



26 February 2016

Our ref: RJC: 15-216C

Department of Planning & Environment
GPO Box 39
Sydney NSW 2001

Information@planning.nsw.gov.au

ATT: Director, Urban Renewal

Dear Director,

**Re: Sydney Metro Northwest Priority Urban Renewal Corridor
Priority Precinct Proposals: Showground Station, Bella Vista and Kellyville**

We write on behalf of The GPT Group in relation to the exhibition of the draft precinct proposals for Showground Station, Bella Vista and Kellyville which form part of the Sydney Metro Northwest Priority Urban Renewal Corridor.

The GPT Group owns and manages the Rouse Hill Town Centre, Stage 2 of which is the subject of a current Precinct Plan approval which provides for a major mixed use expansion of the Town Centre across Rouse Hill Drive and onto land currently otherwise bounded by Windsor Road to the west, Commercial Road to the north and Caddies Boulevard to the east.

The planned Town Centre expansion is consistent with all relevant planning controls, strategies, and policies for Rouse Hill, the North West sector and the Sydney Metropolitan area as a whole. It will deliver significant and substantial employment and living opportunities in a location well-served by public transport, including by the North West Rail.

Delivery of the approved project has been planned based on a detailed knowledge of the Town Centre's trade area and of planned and/or approved development activity (i.e. retail, commercial, residential and entertainment/leisure within it. In this regard, there are aspects of the exhibited priority precinct proposals for Bella Vista, in particular, which lack adequate or sufficient clarity, and in this regard we request that further details be provided. These aspects are as follows.

Designated as "The Hills premier living and business precinct", the exhibited proposal for the Bella Vista Precinct seeks to achieve the following intensification of the Bella Vista precinct by the year 2036:

- Employment:
 - 9,400 new jobs over the next 20 years;

- New commercial premises around Bella Vista station; and
 - Renew and expand existing business areas in Norwest Business Park.
- Residential:
 - 4,200 new homes over the next 20 years;
 - Building heights up to 20 storeys (mixed use) around the local centre; and
 - Higher density residential precincts adjoining Elizabeth Macarthur Creek and other opportunity sites such as along Fairway Drive.
 - Retail:
 - Local centre at the station to provide 5,000m² to 10,000m² of retail floor space for day-to-day shopping needs;
 - Based on employment projections, there will be a demand for 60,000m² of retail floor space in the precinct by 2036 (however, see comments below); and
 - Active shop fronts and outdoor dining to be provided for lively and safe streets.

There is a greater importance on jobs in this priority precinct than others, with the new Bella Vista rail station being surrounded by a business park intended to allow large floor plates and tall buildings similar in scale to Macquarie Park. However, the planning report for Bella Vista notes that not all of the projected demand for 60,000m² of retail floor space 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. It is therefore very unclear how much of the 60,000m² of retail space is to be accommodated in the precinct. Furthermore, in the exhibited summary of the “intended effect” of the planning proposal for Bella Vista there is no reference to the amount of retail floor space planned for this precinct.

We therefore respectfully submit that greater clarity be provided of the Department’s intent for the type and quantum of retail floor space at Bella Vista. We request that this be provided to us at your earliest convenience. Additionally, we request further information on the possible implications for the intended increased provision of retail space in the B7 zone at Bella Vista. In this regard, the exhibited documents state that additional permitted uses are proposed in the B7 zone to allow retail premises. No details are provided in the exhibited documents as to what is intended: there are no details of the additional permitted uses, or of the controls which will apply to them, or of the planned quantum of floor space they can occupy.

As a result of all of the above there is great uncertainty around what is likely to flow from the precinct proposals, and in particular what the implications are for approved retail expansion in planned centres, such as Rouse Hill. Investment certainty is critical for existing Centres, and clarity of intent is thus essential for planned retail opportunities elsewhere along the rail corridor. Such clarity of intent is lacking from the exhibited materials.



Further Action:

Thank you for the opportunity to make this submission and we await a response with interest. Please do not hesitate to contact the undersigned if any clarification or further information is required.

Yours faithfully,
BBC Consulting Planners

A handwritten signature in blue ink, consisting of a stylized 'R' followed by a long horizontal line that tapers to a point.

Robert Chambers
Director

Email bob.chambers@bbcplanners.com.au

