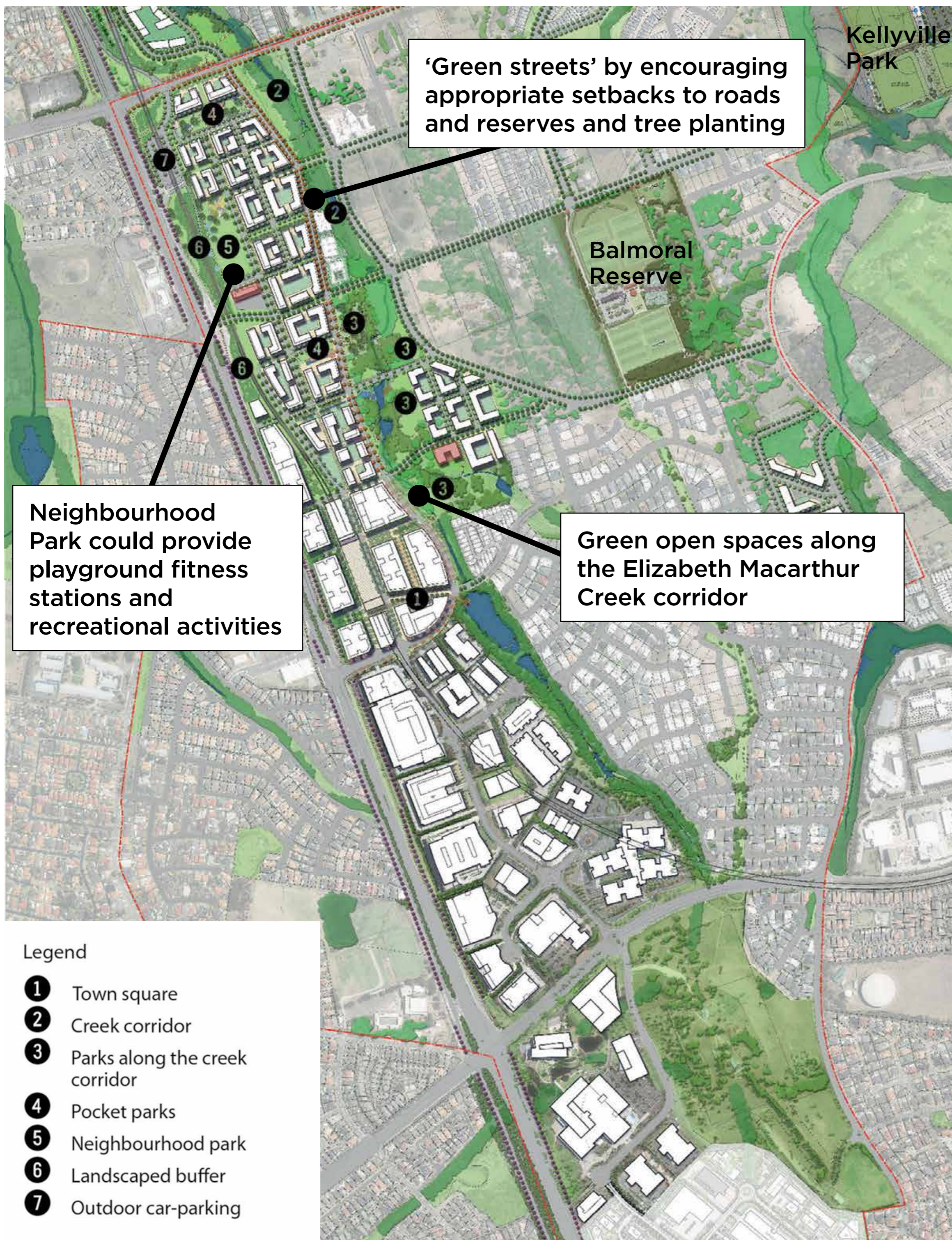
The highest floor space ratios (the ratio of a building's floor area to the site area) are closest to the station to focus development here.

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



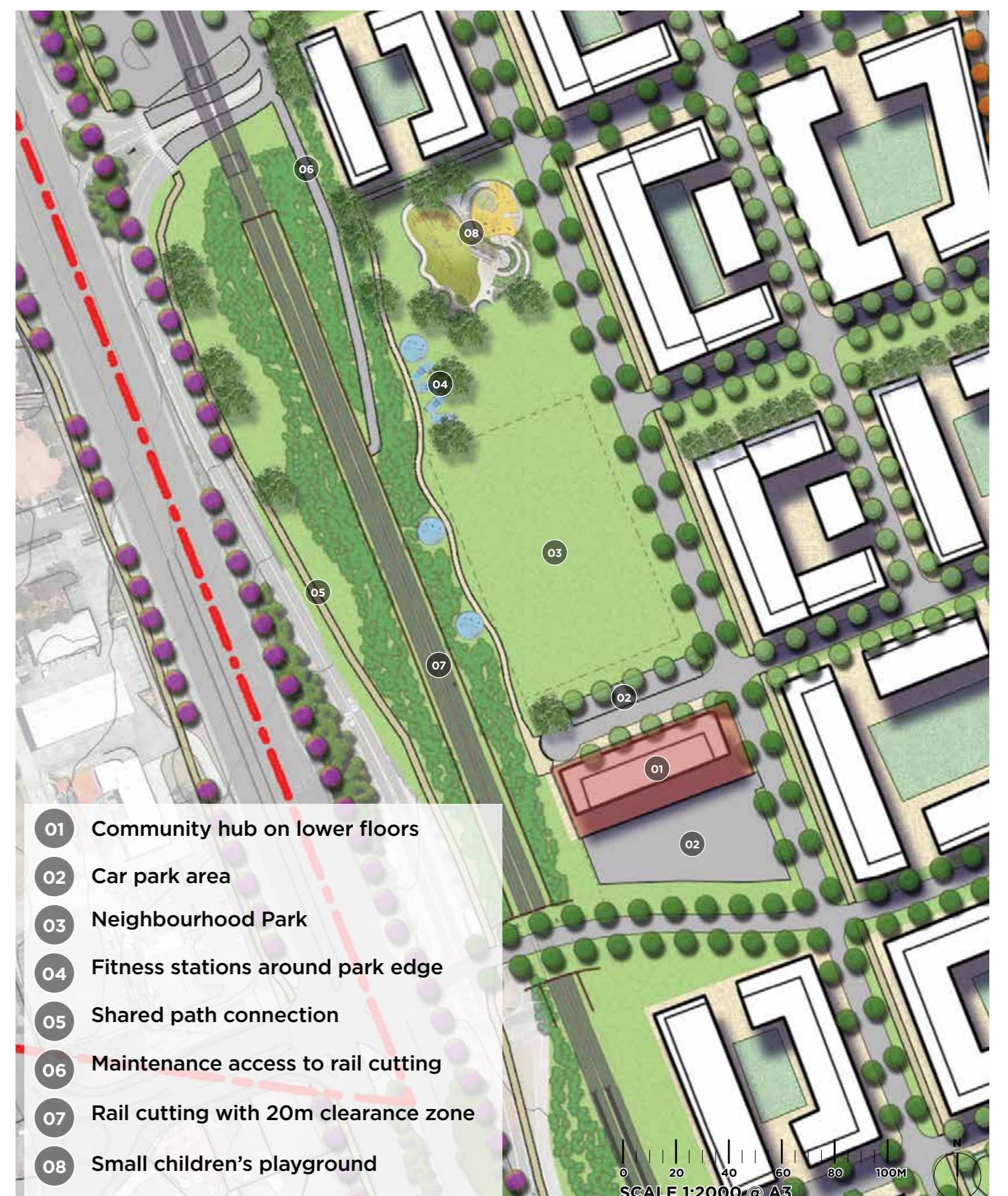
# Open space network

New improved public open spaces are planned to create attractive, pleasant places that meet the needs of the existing and future community. These complement existing open space such as Bella Vista Farm Park.



Plans include:

- ▶ new green open spaces including active play spaces, relaxation/leisure spaces and improvements to biodiversity
- ▶ a town square opposite Bella Vista Station which will link to Elizabeth Macarthur Creek and residential areas
- ▶ green open spaces along the Elizabeth Macarthur Creek corridor with pedestrian and bicycle paths
- ▶ 'green streets' by encouraging appropriate setbacks to roads and reserves, and tree planting.



# Local centre and town square

A new vibrant local centre will be focused around the station and transport interchange to become the heart of the local community.

The centre will include offices, shops, cafés, restaurants, and local services. Some buildings in the northern part of the local centre will include residential apartments above shops and business on lower levels.



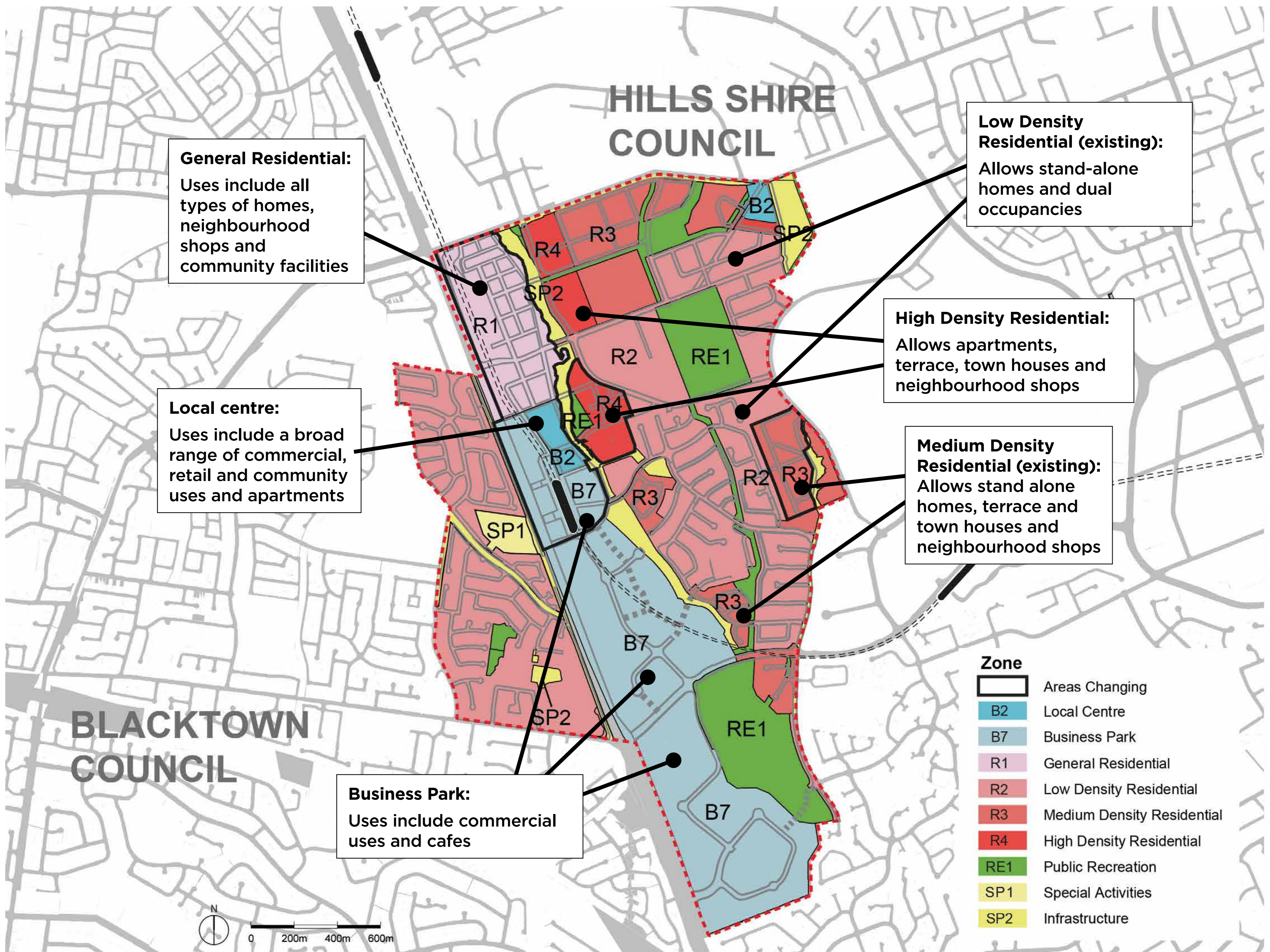
# Creek corridors

The Elizabeth Macarthur Creek corridor is planned to play an important landscaping, recreational, hydrological and ecological role in the precinct.



# Land use zones

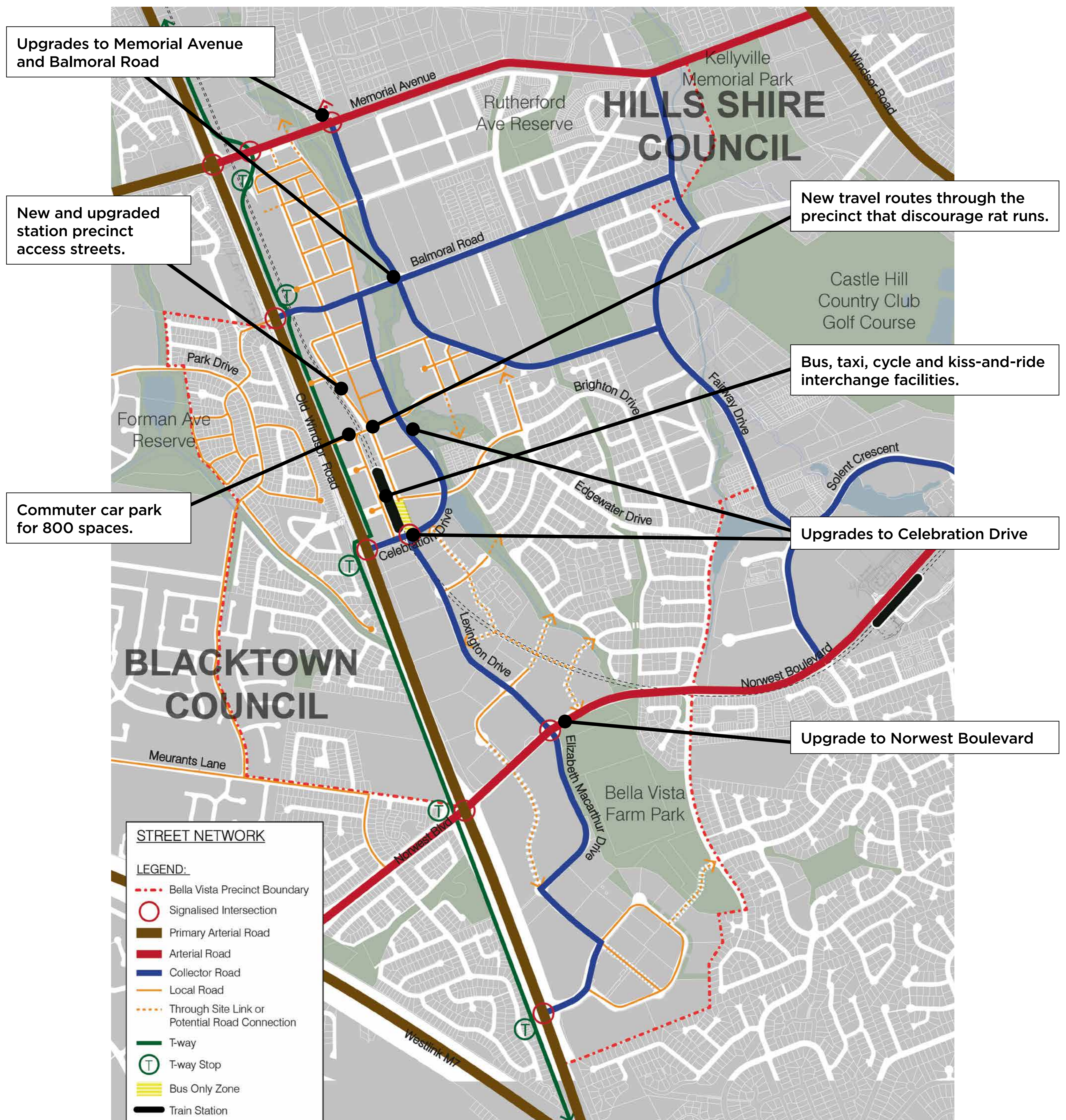
Land use zones are proposed to be changed in parts of the precinct near the new station.



# 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 and improvements to the local road and bus network are also planned.

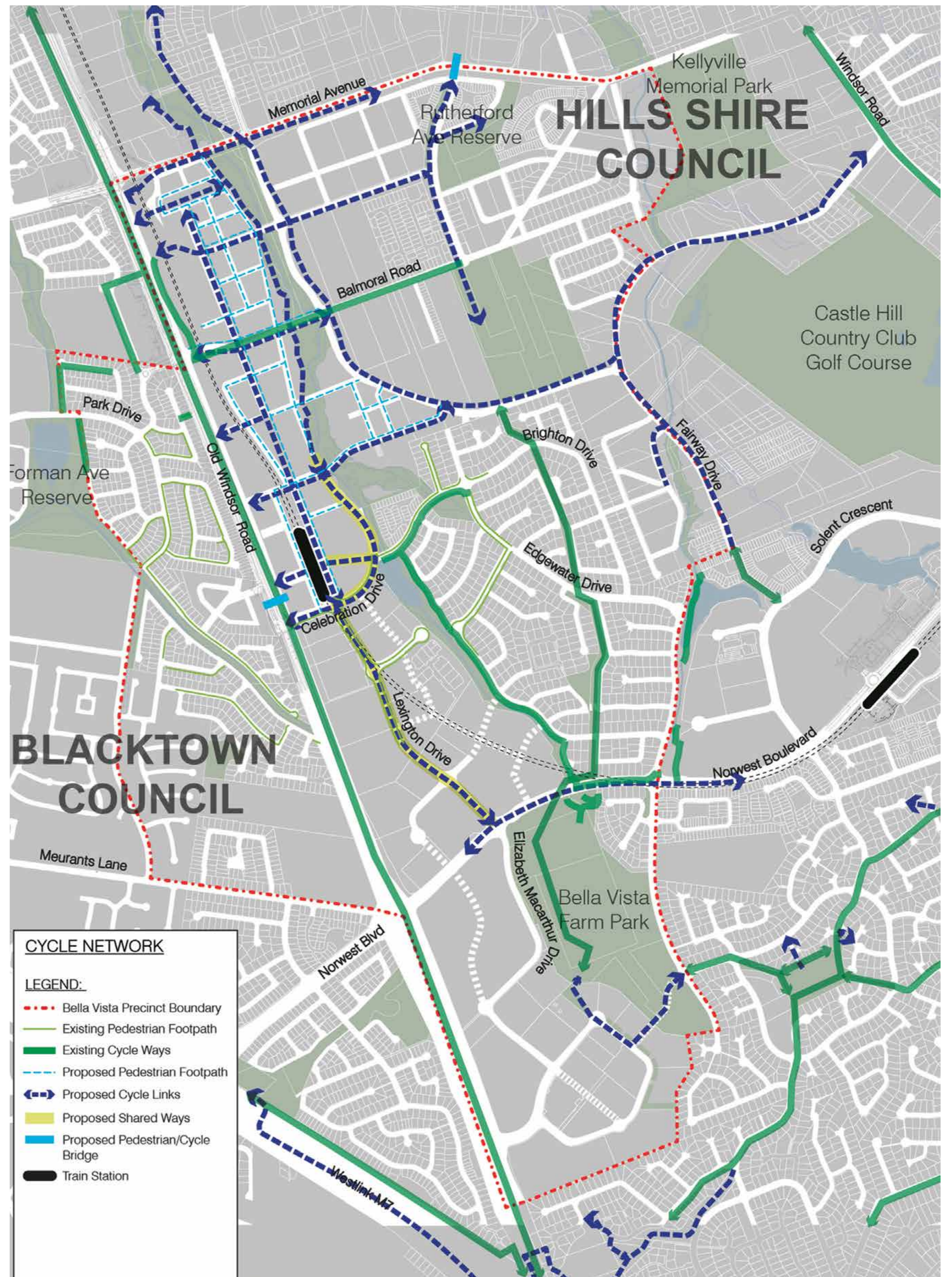


# Pedestrian & cycling connections

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

This will include:

- ▶ Safe and accessible routes to encourage walking and cycling
- ▶ Traffic calming, road safety and traffic control measures
- ▶ New and upgraded footpaths on both sides of the street within key areas



# 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.

