

26 February 2016

Ann-Maree Carruthers
 Director Urban Renewal
 Department of Planning and Environment
 GPO Box 39
 SYDNEY NSW 2001

Our Ref: FP215

Dear Ann-Maree

Exhibition of Showground, Bella Vista and Kellyville Station Priority Precincts

I refer to the exhibition of the Showground, Bella Vista and Kellyville Station Priority Precincts. Council considered a report on the draft amendments at its meeting of Tuesday 23 February 2016 and resolved as follows:

1. Council raise objection to the Priority Precincts proposals on the basis that the proposed framework would provide for a potential yield that cannot be adequately serviced by jobs, infrastructure, public amenities and recreational space as there is little consideration of how quality master planned outcomes will be achieved.
2. Council ask that the Minister for Planning ensure that the Precinct Proposals not proceed to finalisation until key issues set out in the report are resolved by the NSW Government, through its Chief Town Planner, working with Council to provide a suite of planning controls that provide certainty and confidence in outcomes.
3. Attachment 1 detailing a response to issues and providing solutions to deliver outcomes (ECM Document Number 14511742) form part of Council's submission to assist in reaching an agreed position.
4. Council write to the Minister seeking clarification of the housing targets and to ensure planning controls are consistent with those targets.

Please find attached a copy of Council's report on this matter which forms part of the submission on the Priority Precincts. Thank you for the opportunity to provide comments. Should you have any enquiries in relation to Council's submission please contact Janelle Atkins, Principal Forward Planner on 9843 0266.

Yours faithfully



Stewart Seale
MANAGER FORWARD PLANNING

**MINUTES of the duly convened Ordinary Meeting of The Hills Shire Council held
in the Council Chambers on 23 February 2016**

Being a planning matter, the Mayor called for a division to record the votes on this matter

VOTING FOR THE MOTION

Clr Dr M R Byrne Adjunct Professor
Clr Keane
Clr Taylor
Clr Preston
Clr A N Haselden
Clr Thomas

VOTING AGAINST THE MOTION

Clr Hay OAM
Clr Harty OAM
Clr Tracey

ABSENT

Clr Dr Lowe

ABSENT FROM THE ROOM

Clr Dr Gangemi

ITEM-3	SYDNEY METRO NORTHWEST - SHOWGROUND, BELLA VISTA AND KELLYVILLE PRIORITY PRECINCTS (FP215)
THEME:	Balanced Urban Growth
OUTCOME:	7 Responsible planning facilitates a desirable living environment and meets growth targets.
STRATEGY:	7.2 Manage new and existing development with a robust framework of policies, plans and processes that is in accordance with community needs and expectations.
MEETING DATE:	23 FEBRUARY 2016 COUNCIL MEETING
GROUP:	STRATEGIC PLANNING
AUTHOR:	PRINCIPAL FORWARD PLANNER JANELLE ATKINS
RESPONSIBLE OFFICER:	MANAGER FORWARD PLANNING STEWART SEALE

EXECUTIVE SUMMARY

This report recommends that a submission be forwarded to the Department of Planning and Environment in response to the exhibition of the Showground, Bella Vista and Kellyville Station Priority Precincts. The submission, as recommended, sets out key differences to Council's policy on the future growth around the stations. A solution is recommended that is considered to respond to both State and Local priorities to make Sydney a great place to live, raising living standards and improving well-being by providing better access to a range of facilities.

Following a meeting with Council's Mayor Dr Michelle Byrne, key staff and The Honourable Rob Stokes (Minister for Planning), Secretary of the Department of Planning and Environment Carolyn McNally, the Member for Castle Hill Mr Ray Williams MP, the Member for Baulkham Hills Mr David Elliott MP – the Department of Planning's Chief Planner Mr White was asked to look at the project. Mr White has met with Council officers and is working on possible solutions that could address both Council goals and State policy. It is recommended that Council ask the Minister for Planning to ensure that the Precinct Proposals not proceed to finalisation until key issues as set out in this report are resolved by way of collaboration between the Department and Council.

HISTORY

30/09/2013	Finalisation of the North West Rail Link Corridor Strategy (now known as Sydney Metro Northwest Corridor).
01/08/2014	Endorsement of Kellyville, Bella Vista and Showground Railway Station Precincts as Urban Activation Precincts (now known as Priority Precincts).
24/11/2015	The Hills Corridor Strategy adopted by Council.

06/12/2015- 26/02/2016 21/12/2015	Exhibition of Priority Precinct Plans. Meeting with Mayor, Minister for Planning, Local Members, Secretary of the Department of Planning & Environment and Council's Group Manager Strategic Planning.
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BACKGROUND

Following the completion of the North West Rail Link Corridor Strategy in September 2013,

Council nominated Showground, Bella Vista and Kellyville railway station precincts to be part of the State Government's Urban Activation Program. These Precincts were nominated because they were forecast to accommodate a significant portion of the rail corridor growth and the program was intended to deliver a whole of Government planning approach including the identification and funding of infrastructure required to support the future growth.

The Precincts were endorsed by State Government as Urban Activation Precincts (now called Priority Precincts) in August 2014 and the precinct planning process commenced soon after. The precinct planning investigations were expected to provide a solid evidence base to inform the capacity for development and redevelopment in the precincts and included consultant studies related to urban design, traffic, economic feasibility, heritage, ecology, flooding and drainage, community facilities and open space.

The Hills Corridor Strategy was prepared, exhibited and then adopted on 24 November 2015. It seeks to guide and facilitate sensible growth and considers the desired future character and how housing and job targets can be achieved in a way that creates desirable places to live that are adequately serviced by roads, open space and community facilities. The Hills Corridor Strategy will form the basis of Council's response to the exhibition of the precinct proposals.

The Priority Precincts were placed on exhibition on 6 December 2015, without the endorsement of Council and without addressing concerns that had previously been raised. By way of Mayoral Minute 16/2015 Council has voiced its opposition to the planning controls and called on the Minister to require the Department to run workshops with Councillors to ensure plans represent an agreed position for the precincts.

On the 21 December 2015 the Minister for Planning the Honourable Rob Stokes, Mayor Dr Michelle Byrne, Secretary of the Department of Planning and Environment Carolyn McNally, the Member for Castle Hill Mr Ray Williams MP, the Member for Baulkham Hills Mr David Elliott MP and Council's Group Manager Strategic Planning met at Council to discuss Council's concerns relating to the population yield being considerably higher than both the NSW Government 2013 Strategy as well as Council's Strategy, impact on infrastructure and the lack of master planned outcomes.

The Chief Planner of NSW Mr Gary White is reviewing the outcomes for the priority precincts and has been briefed by Council staff on the key issues. To date all indications are positive and, if the collaborative approach continues, it is hoped that a delivery model can be agreed that ticks off on local priorities as well as State objectives.

REPORT

The purpose of this report is to outline the outcome of the precinct planning process undertaken by State Government and review these outcomes in light of Council's strategic priority to achieve sensible growth around the stations that provide desirable

place to live, adequately serviced by jobs and infrastructure. Key issues with the precinct proposals are highlighted together with suggested solutions.

1. STRATEGIC INTENT

The preparation and exhibition of the Hills Corridor Strategy together with the planning undertaken for Castle Hill North Precinct has enabled Council to consolidate and articulate its strategic intentions for how urban development will occur within the corridor.

There is no doubt that the Sydney Metro Northwest is a transformational project for The Hills and greater Sydney and provides the opportunity to deliver a wide choice of lifestyle options for our community. The infrastructure will increase the appeal of suburbs within the Shire and a skilful response is needed to maintain and improve the lifestyle available to residents despite becoming a denser urban form. The unique characteristic of these precincts is that they are not areas of urban decay, nor has the housing stock reached the end of its useful life in many areas. That makes this project quite different from other projects like Green Square, Harold Park and Wentworth Resort. Notwithstanding, there is agreement that these precincts can accommodate more dense forms of housing over the long term.

One of the key features of the 2013 NSW Government Corridor Strategy was a focus on the need to master plan in key opportunity areas ensuring redevelopment was compatible with desired character. The nomination of building heights and a range of floor space ratios within the Strategy meant that the focus of attention was on maximum yields with little attention to the types of neighbourhoods that were desired, how this could be achieved and how new residents would be supported with infrastructure.

The Hills Corridor Strategy, whilst causing considerable debate, has focused on desired outcomes built on a number of key principles that are in line with the State Government direction as articulated in A Plan for Growing Sydney and the NWRL Corridor Strategy. The key principles which underlie Council's planning work are reiterated below:

- Providing for a diversity of housing - Such an outcome is desired as it provides a range of housing typologies and choice in the market place. It is needed to respond to character, household needs and the predominance of families calling the Shire home. A greater choice of housing types, other than just apartments, will promote social and economic diversity.
- Promoting transit oriented development – The Hills Corridor Strategy seeks to accommodate both population and employment growth in more contained areas close to the future stations that will facilitate walkability and active public spaces. Transit oriented development are not only about increasing housing density, the fundamental components are pedestrian connectivity, a mix of land uses and quality places for recreation and leisure that provide a lifestyle alternative to the traditional suburban context. As distances from the core grow, the density and land use mix needs to reduce. That pattern responds very well to Council's traditional approach of a hierarchy of zones.
- Ensuring a range of employment opportunities – The residents of the Shire are highly educated and employed as professionals and managers but many need to travel outside of the Shire for work. Providing jobs close to home are key components of both Local and State strategies and opportunities for job growth should not be lost to residential development in the shorter term.

- Providing adequate open space to contribute to healthy lifestyles and strong communities - There is a need to vastly improve open space networks to meet the demands generated by incoming population and ensure the same recreational opportunities as the existing population.
- Promoting quality building design - Buildings need to be well designed, not just to the minimum standards of State Environmental Planning Policy No.65 – Design Quality of Residential Apartment Development. A range of housing typologies, with a bias towards family living, is required as articulated in Councils DCP and more recently the proposed planning framework for Spurway Drive and Castle Hill North planning proposals. The approach is to provide opportunities for floor space bonuses for developments that respond to Council's apartment standards. Tall buildings also need to be well designed and where buildings exceed 25 metres in height, excellence in design is proposed to be a mandatory requirement.
- Promoting master planned outcomes - The opportunity for master planning can only really occur on large sites. For Castle Hill North this is proposed to be encouraged at key sites by way of a 20% increase where specific improvements to public domain, heritage or connectivity have been identified. Alternative mechanisms are needed where the potential aggregation of sites is unknown.

2. DESCRIPTION OF PROPOSALS

The exhibition package includes the following documentation for each Priority Precinct:

- Planning Report setting out an overview of the Precinct, the Precinct Proposal, community and stakeholder consultation undertaken, outcomes of supporting studies and a summary of infrastructure proposed to support growth.
- Appendix A - Explanation of Intended Effect describing proposed amendments to LEP 2012 and Blacktown LEP 2015 (where relevant).
- Appendix B – Recommended Development Control Plan Amendments.
- Appendix C – Summary of State Plans and Strategies.
- Appendix D – Demographic Profile.
- Appendix E – Transport Plan (for each precinct only – not the Transport for NSW Strategic Transport Study and Plan for the corridor).
- Appendix F to L - Consultants report related to economic feasibility, Aboriginal cultural heritage, European heritage, ecological constraints, open space and community facilities, flooding and drainage and contamination.

The exhibition material has been reviewed and the following summary provided of the key outcomes intended for each precinct.

(a) Showground Station Precinct

Under the exhibited proposal, the vision for Showground Station Precinct is *'The Hills Cultural and Innovation Precinct'*.

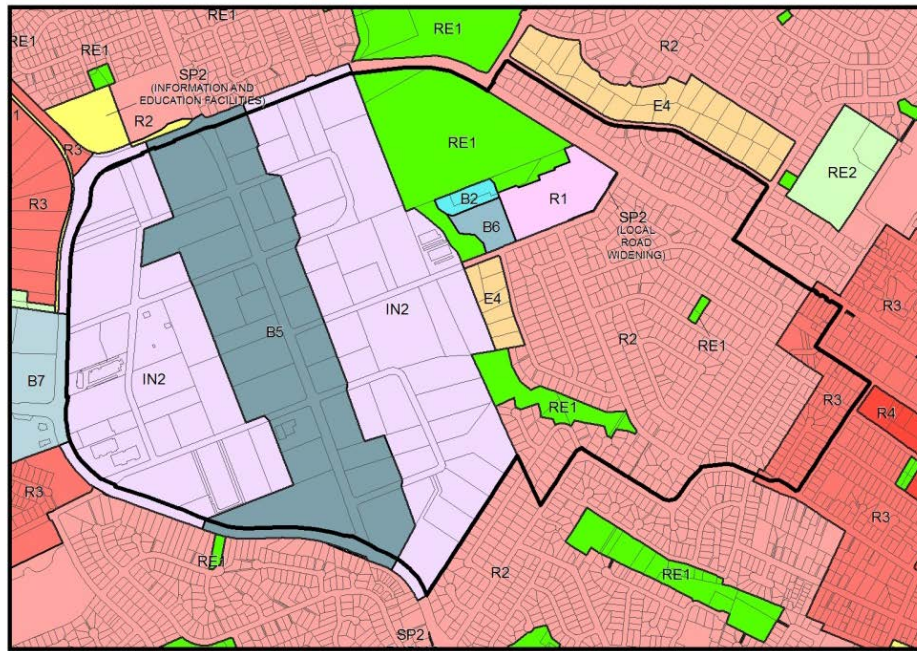


Figure 1
Aerial view of the envisioned Showground Station Precinct

The key components of the proposal are:

- An estimated 5,000 new homes and 2,300 new jobs over the next 20 years (Note- the estimated yield is different to the potential yield the exhibited height and floor space ratio controls could achieve);
- A local centre on the northern side of Carrington Road to provide 5,000m² to 10,000m² of shops and services;
- Higher scale residential apartments within the centre above shops and business levels ranging in height up to 16 and 20 storeys;
- Residential apartments on the southern side of Carrington Road opposite the new local centre with heights up to 12 storeys;
- Residential apartments further south of these buildings stepping down from 8 storeys to 6 storeys;
- Two (2) to three (3) storey dwelling and town houses on the periphery of the precinct.
- Introduction of a broader range of employment uses on the western edge of the precinct to encourage greater connections with the Norwest Business Park;
- Introduction of an employment spine along Carrington Road that links with Victoria Avenue;
- Immediately behind this new employment area it is proposed that residential apartments up to 8 storeys be permitted to encourage the development of the employment uses and facilitate the restoration of Cattai Creek.

A number of amendments to LEP 2012 are proposed to achieve the above outcomes including changes to zone, heights and floor space ratio maps. The existing and proposed zoning maps are shown in Figure 2 and 3.

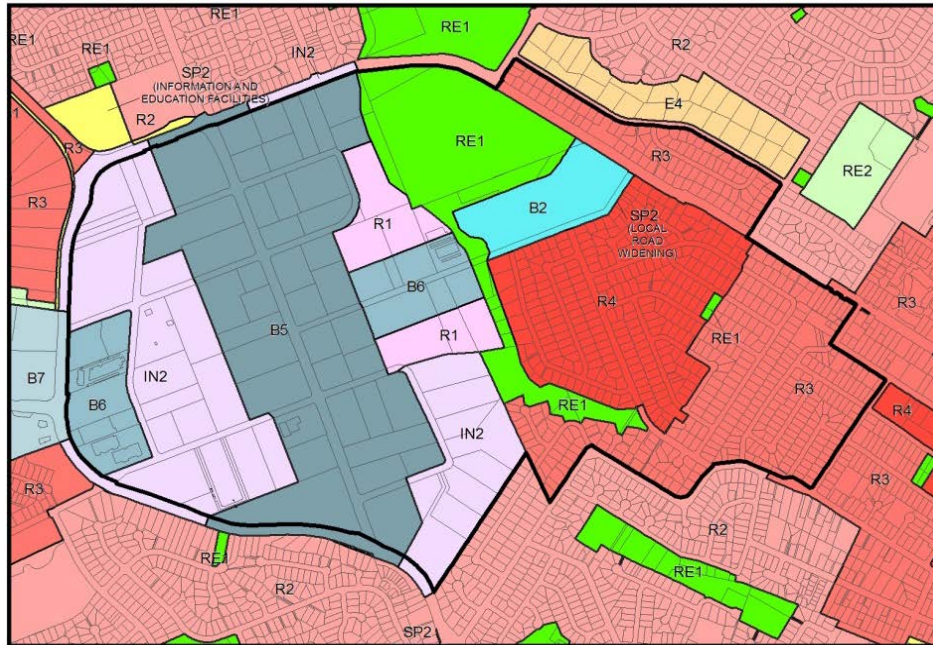


Land Zoning (LZN)

B1 Neighbourhood Centre	B7 Business Park	R3 Medium Density Residential
B2 Local Centre	E4 Environmental Living	R4 High Density Residential
B4 Mixed Use	IN2 Light Industrial	RE1 Public Recreation
B5 Business Development	R1 General Residential	RE2 Private Recreation
B6 Enterprise Corridor	R2 Low Density Residential	SP2 Infrastructure

Figure 2

Existing Zone Map – Showground Station Precinct



Land Zoning (LZN)

B1 Neighbourhood Centre	B7 Business Park	R3 Medium Density Residential
B2 Local Centre	E4 Environmental Living	R4 High Density Residential
B4 Mixed Use	IN2 Light Industrial	RE1 Public Recreation
B5 Business Development	R1 General Residential	RE2 Private Recreation
B6 Enterprise Corridor	R2 Low Density Residential	SP2 Infrastructure

Figure 3

Proposed Zone Map – Showground Station Precinct

The proposed maximum floor space ratios for the precinct range from 5:1 and 4:1 where mixed use development is proposed at the station to 3:1 where high density residential development is planned on the southern side of Carrington Road, transitioning to 2.7:1 and 2.3:1 to the south where 6-8 storey residential development is proposed.

The development standards have been analysed to determine the dwelling yields that could be realistically achieved. Whilst the exhibition material identifies potential for approximately 5,000 additional dwellings, the standards would facilitate approximately 11,750 dwellings at 100% uptake and 8,970 additional dwellings based on conservative uptake rates. A comparison with the State Government 2013 Corridor Strategy and the Hills Corridor Strategy is provided in Table 1.

	Dwelling Growth
North West Rail Link Corridor Strategy (2013)	3,600
The Hills Corridor Strategy (2015)	4,307
Current Exhibited Precinct Proposal – as stated	5,000
Current Exhibited Precinct Proposal – FSR analysis conservative uptake	8,973
Current Exhibited Precinct Proposal – FSR analysis 100% uptake	11,751

Table 1
Comparison of potential dwelling growth - Showground Station Precinct

From the above comparison it is clear that the potential residential yield could be more than 3 times greater than originally flagged in the 2013 NWRL Strategy, which has significant implications for traffic modelling, open space provision (particularly active open space) and community facilities. Based on the area of land (excluding existing and proposed roads) which is proposed to be rezoned for medium and high density residential development (73ha), the projected density would be approximately 132-170 dwellings per hectare, depending on uptake. When compared to the proposed densities for the Green Square Precinct (110 dwellings per hectare) and the Harold Park Precincts (118 dwellings per ha), the proposed densities for the Showground Precinct are considered to be very high. There is also a proposal to include an LEP clause that allows for exceedance of the maximum floor space ratio where land is dedicated for roads, drainage and open space which will further increase potential yields. It is also worth noting that projected employment growth for the Showground Precinct of 2,300 jobs under the exhibited proposal is less than a third of the 7,700 additional jobs projected under the NWRL Strategy.

Other proposed amendments to the LEP include provision for minimum lot sizes for different housing types. A comparison of proposed minimum lot size with Council's current controls is provided in Table 2. The proposal to reduce the minimum lot size for apartment development from 4000m² to 1500m² is a change that has significant implications for achieving quality built form outcomes with sufficient building separation, common open space and amenity for residents. It certainly presents a challenge to achieve a 'master planned' outcome and it is difficult to see how it can achieve the built form expressed in 'the Vision' graphics.

Development type	Zone	Current LEP 2012 M ²	Precinct Proposal M ²
Dual occupancy attached	R1 and R4	1,800	600
Dual occupancy attached	R2 and R3	600	600
Dual occupancy detached	R1 and R4	1,800	600
Dual occupancy detached	R2 and R3	700	600

Multi dwelling housing	R1, R3, R4, B2	1,800	1,500
Residential flat buildings	R1, R4, B2, B4	4,000	1,500
Subdivision	R3 - Medium Density Residential	700 or 240* (Where single application for subdivision and detached or attached dwellings)	240

Table 2

Comparison of current and proposed Minimum Lot Sizes for different development types
 Note: * 240m² is only allowed where a single application is lodged for subdivision and detached or attached dwellings – it is not clear if the exhibited proposal would require the same process.

In addition to the recommended changes to LEP 2012, changes are suggested for The Hills Development Control Plan, which are intended to form a site specific section of the DCP. It is noted however that it will be a matter for Council as to which controls are ultimately adopted for the Precinct.

Amendments are also proposed to State Environmental Planning Policy (State and Regional Development) 2011 which would establish the Minister for Planning as the consent authority for identified State significant development on areas adjacent to the station and within government ownership. It is noted that the areas identified on the draft map include industrial land in private ownership to the west and Council owned open space to the north. It is intended that development that would be ‘state significant’ would be a principal subdivision establishing major lots or public domain areas and the creation of new roadways and associated works.

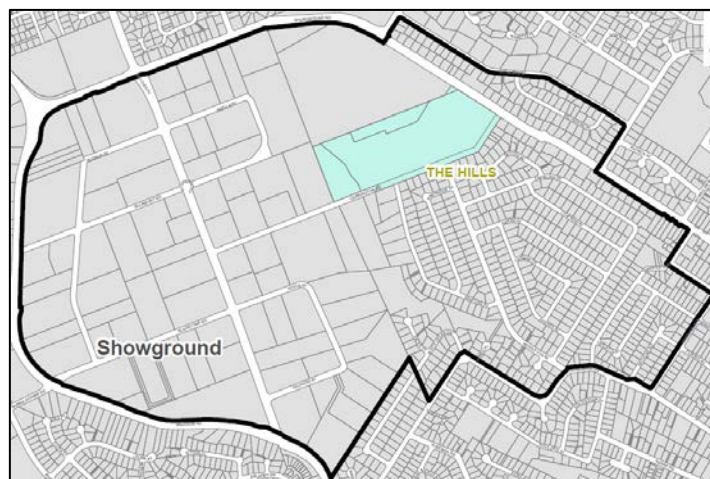


Figure 4

Proposed ‘State significant’ site in Showground Station Precinct

(b) Bella Vista Station Precinct

Under the exhibited proposal, the vision for Bella Vista Station Precinct is *‘The Hills Premier Living and Business Precinct’*.



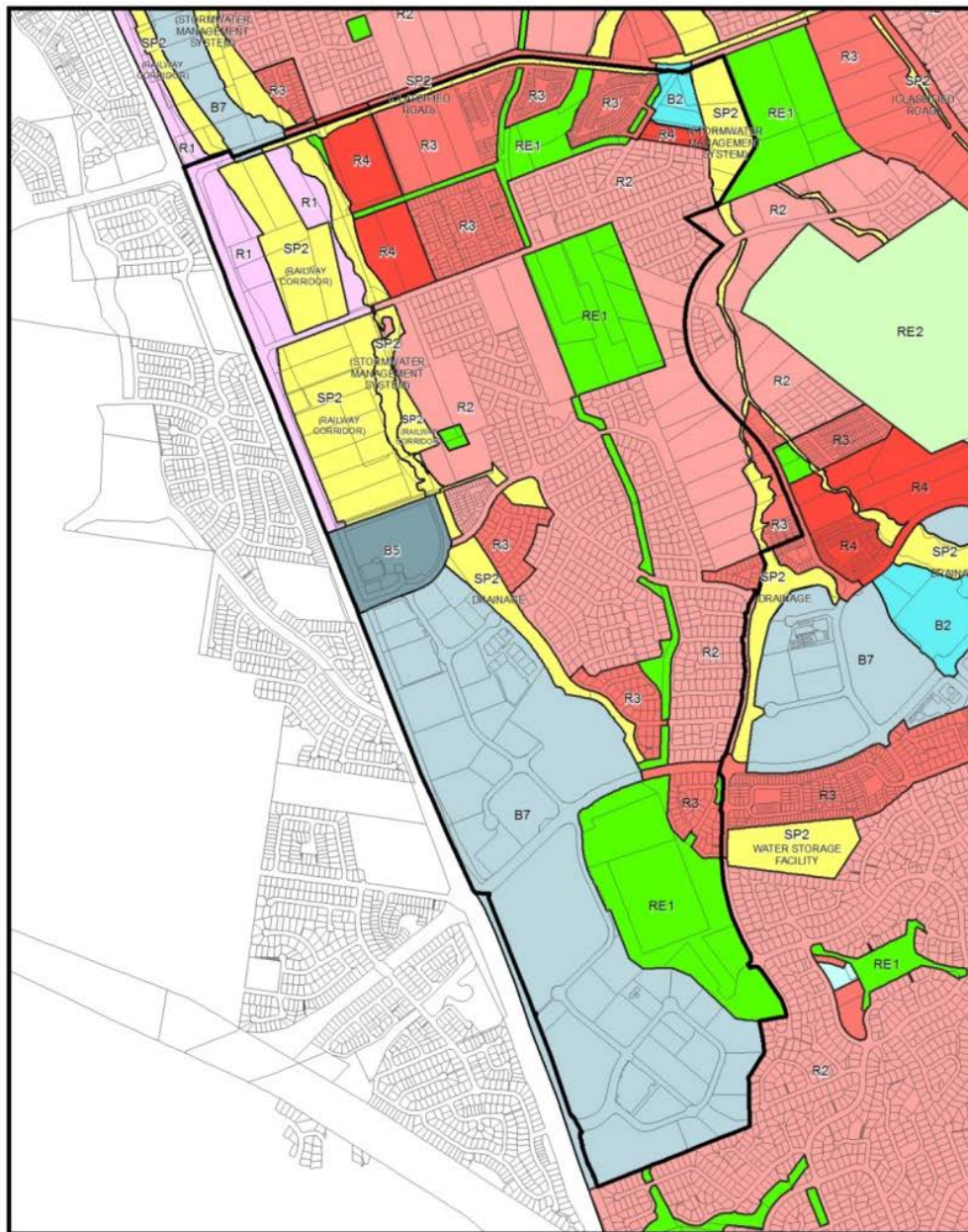
Figure 5

Aerial view of the envisioned Bella Vista Station Precinct

The key components of the proposal are:

- An estimated 4,200 new homes and 9,400 new jobs over the next 20 years;
- A local centre focused around the station, transport interchange and a new town square to provide 5,000m² to 10,000m² of shops and services;
- Higher scale commercial development in a B7 Business Park zone and B2 Local centre zone around the station with heights up to 68 metres (approximately 20 storeys);
- Increase in height and floor space allowance for land in the existing business park area;
- Apartments with heights up to 8 storeys on the northern side of the new local centre and 6 storeys adjacent to Memorial Avenue;
- Apartments up to 6 storeys for land on the eastern side of Elizabeth Macarthur Creek; and
- Allowance for medium density housing outcomes on land current low density land near Fairway Drive.

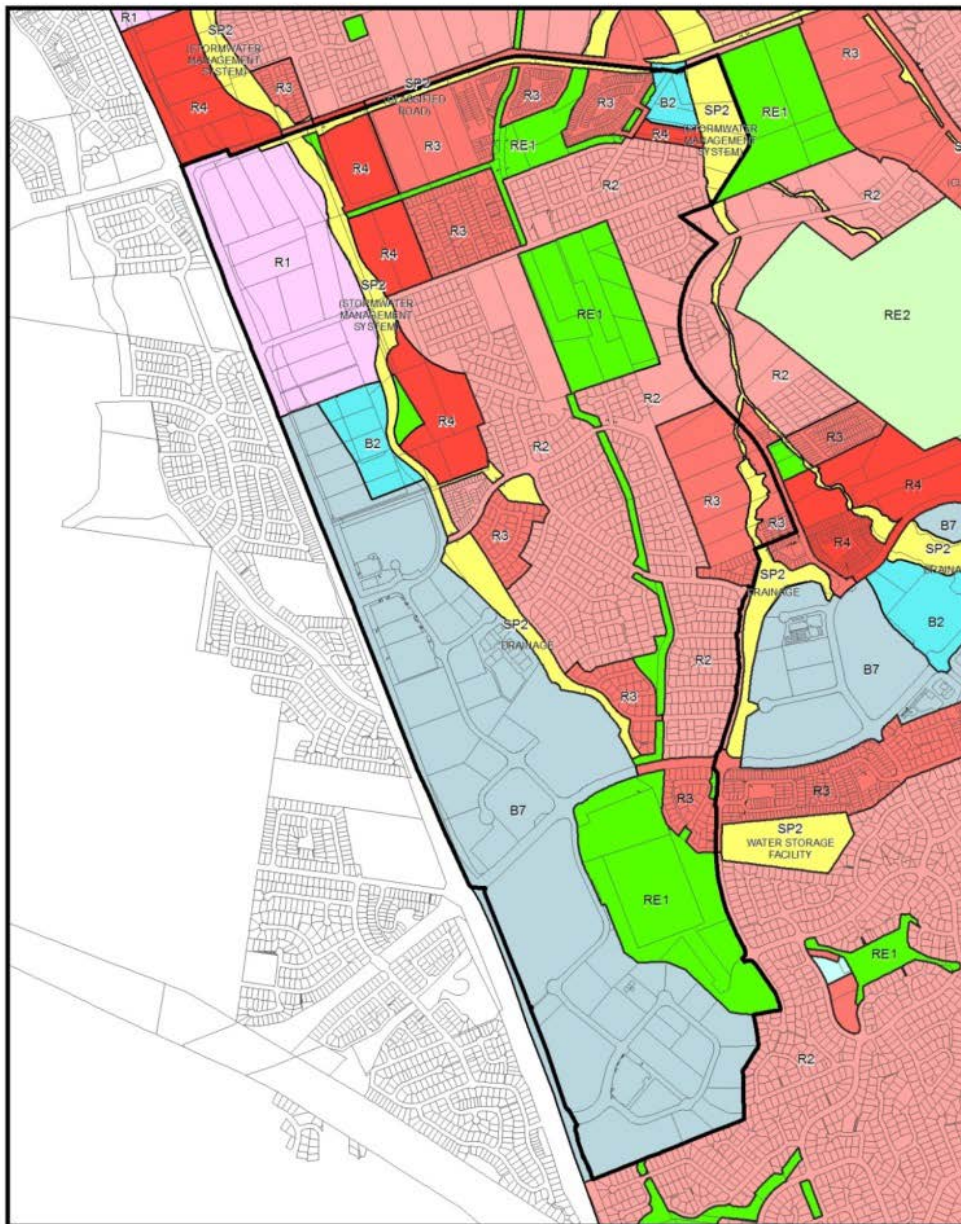
A number of amendments to LEP 2012 are proposed to achieve the above outcomes including changes to zone, heights and floor space ratio maps. The existing and proposed zoning maps are shown in Figures 6 and 7.



Land Zoning (LZN)

B1 Neighbourhood Centre	E2 Environmental Conservation	R4 High Density Residential
B2 Local Centre	E4 Environmental Living	RE1 Public Recreation
B4 Mixed Use	IN2 Light Industrial	RE2 Private Recreation
B5 Business Development	R1 General Residential	SP2 Infrastructure
B6 Enterprise Corridor	R2 Low Density Residential	
B7 Business Park	R3 Medium Density Residential	

Figure 6
Existing Zone Map – Bella Vista Station Precinct



Land Zoning (LZN)

B1 Neighbourhood Centre	B7 Business Park	R3 Medium Density Residential
B2 Local Centre	E4 Environmental Living	R4 High Density Residential
B4 Mixed Use	IN2 Light Industrial	RE1 Public Recreation
B5 Business Development	R1 General Residential	RE2 Private Recreation
B6 Enterprise Corridor	R2 Low Density Residential	SP2 Infrastructure

Figure 7
Proposed Zone Map – Bella Vista Station Precinct

The proposed maximum floor space ratios for the precinct range from 4:1 and 3:1 where new employment and mixed use development is proposed at the station. An increase in floor space ratio (from 1:1 to 2:1) and height (from RL116 to RL128) is proposed for existing business park land along Lexington Avenue and the Resmed site. Where 6-8 storey residential development is planned on the northern and eastern side of the local centre floor space ratios of 1.49:1 and 1:1 are proposed.

The development standards have been analysed to determine the dwelling yields that could be realistically achieved. The exhibition material identifies potential for approximately 4,200 additional dwellings. When accounting for remaining growth already planned in the balance of the Balmoral Road Release area the total additional dwelling would be in the order of 4,790 dwellings. The standards would facilitate approximately 4,336 total additional dwellings at 100% uptake and 3,644 additional dwellings based on conservative uptake rates. A comparison with the State Government 2013 Corridor Strategy and the Hills Corridor Strategy is provided in Table 3.

	Dwelling Growth
North West Rail Link Corridor Strategy (2013)	4,400
The Hills Corridor Strategy (2015) (excludes Blacktown LGA)	4,090
Current Exhibited Precinct Proposal - see note*	4,790
Current Exhibited Precinct Proposal – FSR analysis conservative uptake	3,644
Current Exhibited Precinct Proposal – FSR analysis 100% uptake	4,336

Table 3

Comparison of potential dwelling growth - Bella Vista Station Precinct

Note: *The exhibited precinct proposal indicates growth of 4,200 – figure has been adjusted to include the remaining growth already planned in the balance of the Balmoral Road Release area

From the above it can be seen that the potential residential yields are relatively consistent across the State and Local strategies. Based on the area of land (excluding existing and proposed roads) which is proposed to be rezoned for medium and high density residential development (27.28ha), the projected density would be approximately 135-175 dwellings per hectare, depending on uptake. Likewise, in terms of employment growth the projected employment growth of 9,400 jobs under the exhibited proposal is only slightly less than the 10,500 additional jobs projected under the NWRL Strategy.

Other proposed amendments to the LEP include provision for minimum lot sizes for different housing types as is proposed for Showground Precinct (refer Table 2). It is also proposed to allow additional retail uses within the B7 Business Park zone in proximity to the new station.

Similar to Showground Station Precinct, changes are suggested for Council's Development Control Plan and amendments are proposed to State Environmental Planning Policy (State and Regional Development) 2011 which would establish the Minister for Planning as the consent authority for identified State significant development (subdivision to establish major lots and public domain and creation of new roadways) on areas adjacent to the station and within government ownership.

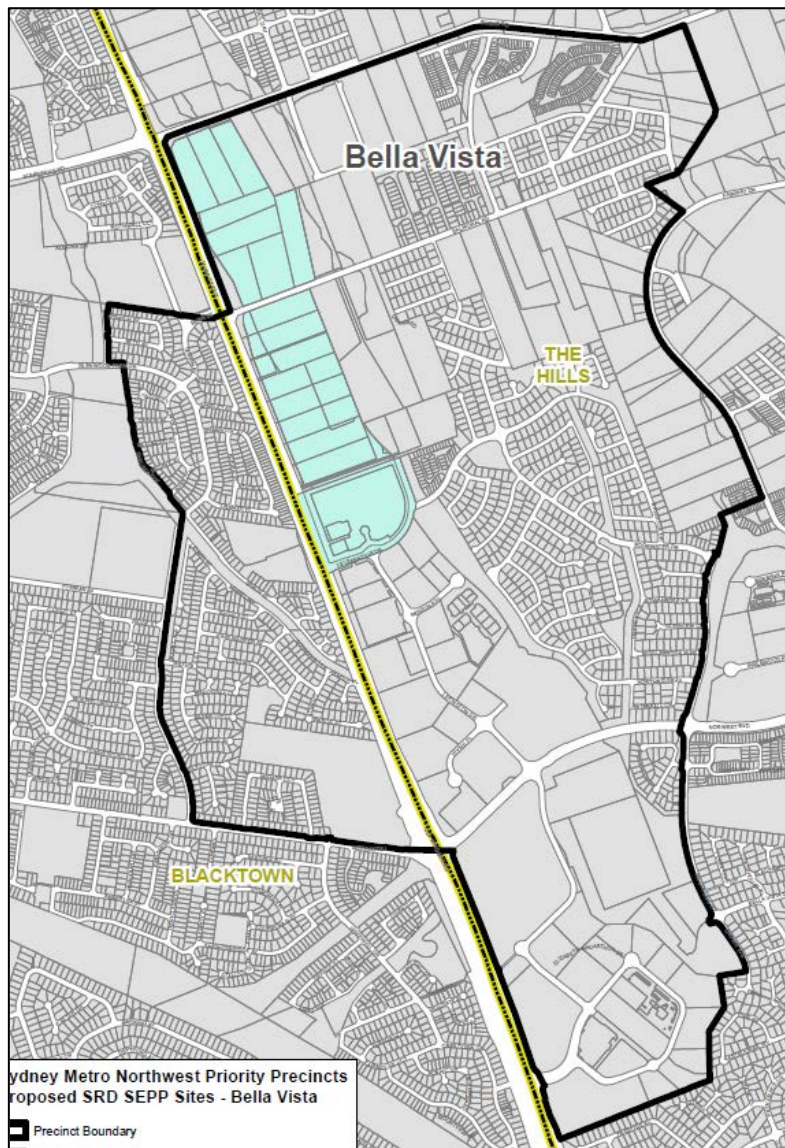


Figure 8

Proposed 'State significant' site in Bella Vista Station Precinct

(c) Kellyville Station Precinct

Under the exhibited proposal, the vision for Kellyville Station Precinct is 'A green, vibrant and connected community'.



Figure 9

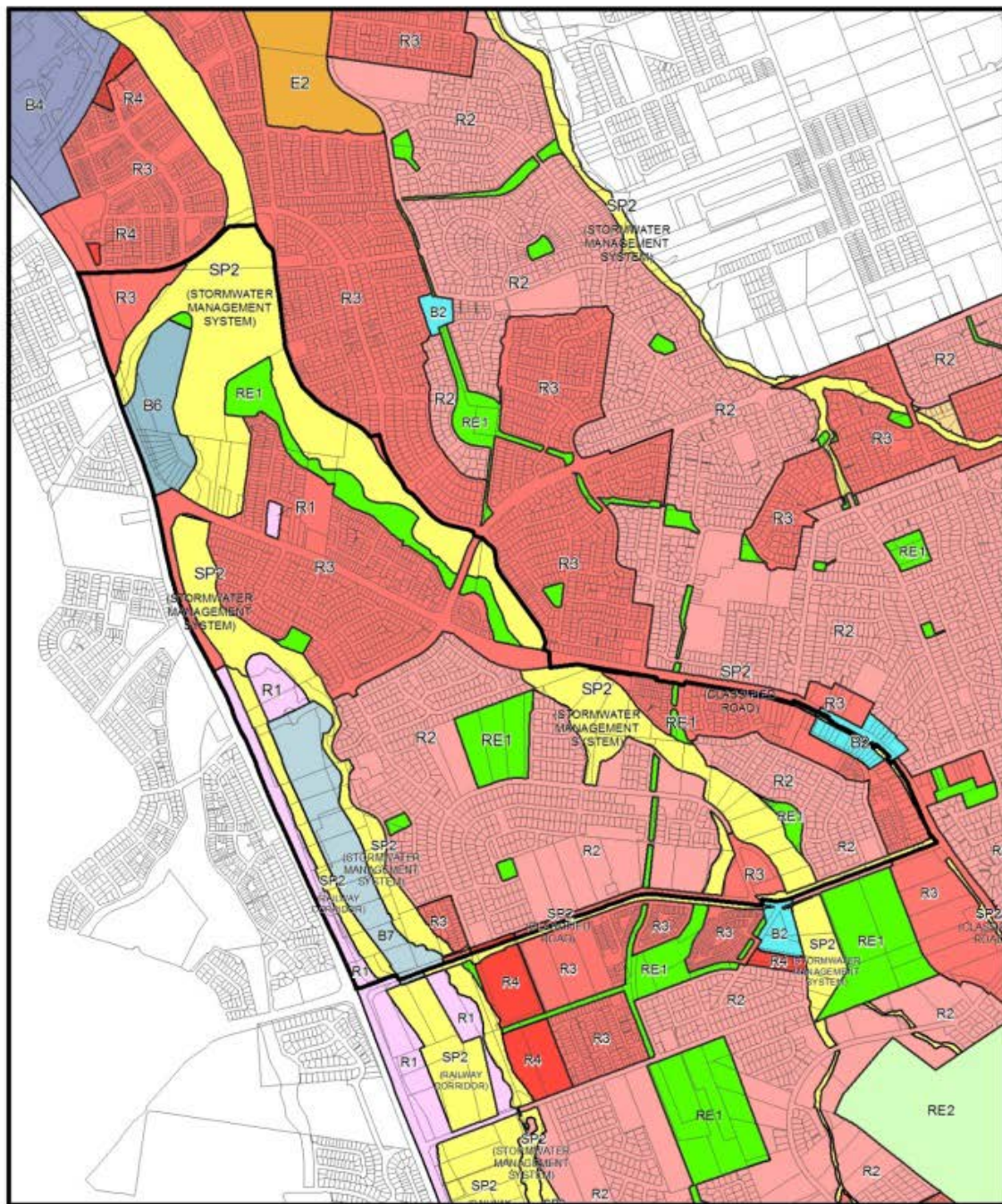
Aerial view of the envisioned Kellyville Station Precinct

The key components of the proposal are:

- An estimated 4,200 new homes and 2,200 new jobs over the next 20 years (Note- the estimated yield is different to the potential yield the exhibited height and floor space ratio controls could achieve);
- A new local centre focused around the station, transport interchange and a new town square to provide 5,000m² to 10,000m² of shops and services;
- Higher scale mixed use development in the B2 Local centre zone around the station with maximum heights between 40 metres and 50 metres (approximately 6-15 storeys);
- Apartments up to 21 metres (approximately 7 storeys) for land on the eastern side of Elizabeth Macarthur Creek;
- Apartment up to 15 metres (approximately 4 storeys) for land in the northernmost part of the precinct adjoining Rouse Hill Regional Centre;
- Expansion of Caddies Creek sports complex and provision for a new community facility in the town square.

It is noted that development standards for land on the northern side of Samantha Riley Drive are consistent with the current LEP which was the subject of a recent separate planning proposal. Other areas within the precinct will retain their existing character of predominantly detached homes.

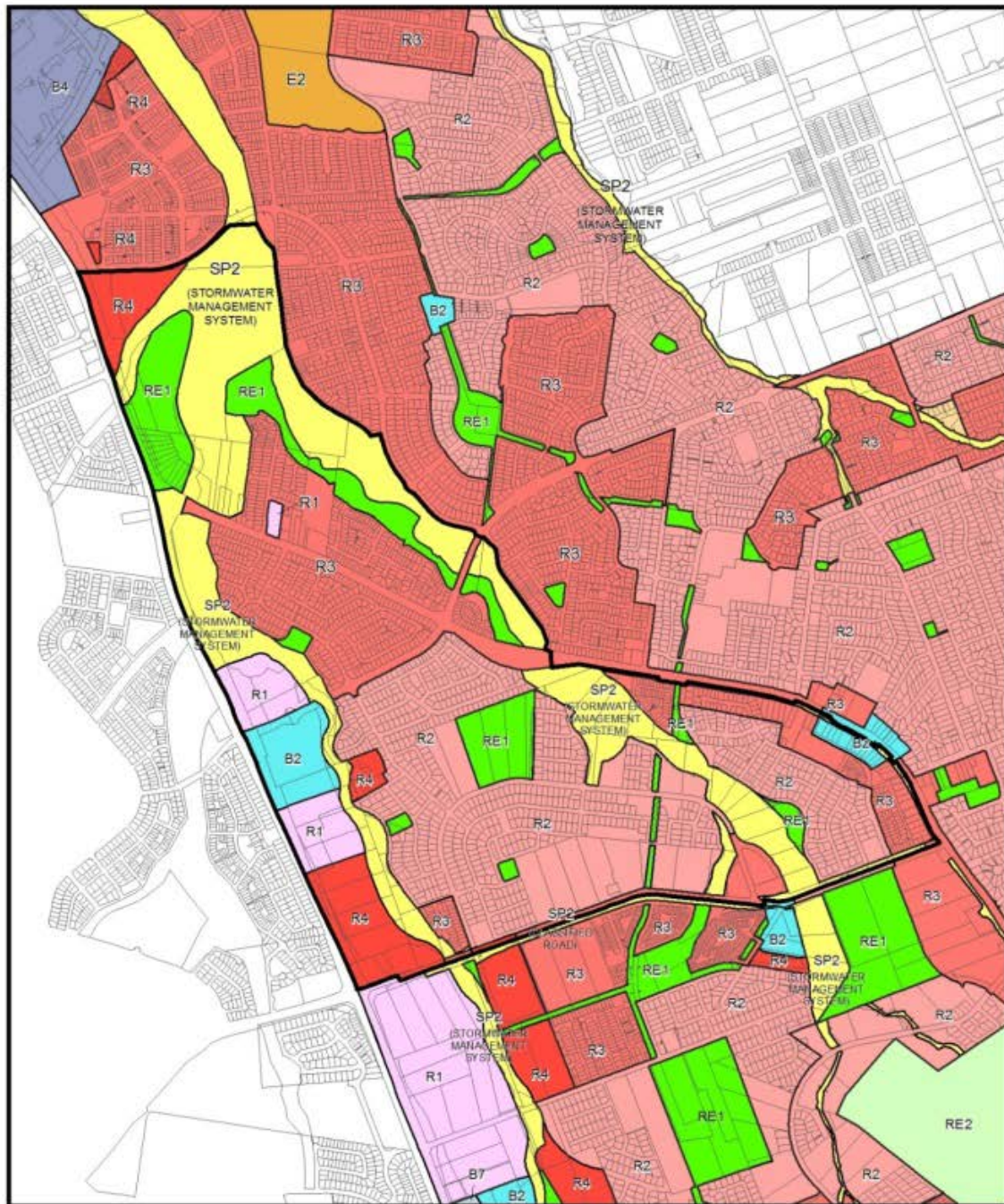
A number of amendments to LEP 2012 are proposed to achieve the above outcomes including changes to zone, heights and floor space ratio maps. The existing and proposed zoning maps are shown in Figures 10 and 11.



Land Zoning (LZN)

B1 Neighbourhood Centre	E2 Environmental Conservation	R4 High Density Residential
B2 Local Centre	E4 Environmental Living	RE1 Public Recreation
B4 Mixed Use	IN2 Light Industrial	RE2 Private Recreation
B5 Business Development	R1 General Residential	SP2 Infrastructure
B6 Enterprise Corridor	R2 Low Density Residential	
B7 Business Park	R3 Medium Density Residential	

Figure 10
Existing Zone Map – Kellyville Station Precinct



Land Zoning (LZN)

B1 Neighbourhood Centre	E2 Environmental Conservation	R4 High Density Residential
B2 Local Centre	E4 Environmental Living	RE1 Public Recreation
B4 Mixed Use	IN2 Light Industrial	RE2 Private Recreation
B5 Business Development	R1 General Residential	SP2 Infrastructure
B6 Enterprise Corridor	R2 Low Density Residential	
B7 Business Park	R3 Medium Density Residential	

Figure 11
Proposed Zone Map – Kellyville Station Precinct

The proposed maximum floor space ratios for the precinct range from 4:1 and 3.8:1 for the new local centre and land immediately to the south. Lower floor space ratio allowances of 1.2:1 are proposed for land on the northern side of Memorial Avenue and land adjacent to Rouse Hill Regional Centre.

The development standards have been analysed to determine the dwelling yields that could be realistically achieved. The exhibition material identifies potential for approximately 4,200 additional dwellings. When accounting for remaining growth already planned in the balance of the Balmoral Road Release area the total additional dwellings would be in the order of 5,105 dwellings. The proposed standards would facilitate approximately 8,215 dwellings at 100% uptake and 7,351 additional dwellings based on conservative uptake rates. A comparison with the State Government 2013 Corridor Strategy and the Hills Corridor Strategy is provided in Table 3.

	Dwelling Growth
North West Rail Link Corridor Strategy (2013)	4,400
The Hills Corridor Strategy (2015) (excludes Blacktown LGA)	4,473
Current Exhibited Precinct Proposal – see note*	5,105
Current Exhibited Precinct Proposal – FSR analysis conservative uptake	7,351
Current Exhibited Precinct Proposal – FSR analysis 100% uptake	8,215

Table 4

Comparison of potential dwelling growth – Kellyville Station Precinct

Note: *The exhibited precinct proposal indicates growth of 4,200 – figure has been adjusted to include the remaining growth already planned in the balance of the Balmoral Road Release area

From the above comparison, the potential residential yield could be significantly higher than the original potential flagged in the 2013 NWRL Strategy, especially given the proposed new LEP clause to allow for exceedance of the maximum floor space ratio where land is dedicated for roads, drainage and open space. Based on the area of land (excluding existing and proposed roads) which is proposed to be rezoned for medium and high density residential development (18.9ha), the projected density for land within the Hills Shire would be approximately 234-252 dwellings per hectare, depending on uptake. When compared to the proposed densities for the Green Square Precinct (110 dwellings per hectare) and the Harold Park Precincts (118 dwellings per ha), the proposed densities for the Kellyville Precinct are considered to be very high. Whilst Council's Strategy envisaged some increase on this yield, further consideration is needed of the implications of the increased density particularly in terms of infrastructure capacity.

Other proposed amendments to the LEP include provision for minimum lot sizes for different housing types as is proposed for Showground Precinct and Bella Vista (refer Table 2). It is also proposed to allow additional retail uses within the B7 Business Park zone in proximity to the new station.

Similar to Showground and Bella Vista Station Precincts, changes are suggested for Council's Development Control Plan and amendments are proposed to State Environmental Planning Policy (State and Regional Development) 2011 which would establish the Minister for Planning as the consent authority for identified State significant development (subdivision to establish major lots and public domain and creation of new roadways) on areas adjacent to the station and within government ownership.

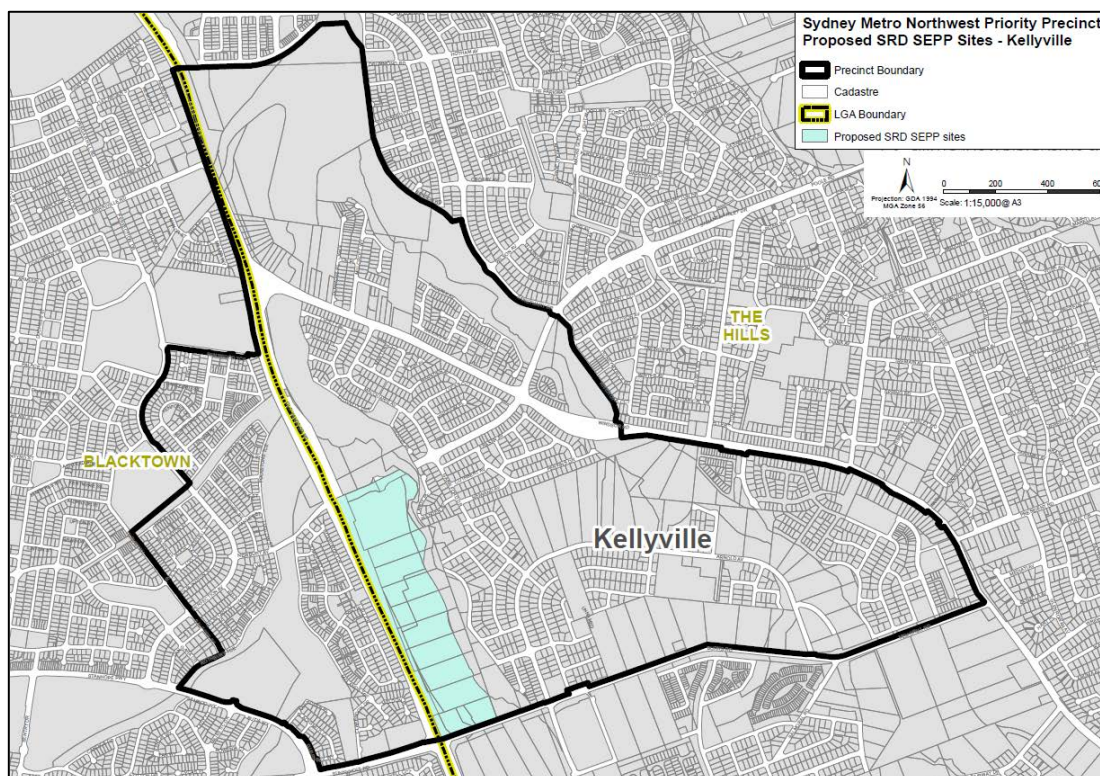


Figure 12
Proposed 'State significant' site in Kellyville Station Precinct

3. KEY ISSUES

The review of the exhibition package has identified a number of concerns that impact on Council's adopted policy to achieve sensible growth around the stations that provide desirable places to live, adequately serviced by jobs and infrastructure. There are also concerns regarding the proposed implementation framework which is considered unlikely to achieve the outcomes desired at both State and Local level. The key issues and matters for consideration are as follows:

(a) Housing Diversity

Council has done a lot of work to outline its ideas to improve the quality and diversity of apartments. However this it is not just a local issue. It is an issue which affects the entire Region and it needs to be addressed collectively as a key policy of the metropolitan strategy, "A Plan for Growing Sydney", is providing the housing we need. If the Government wants to encourage households to transition into this form of housing then it has to set the bar higher.

The housing we need:

Currently 83% of the Hills Shire households are made up of family units. While it is true the population is ageing over the next 20 years the Hills Shire is expected to grow and population forecasts predict that 81% of the households will be family units. While current zonings allow for 36,000 new homes, the vast majority of these will not be traditional family houses comprised of single dwellings on single lots. With the coming of the Sydney Metro Northwest, a significant proportion of the Shire's new homes will need to be apartments or townhouses.

These factors mean that more families will need to call an apartment or townhouse home and these forms of development need to encourage 'empty nesters' out of their

traditional family home to ‘free’ that supply. The problem is the majority of apartments are bought by investors and their needs are quite different to family’s needs. This leads to apartments being more ‘transient’ living quarters for families, which is not conducive to social cohesion.

The high density residential precincts around future stations need to contain families. Families create vibrancy, diversity and greater amenity. Families need larger units, common open space areas, preferably at ground plane and have increased storage requirements. Apartments built to minimum standards in relation to size misses this need and the apartment guidelines are not constructed around the policy of encouraging families into high density precincts.

The State Government’s recent review of State Environmental Planning Policy No.65 – Design Quality of Residential Apartment Development presented an opportunity to put in place measures to future proof high density housing and to make this type of housing a more viable housing option for a broader range of households. Unfortunately, the SEPP changes and new Apartment Design Guide did little to alleviate the concerns that have previously been raised by Council in relation to housing affordability and apartment size and mix.

Within the exhibition material for the Priority Precincts there is a strong reliance on standards of the State policy. Issues that Council have consistently raised relating to apartment sizes and built form outcomes are largely unaddressed through the proposed amendments. Accordingly, measures are recommended to be incorporated into the proposed LEP amendments to ensure that an appropriate diversity of housing stock is provided within these precincts.

(b) Dwelling yields

There is a significant disconnect between the dwelling yield projections identified within the exhibited material and the development standards which have been proposed to accommodate those yields. Based on an analysis of the exhibited development standards the following dwelling yields could be realistically achieved.

	State Estimate (assumed 20yr housing production rate)	Council Estimate (max potential under development standards)	Council Estimate (based on development standards & uptake rates)
Showground Station	5,000	11,751	8,973
Bella Vista Station	4,790	4,336	3,644
Kellyville Station	5,105	8,215	7,351

Table 5

Summary of potential dwelling yield

- Figures include potential growth on land where no zone change is proposed.
- State Priority Precinct figures and Council estimate for the Kellyville Precinct include potential growth within the Blacktown LGA which could generate approximately 2,000 dwellings.

Whilst the economic assessments prepared in support of the proposed amendments provide an economic argument to determine the likely monthly dwelling production within each Precinct, nowhere within the material is there any explanation as to how the development standards were determined. Nor has any testing has been conducted to determine the likely yield which could be achieved through the proposed development standards. This is considered to be a fundamental flaw in the proposed amendments.

As part of the detailed master planning for the Priority Precincts, all of the infrastructure planning has been undertaken on the dwellings yields identified as part of the economic assessment. If the proposed development standards are pursued, it will result in a significantly higher yield and population within each Precinct. The development standards which are applied must reflect the anticipated yield within each of the Precincts. This will ensure that the infrastructure works (such as roads, community facilities, open space and the like) will be sufficient to meet the demand of the future population and will also ensure that sufficient funds can be generated to cover the costs of providing the infrastructure.

(c) Traffic and Transport

The amendment plans have been exhibited without any analysis of the existing or future performance of the road network potential impact of the road network within each precinct. This is also considered to be a fundamental flaw in the master planning process. It is of considerable concern that the exhibition has occurred prior to the finalisation of the Corridor wide traffic and transport model, which is currently being prepared by Transport for NSW.

The draft documents identify new roads, new intersections and upgraded intersections without any detail on what treatment is being proposed (signalised, roundabout stop/give way signs). In order for intersection upgrades to be funded through S94 contributions detail regarding the type of treatment, design details and costings are required. Without this information the infrastructure items will not be able to be included within a contributions plan.

In recognition of the above issues it is recommended that the precincts do not get finalised until the corridor wide traffic and transport model has been completed and the appropriate assessments have been undertaken to demonstrate that the projected additional yields and traffic volumes will not have an unacceptable impact on the road networks within, and close to, the precincts or to provide sufficient detail on required infrastructure improvements, to enable their inclusion within a S94 Contributions Plan, if required.

(d) Open Space Provision

Concern is raised that the open space and social infrastructure assessments have been prepared to justify a shortfall in provision of open space facilities. Justifying a shortfall in the provision of open space facilities on the basis that other precincts undergoing renewal also have a low provision of open space is not supported. This approach is considered to be contrary to the Government's own Plan for Growing Sydney that has a goal of making Sydney a great place to live, raising living standards and improving well-being by providing better access to a range of facilities, including recreational facilities.

The draft plans and potential yields would result in a considerable shortfall in playing fields. The approach which is being pursued, most notably within the Showground Precinct, is to rely on the existing provision of open space facilities to meet the future demand with only minor additions or embellishment to existing open space facilities. This approach is unfortunate as it is considered that key opportunities for the provision of additional playing fields have not been sufficiently investigated. Included within the draft submission are a number of recommended opportunity sites, which are owned by State Government Agencies and could contribute significantly toward meeting the demand generated by the future population.

A number of additional concerns relating to open space planning and delivery have also been identified and include the following:

- Reliance on the Castle Hill Showground to satisfy demand for playing fields;
- Certain land intended for open space has not been zoned RE1 Public Recreation;
- Local Parks have been identified within the drainage corridors;
- No Land Reservation Acquisition Map has been prepared;
- Insufficient detail has been provided regarding creek revitalisation works; and
- Insufficient detail to enable preparation of S94 Contributions Plans.

These factors alone make it inappropriate for the NSW Government to proceed to gazettal of the exhibited LEP amendments.

Figures 13-15 compare the open space concepts for each precinct and highlight where changes are needed to the proposed amendments to ensure the open space vision are properly implemented.



Figure 13
Showground Station Precinct -Comparison of Proposed Open Space Concept and Zoning map

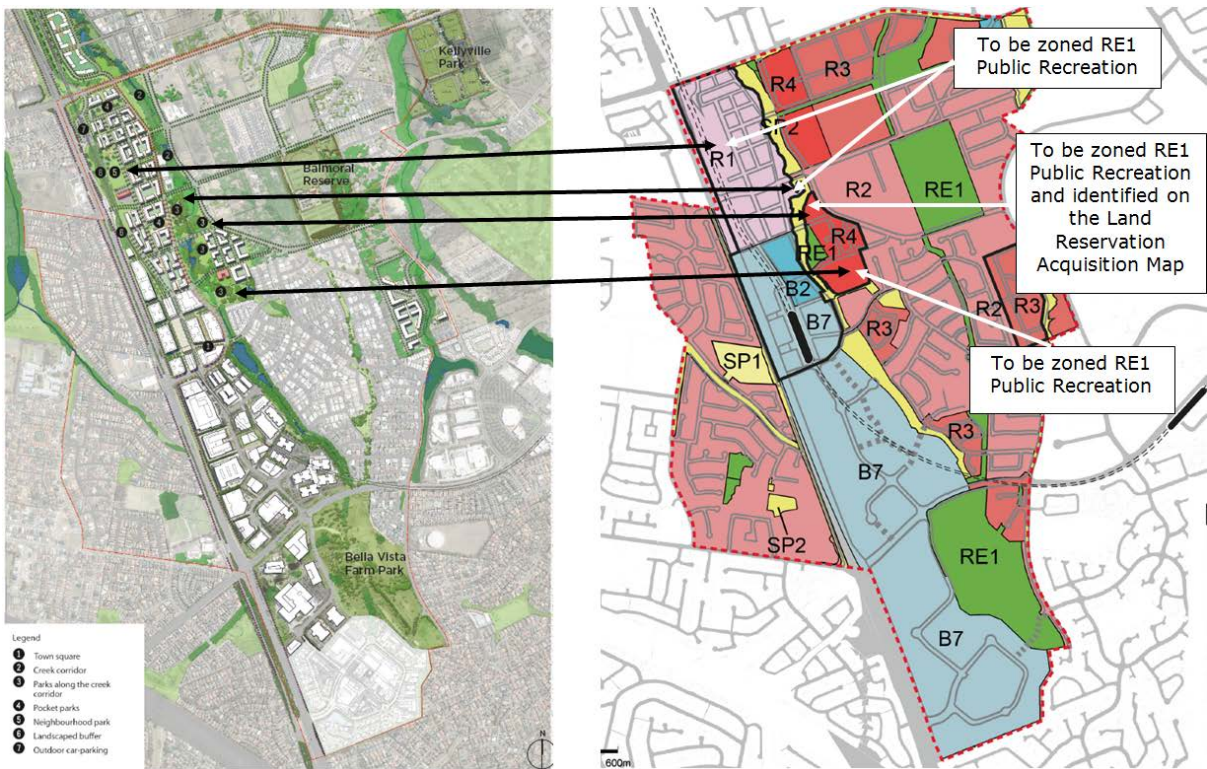


Figure 14

Bella Vista Station Precinct- Comparison of Proposed Open Space concept and Zoning map

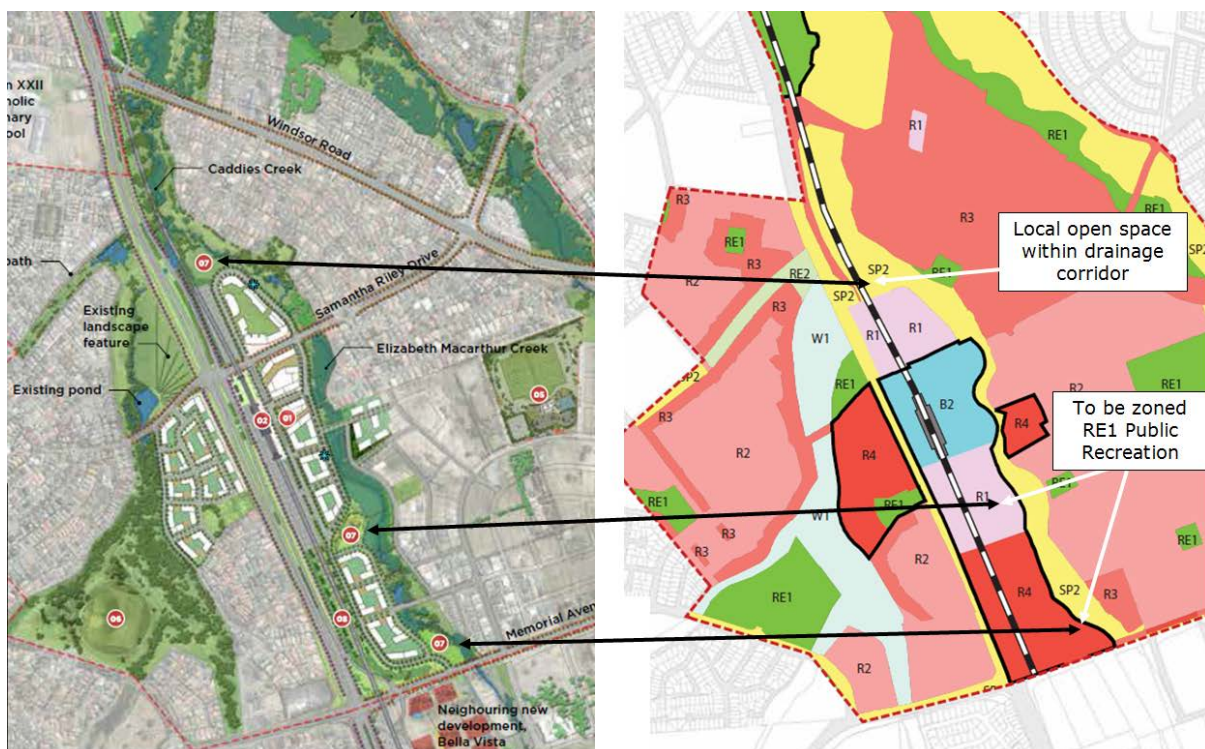


Figure 15

Kellyville Station Precinct- Comparison of Proposed Open Space concept and Zoning map

(e) Community Facilities Provision

The infrastructure schedules for both the Kellyville and Bella Vista Precincts, including the Open Space and Community Facilities Assessment reports, recommend a neighbourhood scale community facility with a minimum area of around 300-500m² be provided to service both the Kellyville and the Bella Vista Station Precincts. However, no detail is provided with respect to the proposed location of this facility.

Concern is raised with respect to the proposed size facility being only 300-500m². Multi-purpose community facilities of this scale would be insufficient to meet the demand generated by the additional population and would simply not be practical. If a single stand-alone multi-purpose community facility is to be provided, it is recommended that the facility be at least 3,000m² and incorporate the following characteristics:

- The facility is to have an area of around 3,335m²;
- Must be ground floor accessible;
- Reasonable parking is to be provided (although understanding the rail link provides new transport options);
- Located within close proximity to open space for optimal and extended community uses; and
- Located within close proximity to retail and commercial facilities. Based on past experiences, when community centres are provided within retail developments, it creates a range of amenity issues.

(f) Stormwater Management

The Stormwater Assessments for Bella Vista and Kellyville Precincts do not provide sufficient information to determine what infrastructure is needed nor do they identify any cost estimates for inclusion within a contributions plan. Similarly, the Stormwater assessment for Showground Precinct does not provide sufficiently detailed recommendations to inform infrastructure planning. There is a need in all cases to determine and recommend infrastructure upgrades to sustain the intended development of the precincts. These upgrades would allow the management of high priority overland flowpaths and appropriate zoning and building forms compatible with the flood hazard risk.

An integrated Stormwater Infrastructure Master Plan is required to be prepared. The outcomes from the master plan are:

- Stormwater infrastructure upgrade proposals to achieve a “deemed to comply” design,
- Detention storage requirements related to land use and built form of proposed development,
- A water balance analysis of potable demand and stormwater re-use to determine minimum rainwater tank volumes.

It is also noted that the built form maps which form part of the exhibition material do not respect the existing flood risk within the Precinct, where building footprints have been identified wholly within existing overland flow paths (Figure 16). Accordingly, all built form proposals will need to respect overland flowpaths which remain following the implementation of urban flash flood risk reduction work.



Figure 16
Showground Station Precinct
Proposed built form diagram highlighted to show priority overland flowpaths

(g) The Hills Shire Planning Framework

One of the key benefits of the approach which has been pursued through the Priority Precinct process is that proposed amendments will be incorporated into The Hills LEP 2012, rather than as a stand-alone SEPP (such as the Growth Centres SEPP). By following this approach it was envisaged that future development would be covered by the existing established planning framework under LEP 2012.

However, the proposed amendments incorporate inappropriate standards from State policies into Council's principal planning document. If this approach is pursued it will undermine the integrity of Council's existing planning provisions, and for this reason it is opposed.

Concern is raised that the Department is seeking to implement alternative provisions when Council already has an existing provision applicable to certain development types. Some of the inconsistencies are included below:

- Proposed lot size requirement for apartments is only 1,500m² which is well below the 4,000m² minimum lot size requirements within 4.1A of LEP 2012.
- Proposed lot size requirement for multi-unit housing is 1,500m² which is less than the 1,800m² minimum lot size requirement within 4.1A of LEP 2012.
- New specific development controls have been prepared and included within the draft development control plans for each precinct relating to landscaped open space, setbacks and communal open space. These controls have been prepared with no regard to the existing controls applying under DCP 2012.

(h) Approach for Government Land

As set out in Section 2 of this report some land, mostly government owned, is proposed to be identified as 'State significant' under State Environmental Planning Policy (State and Regional Development) 2011 which would establish the Minister for Planning as the consent authority for certain development. The identified state significant development is proposed to include subdivision to establish major lots and public domain and to

create new roadways. This approach would suggest that once major lots are created the land could be sold as development lots. If this is the intention, such an approach is not supported.

By being under Government ownership, Council can have some guarantee on the outcomes which will be delivered. In order to ensure that the intended outcomes are achieved on land along the Kellyville/Bella Vista Corridor, which is principally under the ownership of Government, it is recommended that a similar model be applied as to that which was applied during the delivery of the Rouse Hill Town Centre. This model was highly effective and provided assurance on the built form and infrastructure delivery. Delivery of the Rouse Hill Regional Centre involved the establishment of a joint venture between the Government and a private sector consortium to undertake the management, design, construction, finance, maintenance, marketing and sale of development on Government owned lands.

(i) Master Planned Sites

Considerable concern is raised in relation to the allotment fragmentation which is currently present within the Showground Precinct and the potential impact that this fragmentation will have on the future built form. Whilst the exhibition material, including the built form diagrams and 3D fly throughs are impressive, the intended outcome will simply not be achieved based on the development standards and controls which have been exhibited.

The exhibition material and planning reports include development concepts which could only be achieved through lot amalgamation and large consolidated development sites (in excess of 4,000m²). The standards which are proposed however would permit residential flat buildings on sites as small as 1,500m². To assist in the analysis for Showground Precinct, potential lot amalgamations have been included showing sites which would comply with the 1,500m² lot size requirement for residential flat buildings (Figure 17). The lots are based on existing cadastre and generally result in development sites ranging between 1,800m² and 2,000m². As can be seen the standards which are being proposed will simply not achieve the intended built form vision outlined within the planning reports (Figure 18).

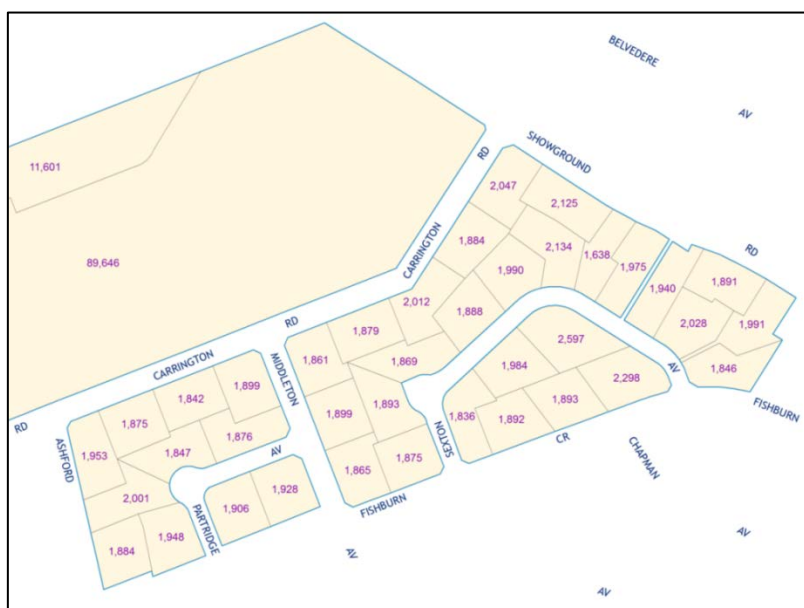


Figure 17
Showground Station Precinct (Carrington Rd and Fishburn Cr area)

Example of potential development sites in the based on 1500m² minimum lot size

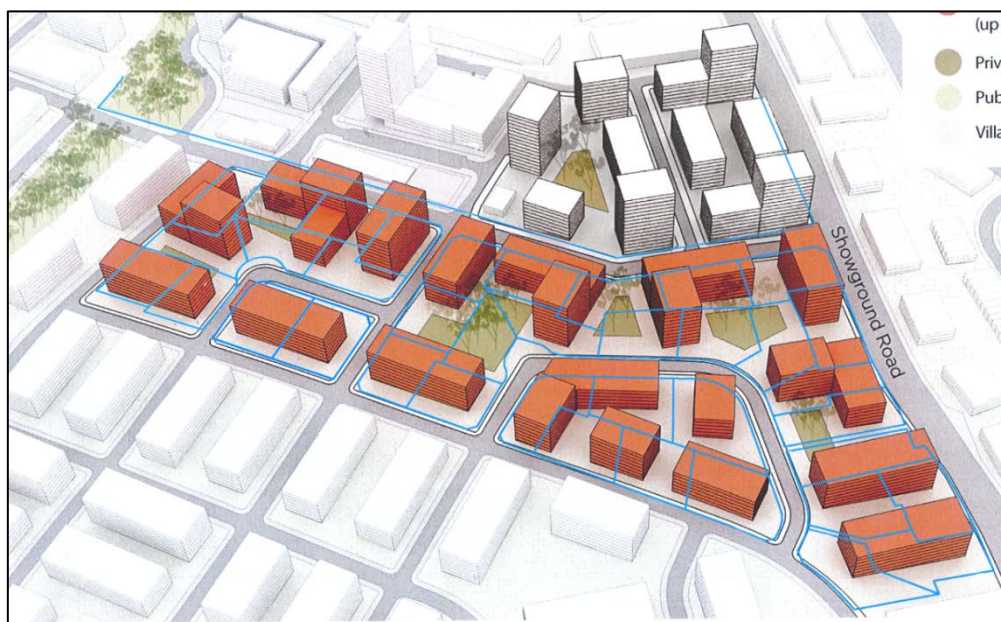


Figure 18
Showground Station Precinct (Carrington Rd and Fishburn Cr area)
Proposed apartment built form overlaid with potential lot sizes

There is a need for larger amalgamated development sites particularly where land is in private ownership to achieve a master planned outcome. Larger sites allow building forms to be sited to maximise solar access and privacy to units while achieving an attractive future streetscape because it allows greater flexibility with design and layout. Large scale lot amalgamations are recommended as a basis for achieving the maximum development potential.

In recognition of the need to provide larger amalgamated development sites it is recommended that the required minimum lot size for residential flat buildings be increased to at least 4,000m² to get a base floor space ratio provision. Consideration would be afforded toward giving a floor space ratio incentive subject to developments creating larger development sites. The proposed setback controls and landscaped open space requirements would also need to reflect the need for larger master planned sites.

(j) Development Controls

Many of the proposed controls are not sufficient to ensure the delivery of the intended built form outcome within the Precincts. Key matters which are of concern and which will not deliver the intended outcomes for the precinct are detailed below.

- **Landscaped Open Space**
Landscaped areas can enhance the quality of the built environment and soften impacts from built form and assist in stormwater management. However, the draft development controls for the precincts refer to the Apartment Design Guide, which does not make any reference to site coverage or landscaped open space requirements. The guide only states a requirement for 7% deep soil planting. This approach is not supported. The lack of any landscaped open space requirement would simply provide greater justification for developers to develop on smaller lots.

- Setbacks

Setbacks are important design controls that help guide the presence and form of a future development's bulk and scale. For the residential areas, a 5 metre front setback is proposed with side and rear setbacks to be in accordance with the Apartment Design Guide.

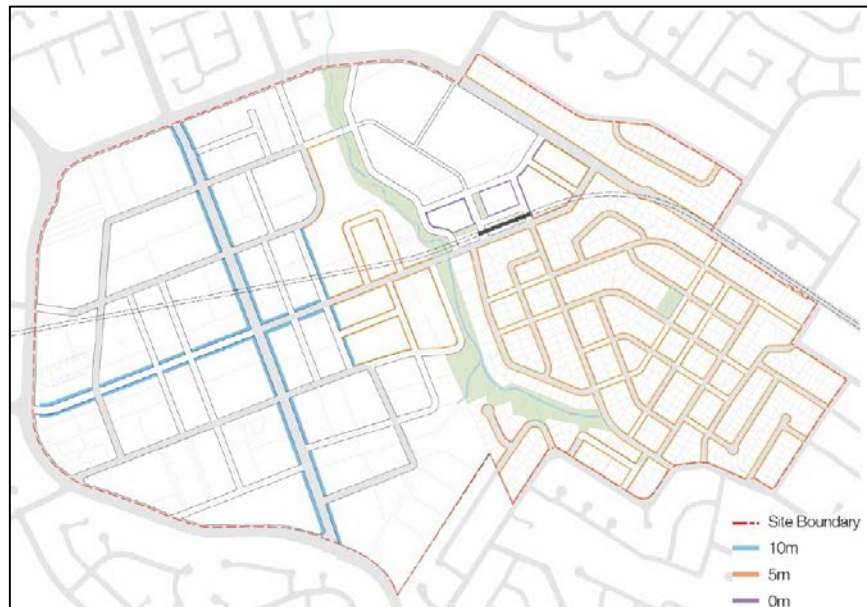


Figure 19

Showground Station precinct - Proposed DCP setback controls

It is considered that the proposed setbacks are insufficient and will not effectively deliver the intended built form and landscaping reflecting the character of the Hills. Accordingly, it is recommended that the setbacks should identify 10 metres for the front road frontage, 8 metres for the rear boundary and 6 metres for side boundaries.

The draft development controls also propose a 5 metre front setback for future development within the proposed business spine along Carrington Road. It is also noted that no side or rear setback controls are recommended for this area. The setbacks which are being proposed are not considered to be sufficient to allow for the provision of appropriate landscaped setbacks between buildings and streets. Accordingly, it is recommended that areas identified for high density commercial buildings should have a landscaped front setback of 20 metres, with 10 metre side and rear setbacks. The existing setback requirements applying to the Castle Hill Industrial should remain for land where no zone change is proposed.

- Communal Open Space

The provision of communal open space improves amenity and facilitates social interactions amongst residents. Council's current requirement for communal open space is on-grade communal open space in order to provide for the recreational needs of the residents. This vision is best delivered by consolidating and master planning larger sites. Communal open spaces should be designed in conjunction with pedestrian pathways to provide better linkages.

The draft development controls refer to the Apartment Design Guide, which requires a minimum of 25% of the site to be dedicated to communal open space. Should the development not be able to meet this requirement at ground level, the Guide allows for communal open space to be provided at podium or roof level.

Significant concern is raised with respect to simply referring to the Apartment Design Guide which contains watered down requirements that do not actually require developments to provide anything. This approach is considered to be unacceptable.

It is very important that these development show considerable attention to the amount of quality of communal open space. In this regard it is recommended that Council controls be applied. Council's controls currently require the provision of 20m² of communal open space per dwelling, with most of this space to be provided at-grade within landscaped open space areas.

(k) Proposed land use outcomes – specific locations

In order to achieve the vision for the Corridor it is recommended that a number of changes be made to the proposed mapping. In some cases the precinct planning work has inadvertently back zoned land that was rezoned as part of Council's housekeeping LEP. In most of the cases at Showground Precinct the extent of proposed zone changes for light industrial to residential are not supported either in terms of potential for land use conflict and also to maintain the opportunity for job growth. With the additional population being proposed throughout the corridor there will be a greater demand for the provision of employment floor space. In order to meet this demand it will be necessary for existing employment land to be identified for higher order employment opportunities.

The locations where such changes are suggested are outlined below:

- Showground Precinct - Eastern portion of Government Land

Land to the east of the station (north of Carrington Road) is proposed to be zoned B2 Local Centre. As it is intended that this land primarily accommodate high density residential apartment buildings, the B2 Local Centre zone is not considered to be appropriate. Rather, it is recommended that the R1 General Residential zone apply to this land to better reflect the role in supporting the adjoining commercial centre. Concern is also raised with respect to the proposed rezoning of approximately 600m² of open space as B2 Local Centre zone.

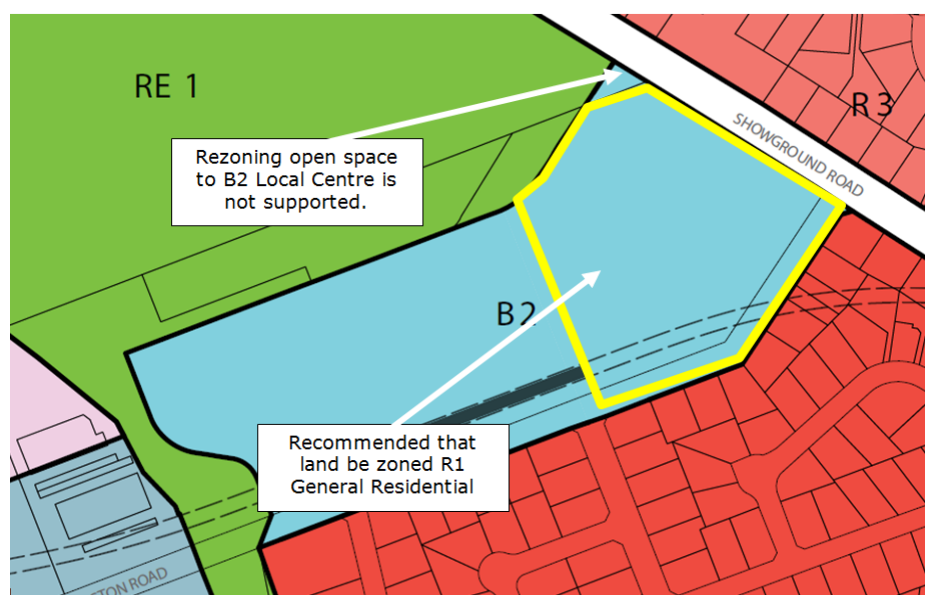


Figure 20

Showground Station Precinct - Suggested zone change for eastern part of government land

- Showground Precinct - Land adjoining Cattai Creek on Anella Avenue

Land along Anella Avenue which directly adjoins the creek corridor will ideally have an employment function. Accordingly, it is recommended that this land be zoned B6 Enterprise corridor. However, as it directly adjoins the Cattai Creek Corridor, there is a considerable opportunity to get a public benefit through the revitalisation of the corridor and provision of a pedestrian/vehicular connection across the creek.

In order to achieve this it is proposed that residential flat buildings be identified as a permitted use with a cap on the provision of residential floor space set at 50% of the gross floor area. Such an approach will ensure that the principal purpose of the site is for employment uses whilst providing for some residential development that will offer a lifestyle opportunity in proximity to a revitalised Showground.

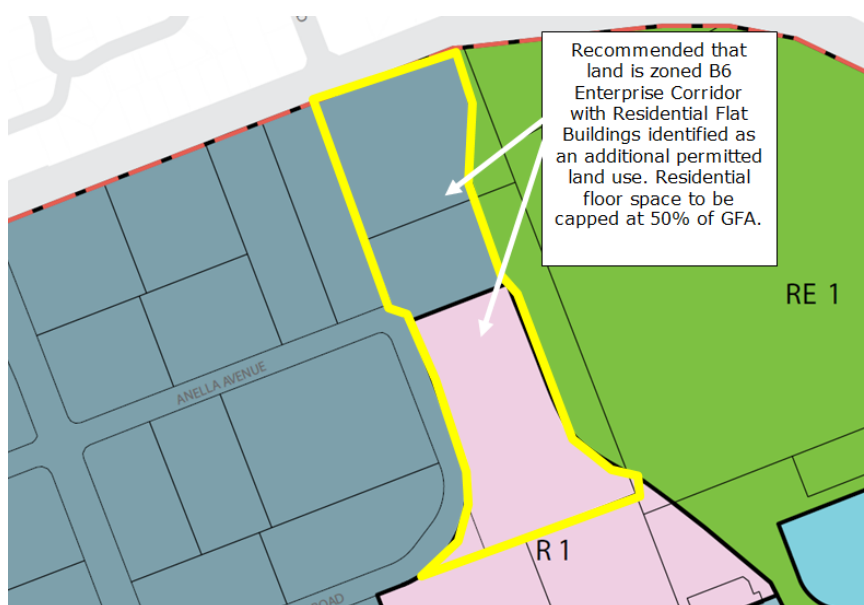


Figure 21
 Showground Station Precinct
 Suggested zone and additional permitted use approach west of Cattai Creek

- Showground Precinct - Land in vicinity Anella Ave, Salisbury Rd and Showground Rd

Concern is raised with respect to the proposed expansion of the B5 Business Development land within the north east of the Industrial Area to permit additional bulky goods floor space. This approach is not supported as it is considered that this land has significant potential for higher order employment uses close to the station. It is recommended that this land be rezoned to B6 Enterprise Corridor and ideally higher floor space potential (3:1) and heights (10-12 storeys) would apply to this land to encourage the sites to redevelop over time.

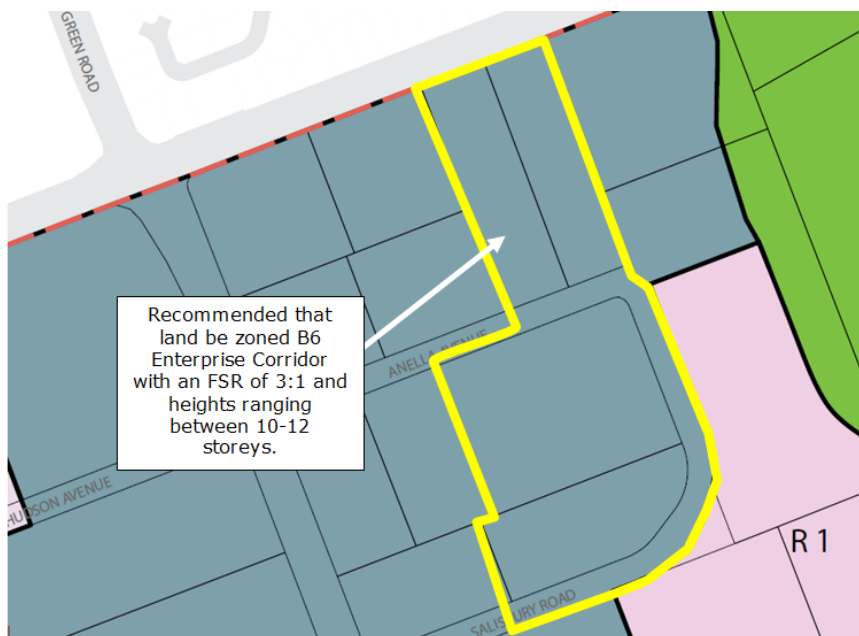


Figure 22

Showground Station Precinct

Suggested zone and FSR approach land at Anella Ave, Salisbury Rd & Showground Rd

- Showground Precinct - Proposed residential floor space within the Industrial Area

With the exception of the residential floor space proposed on land adjoining Cattai Creek to the north of the industrial area, residential floor space within the Castle Hill Industrial Area is not supported. As per the exhibited plans, certain areas of the industrial area are proposed to be zoned R1 General Residential which would permit residential flat buildings. Residential flat buildings within these areas would be completely surrounded by commercial and industrial buildings which would have significant amenity impacts and would also reduce valuable employment land.

It is considered more appropriate that these areas be identified for higher density commercial buildings which will allow for the industrial area to transition into a business/office park over time in response to the new service economy. This approach would also be consistent with the Precinct Structure Plan which identifies this land for 'employment'. It is envisaged that this land would have a maximum floor space ratio of 2.5:1 with a heights of around 8-10 storeys. It is also noted that amendment plans propose to rezone a portion of land from RE1 Public Recreation to R1 General Residential. The rezoning of open space from RE1 Public Recreation to any residential or employment zone is not supported.

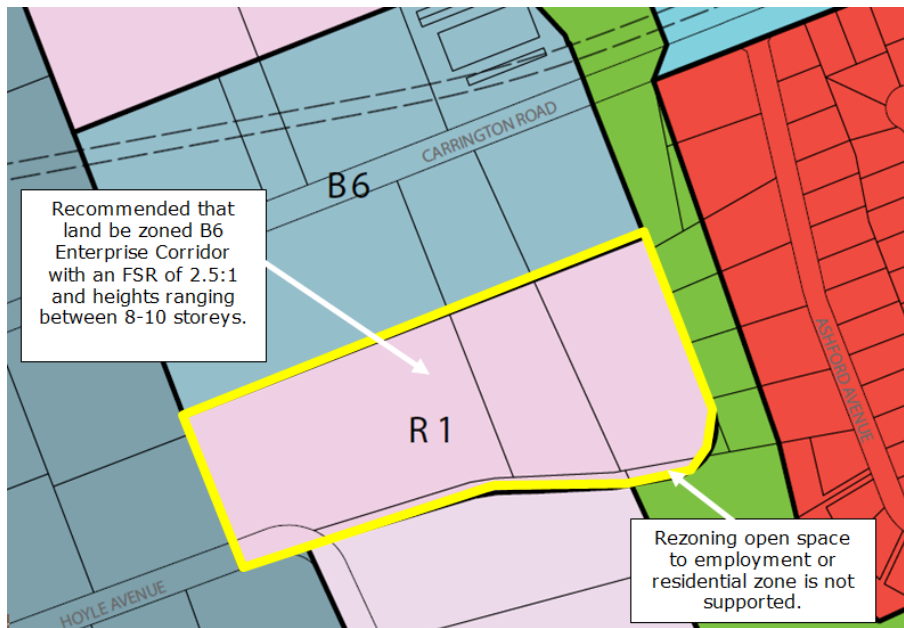


Figure 23
 Showground Station Precinct
 Suggested zone and FSR approach land at Carrington Road and Hoyle Ave

- Showground Precinct - Employment land adjoining Carrington Road

The proposed amendment plans identify a strip of land zoned B6 Enterprise Corridor along Carrington Road ('business spine'). Whilst this approach is supported, it is considered that the extent of B6 zoned land should be expanded. This high density commercial precinct, with an FSR of 2.5:1 and building heights of 8-10 storeys, should extent west to the existing B5 Business Development zone.

It is also noted that the draft plans propose to rezone a portion of open space within the showground to R1 General Residential. Any proposal to rezone existing open space to an employment or residential zone is not supported.

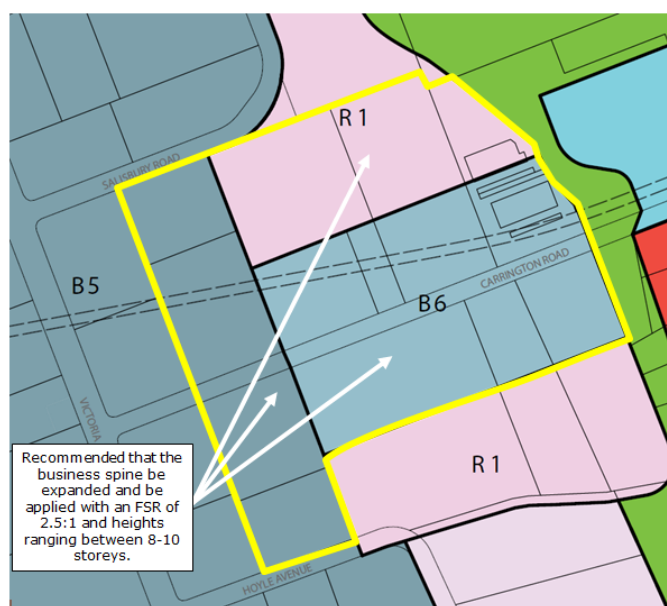


Figure 24
 Showground Station Precinct
 Suggested zone and FSR approach land at Carrington Road

- Showground Precinct - Gateway Location at the Junction of Victoria Ave & Windsor Rd

It is recommended that an additional gateway location be identified at the intersection of Victoria Avenue and Windsor Road. Having high density commercial buildings at this location would create a gateway for the industrial area and would provide additional employment opportunities. It is anticipated that development within this area would have an FSR of approximately 1.5:1 and building heights of around 6 storeys.

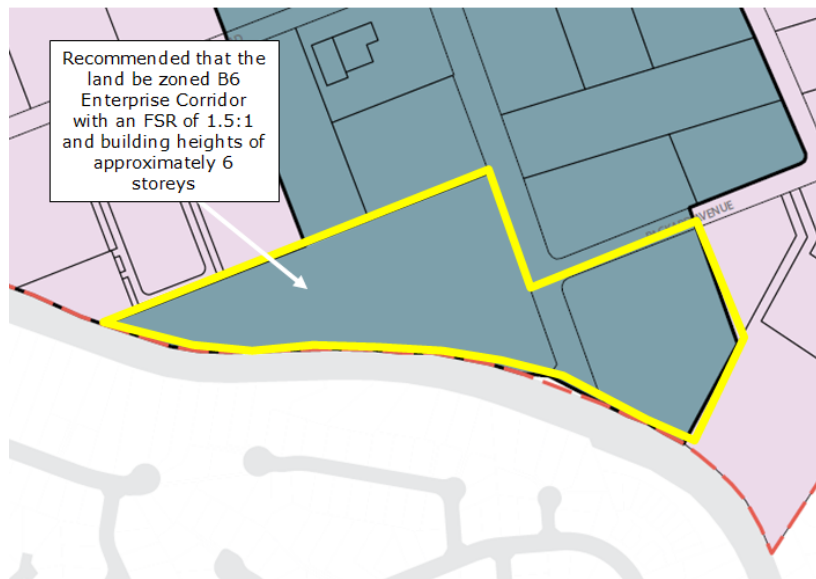


Figure 25
Showground Station Precinct
Suggested zone and FSR approach land at Victoria Ave & Windsor Road

- Bella Vista Precinct – Employment land along Lexington Drive

Concern is raised with respect to the proposed height of buildings standard applying to the employment land south of Bella Vista Station. The indicative distribution of heights figure within the Precinct Plan identifies heights ranging between 8-10 storeys within this location, which is reflected through a floor space ratio standard of 2:1. However, the proposal seeks to increase the height of buildings standard from RL116 to RL128. An RL of 128 could facilitate building heights of in excess of 13 storeys which is of concern. It is considered that the existing height restriction of RL116, coupled with an FSR of 2:1 would be sufficient to achieve the intended built form of 8-10 storeys.

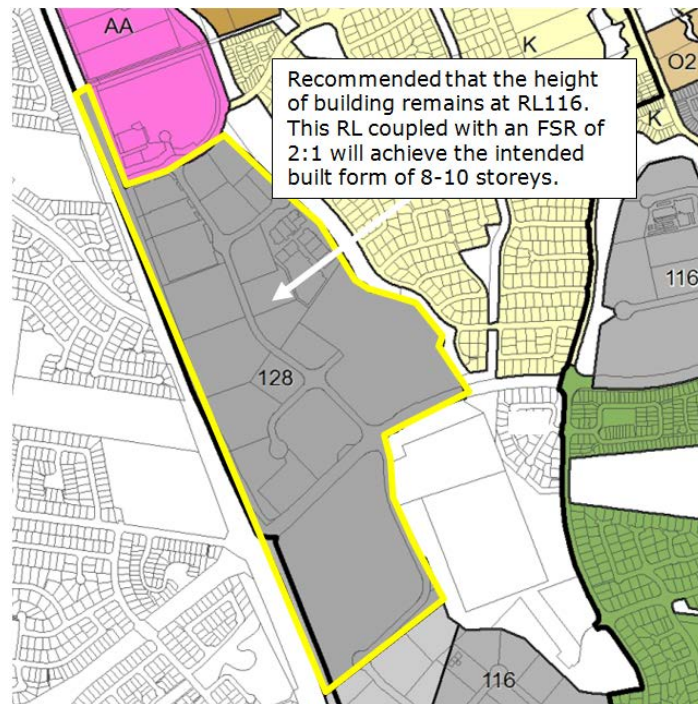


Figure 26
Bella Vista Station Precinct
Suggested height approach for employment land Lexington Drive

- Kellyville Precinct - Down Zoning

Concern is raised with respect to the proposed down-zoning of land within the vicinity of the Kellyville Village which is currently zoned R3 Medium Density Residential. Some land has also been incorrectly zoned R3 Medium Density Residential rather than R2 Low Density Residential. This land was subject to a recent housekeeping amendment to correct the land zoning. It appears as though the proposed rezoning was not intended, and is a mapping anomaly due to the use of outdated mapping information. The mapping must be corrected to ensure that the existing land zoning is retained.

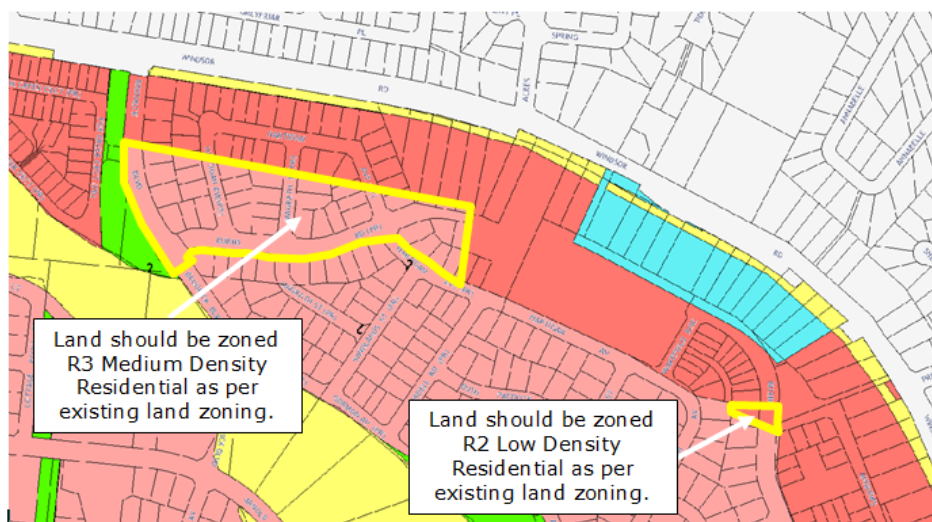


Figure 27
Kellyville Station Precinct – suggested zone change Homeworld location

4. PROPOSED SOLUTIONS - SHOWGROUND STATION PRECINCT

As set out in Section 1 of this report there are a number of common goals across both levels of government. With Sydney's population growing at a faster rate than the last 20 years, the imperative to make the most of new transport infrastructure and house more people is a given. Both State and local strategies recognise the need to provide for choices of housing, facilitate job growth and create places where people will want to live. In translating these high level goals to the local level, the focus and vision for Showground is to create a vibrant employment and cultural activity centre offering a distinct lifestyle choice that responds to the family demographic.

Attachment 1 details a response to issues and provides solutions to deliver outcomes and will form part of Council's submission to assist in reaching an agreed position. To facilitate further discussion with the Chief Planner of NSW Mr Gary White and draft Precinct Plan is also being prepared. This will clearly demonstrate the strategic approach and the vision for Showground Station Precinct. The preparation of this plan does not seek to undermine the precinct planning work undertaken at State level but rather review and bring together all of the strategic planning work that has been completed at both Local and State level and provide a framework for a reaching agreed outcomes. It will identify ideal residential densities and employment yields and the infrastructure needed to support such yields.

In order to address the key concerns of housing diversity, potential for yield that is unable to be adequately serviced and the need for master planned outcomes, consideration has been given to a range of initiatives and amendments. Suggested solutions are detailed in Attachment 1 and are considered to address both State and Local objectives. The package of suggested solutions for the Precinct is summarised as follows:

(a) Government owned land

Land on the northern side of Carrington Road where significant growth is proposed, is principally under Government ownership. Accordingly, Council can have some assurance on the outcomes which will be delivered.

In order to ensure that the intended outcomes are achieved, it is recommended that a similar model be applied to the delivery of the Rouse Hill Town Centre. This model was highly effective and provided assurance on the future built form and delivery of infrastructure. Delivery of the Rouse Hill Regional Centre involved the establishment of a joint venture between the Government and a private sector consortium to undertake the management, design, construction, finance, maintenance, marketing and sale of development on Government owned lands.

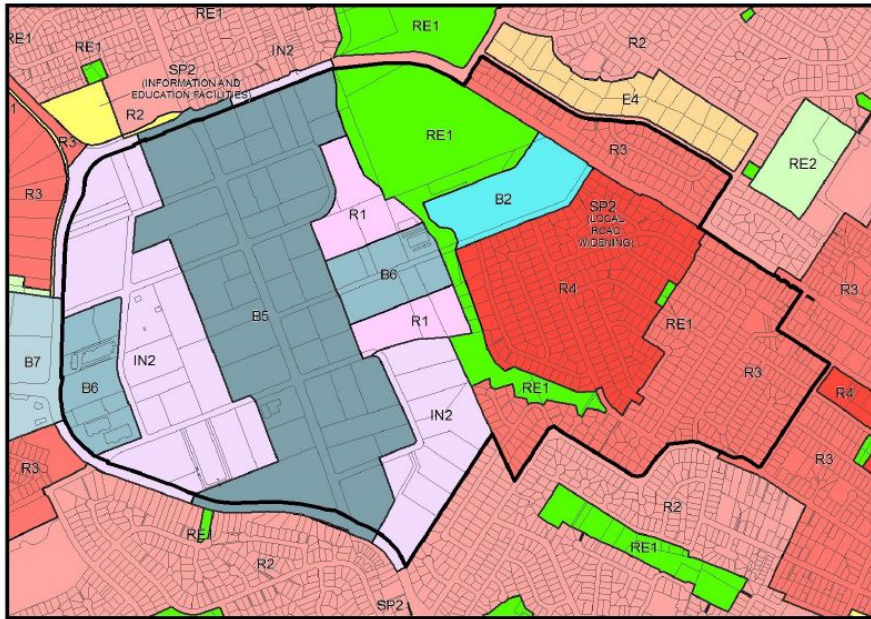
The governance model should include dwelling yield caps to ensure that future redevelopment of this land does not significantly exceed the yields identified as part of the master planning of the Precinct. Council must have assurance on the yields for this land, because if higher yields are achieved then this will have a significant impact on infrastructure provision within each of the precincts. The model should also include minimum employment floor space requirement to ensure that key employment outcomes are achieved.

(b) Land Zoning

A comparison of the exhibited Precinct Proposal with suggested land zoning map is provided in Figure 28. The suggested map includes the land zoning changes at specific locations recommended within Section 3 of this report.

Generally the proposed changes seek to ensure housing opportunities are maximised whilst also facilitating greater employment opportunities within the Precinct. The demand for employment land may not be as significant as that which has been evident in recent years for residential development, it is however considered that there is a critical need to protect employment lands for longer term job growth that matches with residents skills and facilitates jobs close to home.

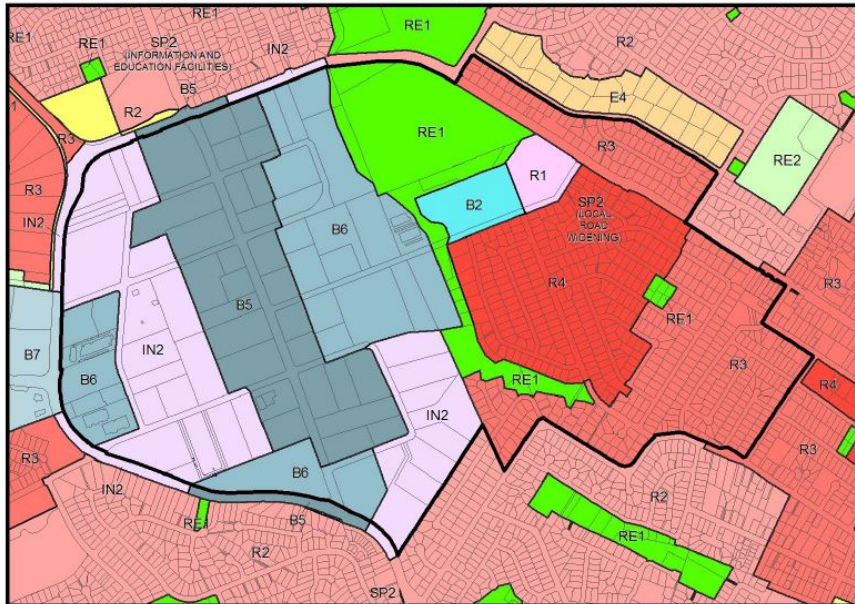
Exhibited Land Zoning Map – Showground Precinct



Land Zoning (LZN)

B1 Neighbourhood Centre	B7 Business Park	R3 Medium Density Residential
B2 Local Centre	E4 Environmental Living	R4 High Density Residential
B4 Mixed Use	IN2 Light Industrial	RE1 Public Recreation
B5 Business Development	R1 General Residential	RE2 Private Recreation
B6 Enterprise Corridor	R2 Low Density Residential	SP2 Infrastructure

Suggested Land Zoning Map – Showground Precinct



Land Zoning (LZN)

B2 Local Centre	IN2 Light Industrial	RE1 Public Recreation
B5 Business Development	R1 General Residential	RE2 Private Recreation
B6 Enterprise Corridor	R2 Low Density Residential	SP2 Infrastructure
B7 Business Park	R3 Medium Density Residential	
E4 Environmental Living	R4 High Density Residential	

Figure 28

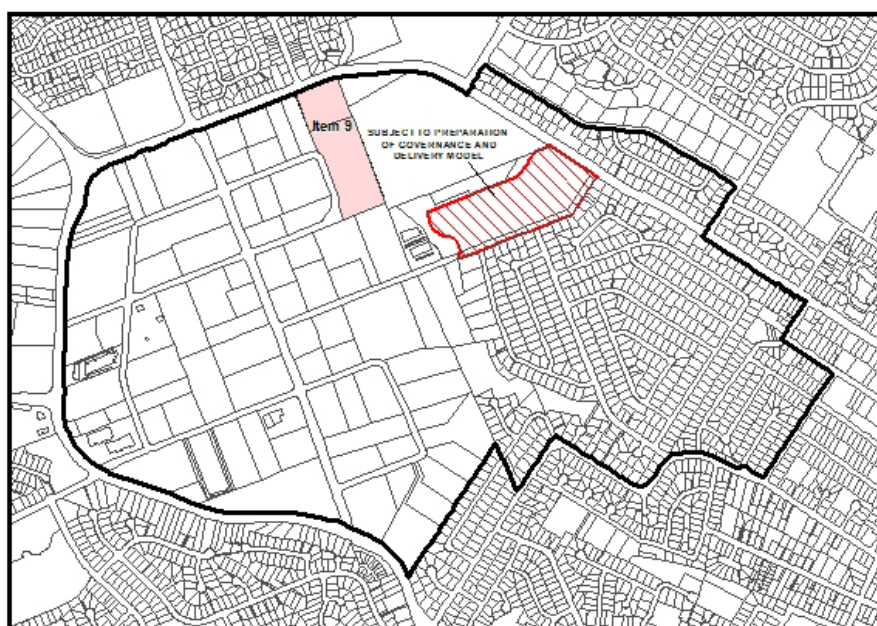
Comparison of exhibited and suggested zoning map

Additional Permitted Uses (Anella Avenue Site Adjoining Cattai Creek)

A site-specific solution is necessary with respect to land at Anella Avenue, Castle Hill (to the west of the Castle Hill Showground) to ensure the land retain an employment function whilst also having the opportunity to accommodate residential development where key linkages to the Castle Hill Showground are provided through the site and across Cattai Creek.

To reflect the core use of this site (for employment purposes), it is recommended that the land be zoned B6 Enterprise Corridor with a maximum floor space ratio of 1:1. However, in addition to this, it is recommended that mixed use development on the site with a maximum floor space ratio of 2:1 (with no more than 50% of Gross Floor Area being residential) be enabled through Schedule 1 – Additional Permitted Uses of the LEP. The proposed clause would allow for residential flat buildings on the site and a maximum floor space ratio of 2:1 where:

- No more than 50% of the Gross Floor Area is residential floor space;
- The development delivers the housing product that meets Council's apartment mix, apartment size and centres car parking rate; and
- The development includes the provision of a pedestrian/vehicular through-site link from Anella Avenue to the Castle Hill Showground (across Cattai Creek).



Additional Permitted Uses (APU)
PURPOSE refer to schedule 1

Figure 29

Suggested site to be subject to additional permitted uses for residential flat buildings

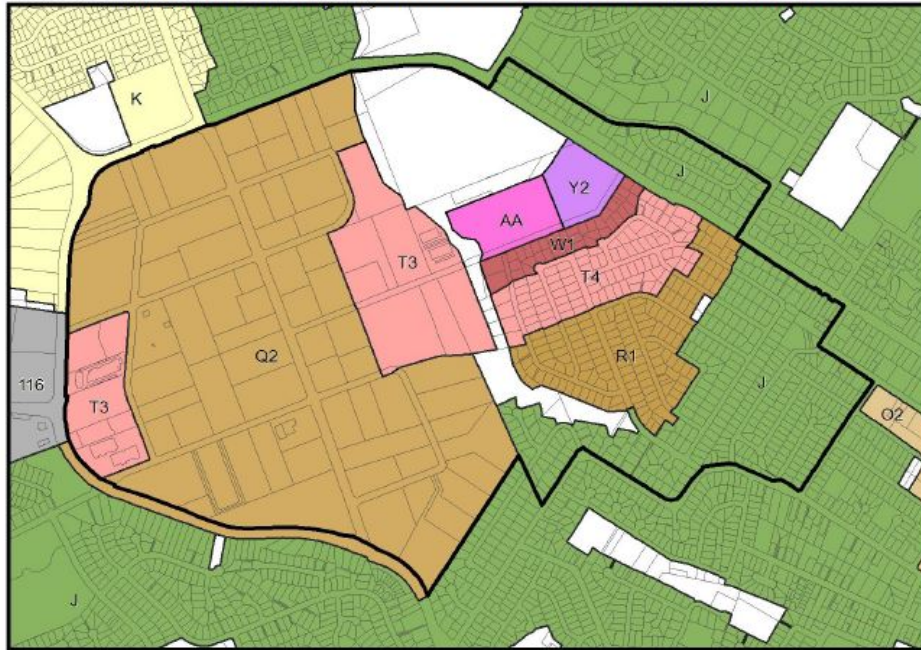
(c) Height of Buildings

A comparison of the exhibited Precinct Proposal with suggested maximum height of buildings map is provided in Figure 30.

It is recommended that the LEP only include height in metres for the proposed medium density areas and the employment land with no height mapped for high density residential land. By using floor space ratio as the primary development standard in the LEP, there is more flexibility to articulate and guide the desired built form outcomes. A similar approach is currently being pursued for the Castle Hill North Precinct. This

approach is preferred as it will prevent conflicts between the height of build standards and floor space ratio standards and will also simplify the process of allocating incentives (bonus floor space), as only a single incentivised development standard will be required, rather than multiple incentivised standards.

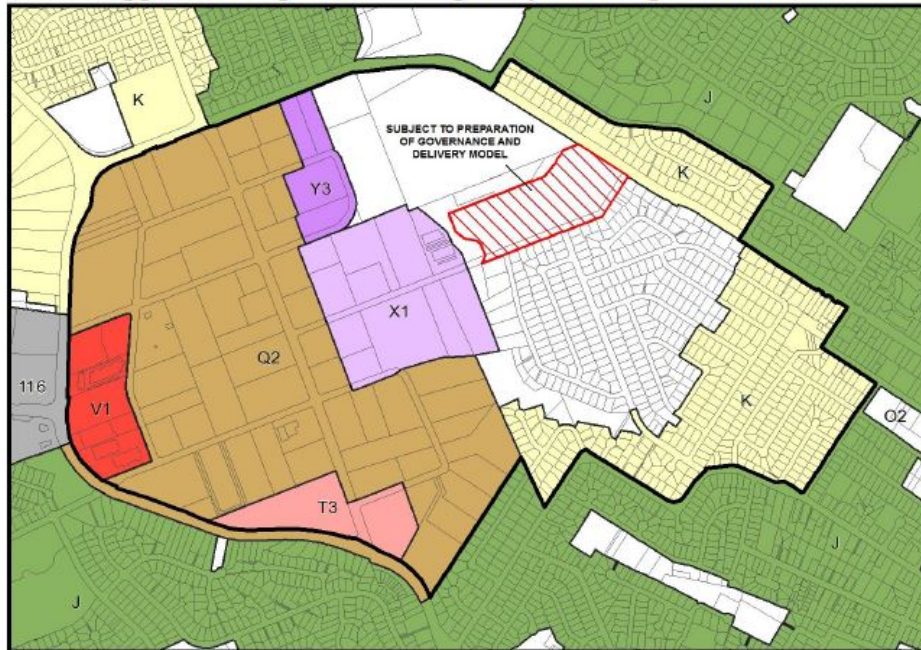
Exhibited Height of Buildings Map – Showground Precinct



Height of Buildings (m) (HOB)

J	9.0	Q2	20.0	T4	28.0	AA	68.0
K	10.0	R1	21.0	W1	40.0		
O2	16.0	T3	27.0	Y2	52.0		

Suggested Height of Buildings Map – Showground Precinct



Height of Buildings (m) (HOB)

J	9.0	Q2	20.0	V1	36.0	Y3	54.0
K	10.0	T3	27.0	X1	45.0		

Figure 30

Comparison of exhibited and suggested height map

(d) Maximum Floor Space Ratio

The transformation of the Showground Precinct into a vibrant, connected and walkable centre which is an attractive place to live, work and spend time in, is reliant on the delivery of key development outcomes as development occurs within the Precinct. These include public domain improvements surrounding development sites, the provision of through-site links, high quality landscaping, the provision of larger areas of communal open space at ground level and the delivery of housing that is suitable for different demographics, living needs and household budgets.

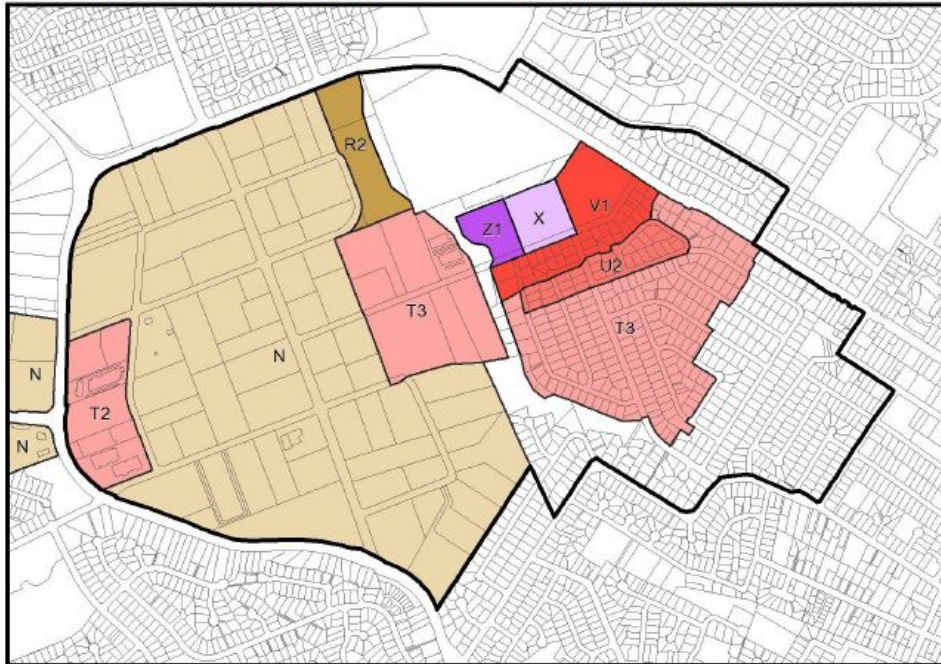
While the Precinct Proposal demonstrates a number of these outcomes, concern is raised that the associated planning controls proposed will, in isolation, be insufficient to secure these outcomes during the development assessment and delivery stage. Additional mechanisms must be put in place to ensure that individual developments throughout the Precinct promote the housing outcomes which suit the needs of expected future residents and contribute to the achievement of the broader amenity, character and connectivity outcomes for the Precinct through careful master planning for larger amalgamated parcels of land.

Council has developed a framework for achieving such outcomes through the precinct planning process for the Castle Hill North Precinct and it is recommended that this approach be adopted similarly for the Showground Precinct.

This framework provides an incentive for developers who are willing to deliver the housing product that meets Council's apartment mix, apartment size and centres car parking rate and contribute to the amenity, character and connectivity outcomes within the Showground Precinct through the amalgamation of land (minimum development site area of 8,000m²) and the preparation of a detailed master plan which demonstrates high quality development outcomes which exceed those outcomes achieved through compliance with the minimum requirements within The Hills DCP. The proposed clause which would apply to the key sites (areas to be zoned high density residential) is attached.

A comparison of the exhibited Precinct Proposal with the suggested floor space ratio, as incentivised, is provided in Figure 31.

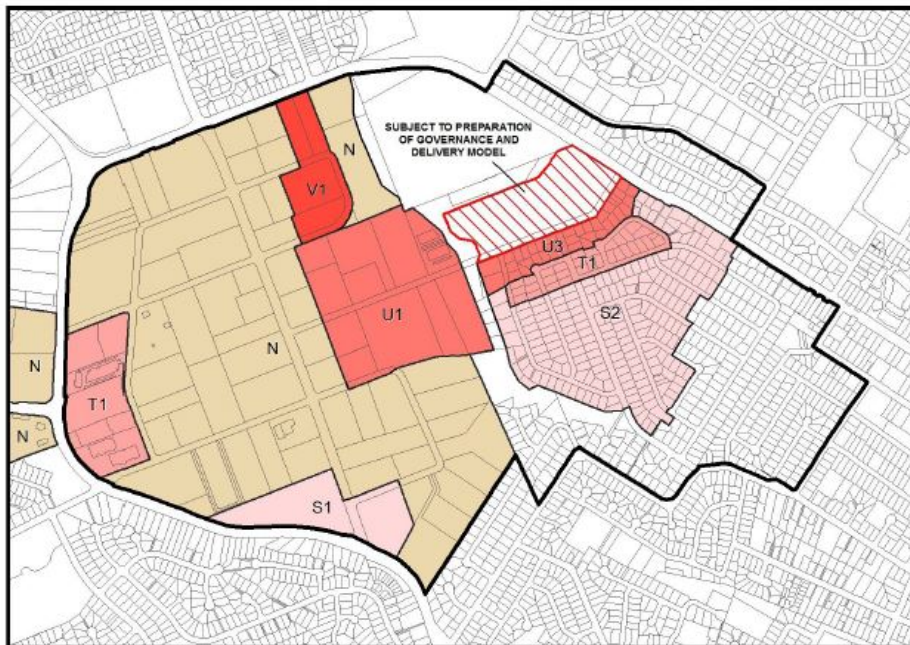
Exhibited Floor Space Ratio Map – Showground Precinct



Maximum Floor Space Ratio (FSR) (n:1)

N	1.0	T2	2.1	U2	2.7	X	4.0
R2	1.49	T3	2.3	V1	3.0	Z1	5.0

Suggested Floor Space Ratio Map (Incentivised) – Showground Precinct



Maximum Floor Space Ratio (FSR) (n:1)

N	1.0	S2	1.6	U1	2.6	V1	3.0
S1	1.5	T1	2.0	U3	2.8		

Figure 31

Comparison of exhibited and suggested FSR map

The proposed framework provides certainty for Council, the State Government and developers with respect to development yields and outcomes within the Precinct. The “base floor space ratios” proposed would allow for 4,361 additional dwellings, if developers choose not to take up the incentive. Based on the amended area of land (excluding existing and proposed roads) which is proposed to be rezoned for medium and high density residential development (61ha), the projected density would be approximately 81-97 dwellings per hectare, depending on uptake. This growth exceeds the 3,600 additional dwellings identified within the North West Rail Link Corridor Strategy and is consistent with the 4,307 additional dwellings identified within The Hills Corridor Strategy.

The “incentivised floor space ratios” proposed would allow for 6,011 additional dwellings, which equates to a density of approximately 108-131 dwellings per hectare, depending on uptake. This yield exceeds that identified in the exhibition material but subject to detailed infrastructure planning, there is capacity to service the additional population with adequate playing fields, greenway links and community facilities. The changes recommended to infrastructure provision are documented in Attachment 1. More detailed analysis (including design and costings) is required to clearly identify the infrastructure items which are to be levied through a future S94 Contributions Plan, particularly the traffic and transport facilities.

(e) Minimum lot size

The Lot Size Map should be amended to identify the minimum subdivision lot sizes which are currently applied under the LEP 2012 planning framework. For land zoned R3 Medium Density Residential a minimum subdivision lot size of 700m² is applied. Within the R4 High Density Residential zone a minimum subdivision lot size of 1,800m² is applied. The minimum subdivision lot size for the high density areas is higher to prevent allotment fragmentation which could inhibit redevelopment opportunities within these areas. It is also proposed that the existing minimum subdivision lot size of 8,000m² for the Castle Hill Industrial Area be maintained.

As set out earlier in the report changes are proposed to minimum lot sizes for different residential types that are inconsistent with the current LEP framework. It is appropriate that the proposed amendments respect the existing framework under LEP 2012 and that future development within the Showground Precinct be subject to Council’s existing minimum lot size requirements. It is noted that whilst a minimum lot size requirement of 4,000m² would apply to residential flat buildings, development which is proposed on a 4,000m² lot would only be able to achieve the base floor space ratio. In order to achieve the incentivised FSR, a lot size of 8,000m² would be required.

(f) Design Excellence

Whilst higher densities are expected, it is important that the built form be outstanding to provide not only the housing we need but a positive contribution to public realm. As part of the planning for the Castle Hill North Precinct a new provision is proposed to require future high density development to exhibit ‘design excellence’. Clause 7.7 Design Excellence will be amended, aimed at achieving a high standard of quality in built form for buildings with a proposed height of 25 metres (8 storeys) or more within the Shire.

Any development within the Shire which meets the requirements of the provision would need to exhibit design excellence and would be reviewed by a proposed Design Excellence Panel. Future development within the Showground Precinct would be subject to this requirement.

5. PROPOSED SOLUTIONS– BELLA VISTA & KELLYVILLE STATION PRECINCTS

Minimal changes are recommended to the zoning and development standards proposed for the Kellyville and Bella Vista Precincts as this land is principally under Government ownership. Accordingly, Council can have some assurance on the outcomes which will be delivered.

Similar to the Government land within the Showground Precinct, in order to ensure that the intended outcomes are achieved, it is recommended that a similar model be applied as to that which was applied during the delivery of the Rouse Hill Town Centre. Likewise the governance model should include dwelling yield caps to ensure that future redevelopment does not significantly exceed the yields identified as part of the master planning of the precinct.

It is also recommended that key post exhibition amendments, as was recommended for the Showground Precinct, also apply to both the Kellyville and Bella Vista Precincts. These recommendations relate to:

- Minimum lot size requirements for residential flat buildings, multi-dwelling housing and dual occupancies;
- Preparation of a Lot Size Map;
- Preparation of Land Reservation Acquisition Maps; and
- Application of design excellence provisions.

CONCLUSION

The delivery of the Sydney Metro Northwest provides opportunities for outstanding urban renewal to allow more dwelling and more jobs near to the railway. There are many areas of common agreement, yet the exhibited plans for the Priority Precincts of Showground, Bella Vista and Kellyville do not provide the mechanisms to sustainably plan for growth over the long term, do not encourage master planned outcomes and do not accord with Council's objectives.

The densities permitted by the height and floor space ratio controls result in densities that exceed modern transit oriented development experiences and represent densities in the residential precincts that are not generally seen in suburban areas. Some relate more to inner city Sydney living.

The NSW Government should pause and listen to Council's concerns. The NSW Chief Planner ought to be given an opportunity to work with Council and develop an alternative LEP, density, character and delivery mechanisms that will deliver sustainable, liveable urban centres that contribute not only to housing and job supply - but quality of life.

IMPACTS

Financial

Development within the corridor will generate considerable demand for local infrastructure including roads, open space, community facilities and water cycle management facilities to support the expected additional population. New contributions plans and/or contribution plan amendments will be needed to ensure new development funds the necessary local infrastructure. In order for these plans to be prepared further work and engagement is required with the Department of Planning and Environment to identify what infrastructure is required, the location of the infrastructure and projected cost estimates.

The Hills Future - Community Strategic Plan

Council's Community Strategic Plan identifies the community's vision for the Shire and outlines how Council will align its delivery of services and facilities to support this vision. Council's vision is for *'proactive leadership creating vibrant communities, balancing urban growth, protecting our environment and building a modern local economy'*.

RECOMMENDATION

1. Council raise objection to the Priority Precincts proposals on the basis that the proposed framework would provide for a potential yield that cannot be adequately serviced by jobs and infrastructure and there is little consideration of how quality master planned outcomes will be achieved.
2. Council ask that the Minister for Planning ensure that the Precinct Proposals not proceed to finalisation until keys issues set out in the report are resolved by the NSW Government, through its Chief Town Planner, working with Council to provide a suite of planning controls that provide certainty and confidence in outcomes.
3. Attachment 1 detailing a response to issues and providing solutions to deliver outcomes (ECM Document Number 14511742) form part of Council's submission to assist in reaching an agreed position.

ATTACHMENTS

1. Suggested solutions for Precinct Proposals for Showground, Bella Vista and Kellyville Precincts (27 pages)

ATTACHMENT 1

PRIORITY PRECINCTS

SHOWGROUND / BELLA VISTA / KELLYVILLE

RESPONSE TO ISSUES

A. Potential Yield

- i. Revise floor space ratio maps to ensure that the floor space and dwelling yield potential is in-line with the yields used as part of the infrastructure assessments.
- ii. Proposed new provision to allow development to exceed the maximum FSR to include floor space potential of land required for roads and open space is not supported. The maximum FSR achievable should be in accordance with the FSR maps and be based on the net developable area of a site (excluding roads). The proposed provision which would allow for transferrable floor space is not supported.

B. Traffic and Transport

- i. The amendment plans should not be finalised until the corridor wide traffic and transport model has been completed by Transport for NSW, and the appropriate assessments have been undertaken to demonstrate that the projected additional yields and traffic volumes will not have an unacceptable impact on the road networks.
- ii. A schedule of infrastructure improvements (details of intersection upgrades) is required. The schedule is to include sufficient detail to enable the inclusion of infrastructure items within a S94 Contributions Plan.

C. Public Open Space

- i. The Castle Hill Showground will be a cultural and passive recreation hub and should not be used to meet the full demand for active recreation within the Precinct.
- ii. Village Plazas and Town Squares are not considered to be open space and should not be funded through S94 Contributions Plans.
- iii. Request that further investigation be undertaken to identify playing fields at the Pony Club site on Gilbert Road.
- iv. Request that further investigation be undertaken to identify playing fields at the Rouse Hill Regional Park.
- v. Request that the proposed Chapman Avenue extension be expanded to include 12 & 14 Chapman Avenue and 11 & 13 Dawes Avenue. This would bring the overall size of the park to approximately 6,280m².
- vi. Private land identified for acquisition should be identified on the Land Reservation Acquisition Map.
- vii. All land identified for open space should be zoned RE1 Public Recreation. Exceptions may be granted for open space on Government Land which would be dedicated as part of a VPA, however without being zoned there is no certainty or commitment for the delivery of these parks.
- viii. Concern over local parks identified within the drainage corridor. Significant concern is raised with respect to the identification of parks within the drainage corridor as it will impact on the usability of the land. Additionally the land is owned by Sydney Water who may be reluctant to permit playground equipment within the drainage corridor.
- ix. It is requested that land should not be rezoned until relevant contributions plans are in place.
- x. Insufficient detail has been provided to enable the preparation of S94 Contributions Plans.

-
- xi. It is requested that officers of the Department of Planning and Environment liaise with Council officers to clearly identify what facilities are to be provided including:
- Extent of land required;
 - Proposed zoning;
 - Proposed ownership;
 - Detailed description of proposed embellishment;
 - Indicative cost assessment.

D. Community Facilities

- i. Clarity is required with respect to the proposed size and location of a future community centre within the Bella Vista and Kellyville Precincts. The proposed size of 300-500m² is well below the required size and would not meet the demand generated by the future population. If a single stand-alone multi-purpose community facility is to be provided, it is recommended that the facility incorporates the following:
- The facility is to have an area of around 3,335m²;
 - Must be ground floor accessible;
 - Reasonable parking is to be provided (although understanding the rail link provides new transport options);
 - Located within close proximity to open space for optimal and extended community uses; and
 - Located within close proximity to retail and commercial facilities. Based on past experiences, when community centres are provided within retail developments, it creates a range of amenity issues.
- ii. It is requested that the Department work with Council to determine the location and design of the proposed multi-use community facility.
- iii. Concern is raised that the open space and community facility assessments for both the Bella Vista and Kellyville Precincts mention that The Hills Shire Council is currently planning a new local community centre at Kellyville Park. This facility is not proposed as it was removed from funding through Contributions Plan No.12 by the Independent Pricing and Regulatory Tribunal.
- iv. Clarification is required on what Blacktown will deliver in terms of community facilities.
- v. Concern is raised that there will be a significant shortfall in educational facilities (both primary and high schools).

E. Stormwater Management

- i. The flooding and stormwater assessments are to be updated to provide greater detail on the stormwater management infrastructure required to facilitate viable redevelopment within each of the Precincts. The updates should include sufficient detail on indicative locations and costs to enable their inclusion within a S94 Contributions Plan.
- ii. An integrated Stormwater Infrastructure Master Plan is required to be prepared. The outcomes from the master plan are:
- Stormwater infrastructure upgrade proposals to achieve a “deemed to comply” design;
 - Detention storage requirements related to land use and built form of proposed development; and
 - A water balance analysis of potable demand and stormwater re-use to determine minimum rainwater tank volumes.
- iii. It is also noted that the built form maps which form part of the exhibition material do not respect the existing flood risk within the Precinct, where building footprints have been identified wholly within existing overland flow paths. Accordingly, all built form proposals are to respect overland flowpaths

which remain following the implementation of urban flash flood risk reduction work.

F. The Hills Shire Planning Framework

- i. The proposed amendments do not have regard to Council's local planning framework and simply amend existing local provisions to be consistent with the provisions and requirements within other State Policies such as the Growth Centres SEPP and other State Government Precinct. This approach is not supported.

G. Approach for Government Land

- i. The boundaries of land to be identified as 'State Significant' be reviewed to ensure they properly align with government ownership.
- ii. For future redevelopment on Government land, it is recommended that a similar model be applied to the Governance Model for the Rouse Hill Town Centre.

H. Land Use Inconsistencies

Showground Precinct - Eastern portion of Government Land

- i. Land to the east of Showground Station (north of Carrington Road) is proposed to be zoned B2 Local Centre. As it is intended that this land primarily accommodate high density residential apartment buildings, the B2 Local Centre zone is not considered to be appropriate. Rather, it is recommended that the R1 General Residential zone apply to this land. The R1 General Residential zone will better reflect the role of this land in supporting the adjoining commercial centre.

Showground Precinct - Land adjoining Cattai Creek on Anella Avenue

- ii. It is recommended that land adjoining Cattai Creek, on Anella Avenue, be zoned B6 Enterprise Corridor. In order to achieve a public benefit through the revitalisation of the corridor and provision of a pedestrian/vehicular connection across the creek, it is recommended that residential flat buildings be permitted as an Additional Permitted Use up to a maximum of 50% of the Gross Floor Area allowed for on the site. The additional permitted use will be contingent on the revitalisation of the corridor and provision of a pedestrian/vehicular connection across the creek.

Showground Precinct - Land generally bound by Anella Avenue and Salisbury Road and Showground Road

- iii. It is recommended that land generally bound by Anella Avenue and Salisbury Road and Showground Road be rezoned to B6 Enterprise Corridor with a Floor Space Ratio of 3:1 and heights up to 10-12 storeys. This approach would be consistent with The Hills Corridor Strategy and will encourage the sites to redevelop over time, with minimal amenity impact.

Showground Precinct - Proposed residential floor space within the Castle Hill Industrial Area

- iv. With the exception of the residential floor space proposed on land adjoining Cattai Creek to the north of the industrial area, there should be no other residential floor space within the Castle Hill Industrial Area. Residential flat

buildings within these areas would be completely surrounded by commercial and industrial buildings which would have significant amenity impacts and would also reduce valuable employment land.

- v. Land identified as R1 General Residential should be identified for higher density commercial buildings which will allow for the industrial area to transition into a business/office park over time. This approach would also be consistent with the Precinct Structure Plan which identifies this land for 'employment'. It is envisaged that this land would have an FSR of 2.5:1 with a heights of around 8-10 storeys.
- vi. Any proposal to rezone land from RE1 Public Recreation to a residential or employment zone, is not supported.

Showground Precinct - Employment land adjoining Carrington Road

- vii. The extent of land zoned B6 Enterprise Corridor along Carrington Road ('business spine') should be expanded. This high density commercial precinct, with an FSR of 2.5:1 and building heights of 8-10 storeys, should extend west to the existing B5 Business Development zone.

Showground Precinct - Gateway Location at the Junction of Victoria Avenue and Windsor Road

- viii. In accordance with The Hills Corridor Strategy it is recommended that the gateway location at the intersection of Victoria Avenue and Windsor Road be zoned B6 Enterprise Corridor, to facilitate higher order employment uses, and be subject to an FSR of approximately 1.5:1 and building heights of around 6 storeys.

Bella Vista Precinct - R3 Medium Density Land along Fairway Drive

- ix. Land along Fairway Drive which is proposed to be rezoned from R2 Low Density Residential to R3 Medium Density Residential should be subject to the relevant controls under the Balmoral Road Release Area section of DCP 2012. This land should be subject to the same development controls as the medium density land which it adjoins.

Kellyville Precinct - Kellyville Village Down-Zoning

- x. Concern is raised with respect to the proposed down-zoning of land within the vicinity of the Kellyville Village which is currently zoned R3 Medium Density Residential. Some land has also been incorrectly zoned R3 Medium Density Residential rather than R2 Low Density Residential. This land was subject to a recent housekeeping amendment to correct the land zoning. It appears as though the proposed rezoning was not intended, and is a mapping anomaly due to the use of outdated mapping information. The mapping must be corrected to ensure that the existing land zoning is retained.

I. Amalgamated Development Sites

- i. The required minimum lot size for residential flat buildings should be increased to at least 4,000m² to get a base FSR provision. Consideration would be afforded toward giving an FSR incentive subject to developments creating larger development sites.
- ii. The required minimum lot size for multi-dwelling housing should be increased to 1,800m² to be consistent with Council's existing lot size requirement.

J. Setbacks

- i. Setbacks for High Density Residential Areas should be consistent with Council's existing setback requirements which are:
 - o Front Setback: 10 metres;
 - o Rear Setback: 8 metres; and
 - o Side Setback: 6 metres.
- ii. Setbacks for the business spine along Carrington Road should be increased to the following:
 - o Front Setback: 20 metres; and
 - o Side and Rear Setbacks: 10 metres.
- iii. Setbacks for the land within the Castle Hill Industrial Area, where no rezoning is proposed, should retain existing setback distances.

K. Landscaped Open Space

- i. Council's requirement for landscaping open space and deep soil planting should apply to future development. This would require 50% landscaped open space, with a further requirement for a minimum of 20% of the landscaped area to permit deep planting.

L. Communal Open Space

- i. Council controls, relating to the provision of communal open space, be applied. These controls currently require the provision of 20m² of communal open space per dwelling, with most of this space to be provided at-grade within landscaped open space areas.

M. Archaeology and HeritageAboriginal Cultural Heritage Assessment

- i. The Development Control Plans should clearly indicate when development applications will require the submission of an Aboriginal Due Diligence Report or Aboriginal Archaeological Heritage Assessment. For Showground, it is recommended that a Due Diligence Report be required for each major development site/subdivision within identified sensitive locations. For Bella Vista and Kellyville, it is recommended that an Aboriginal Cultural Archaeological Assessment be prepared for every major development site/subdivision.
- ii. For Bella Vista and Kellyville, consultation with Local Aboriginal groups should be undertaken using a similar process to what currently occurs in the Balmoral Road Release Area including the submission of a letter of support for each major development application/subdivision. This approach should be clearly outlined in the Development Control Plans and would see Local Aboriginal Groups invited to be involved in field inspections and will assist with determining if an Aboriginal Heritage Impact Permit is required.
- iii. The Development Control Plans should clearly identify the sites that warrant test/salvage excavation.
- iv. Specific controls to guide the protection and management of Aboriginal sites should form part of the Development Control Plans for each Precinct rather than relying on the existing Heritage section of The Hills Development Control Plan 2012 which primarily relates to European built and archaeological heritage listed under The Hills Local Environmental Plan 2012.

European heritage assessments

- i. The Development Control Plans should clearly indicate when development applications will require the submission of an Archaeological Heritage Assessment, for example land in the vicinity of Bella Vista Farm.
- ii. The Development Control Plans should identify relevant curtilages for the heritage items and include specific objectives and controls (e.g. setbacks, height etc.) to control built form outcomes and achieve the protection of the heritage items. Relying on existing Heritage section of The Hills Development Control Plan 2012 is not considered appropriate given the significant densities proposed around some items. Impacts such as overshadowing must be considered as part of the proposed controls.

SOLUTIONS TO DELIVER OUTCOMES

Governance Model for Government Owned Land

Significant tracts of land are in Government ownership in each of the Priority Precincts and being under Government ownership there is some guarantee on the outcomes which will be delivered. As a result, minimal changes are recommended to the zoning and development standards which are proposed for such land.

However, in order to ensure that the intended outcomes are achieved on this land it is recommended that a similar model be applied to that which was applied during the delivery of the Rouse Hill Town Centre. This model was highly effective and provided assurance on the built form and infrastructure delivery. Delivery of the Rouse Hill Regional Centre involved the establishment of a joint venture between State and Local Government and a private sector consortium to undertake the management, design, construction, finance, maintenance, marketing and sale of development on Government owned lands.

The governance model should include dwelling yield caps to ensure that future redevelopment of this land does not significantly exceed the yields identified as part of the master planning of each Precinct. Council must have assurance on the yields for this land, because if higher yields are achieved then this will have a significant impact on infrastructure provision within each of the Precincts. The model should also include minimum employment floor space requirements to ensure that key employment outcomes are achieved.

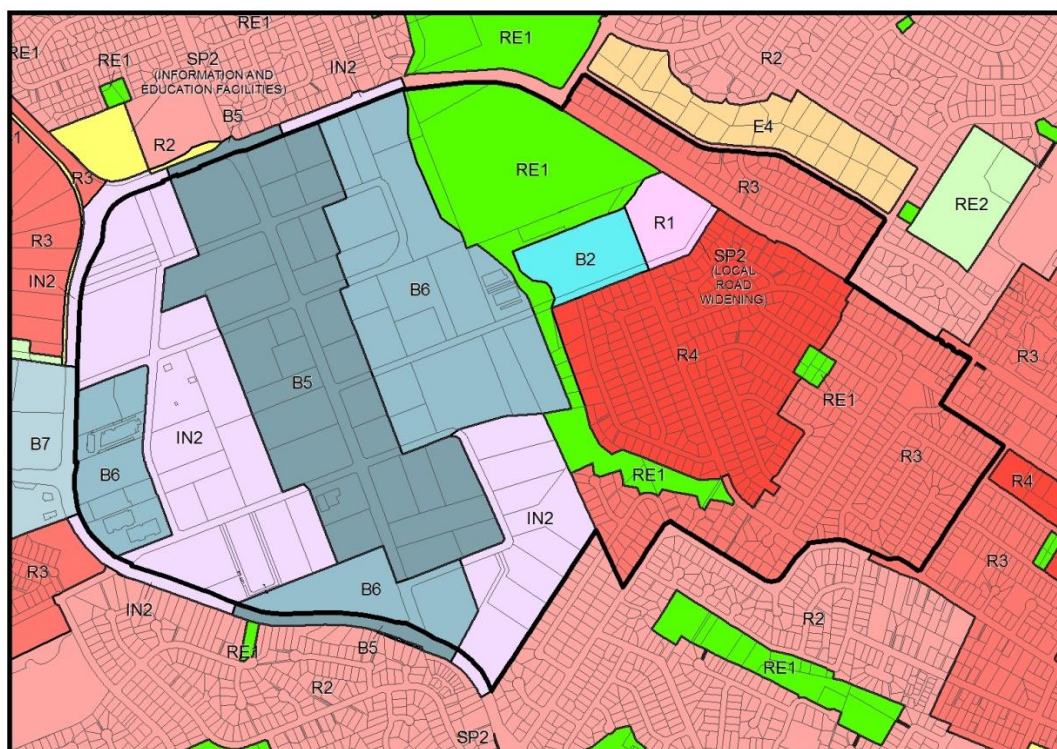
SHOWGROUND PRECINCT

Draft Precinct Plan

To facilitate further discussion with the Chief Planner of NSW Mr Gary White and draft Precinct Plan is being prepared. This will clearly demonstrate the strategic approach and the vision for Showground Station Precinct. The preparation of this plan does not seek to undermine the precinct planning work undertaken at State level but rather review and bring together all of the strategic planning work that has been completed at both Local and State level and provide a framework for reaching agreed outcomes. It will identify ideal residential densities and employment yields and the infrastructure needed to support such yields.

Land Zoning Map

Below is the recommended Land Zoning Map for the Showground Precinct. The Land Zoning Map includes the land zoning changes recommended within this submission. Proposed land uses plans will ensure that housing opportunities are maximised whilst also facilitating greater employment opportunities within the Precinct.

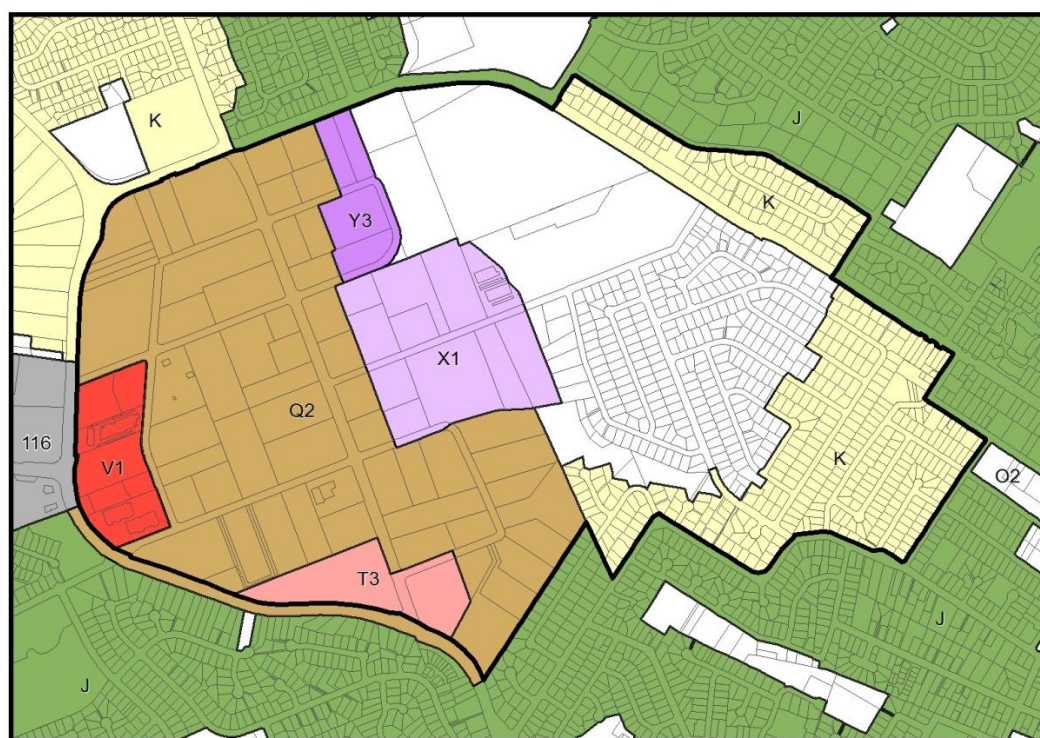


Land Zoning (LZN)

B2 Local Centre	IN2 Light Industrial	RE1 Public Recreation
B5 Business Development	R1 General Residential	RE2 Private Recreation
B6 Enterprise Corridor	R2 Low Density Residential	SP2 Infrastructure
B7 Business Park	R3 Medium Density Residential	
E4 Environmental Living	R4 High Density Residential	

Height of Buildings

It is recommended that the Height of Buildings Map within the LEP only include height in metres for the proposed medium density areas and the employment land. By using floor space ratio as the primary development standard in the LEP there is more flexibility to articulate and guide the desired built form outcomes. A similar approach is currently being pursued for the Castle Hill North Precinct. This approach is preferred as it will prevent conflicts between the height of build standards and floor space ratio standards and will also simplify the process of allocating incentives (bonus floor space), as only a single incentivised development standard will be required, rather than multiple incentivised standards.



Height of Buildings (m) (HOB)

J	9.0	Q2	20.0	V1	36.0	Y3	54.0
K	10.0	T3	27.0	X1	45.0		

Floor Space Ratio (Including Floor Space Incentives)

The maximum floor space potential for each site should be the maximum floor space potential identified within the FSR maps and should only apply to the net developable area of each site (excluding roads).

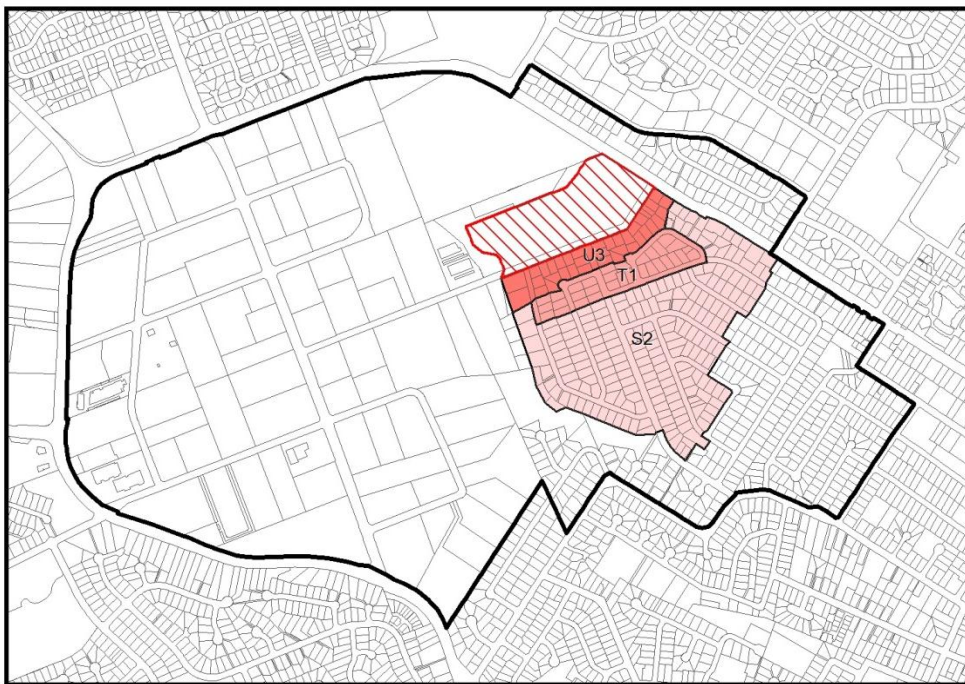
Additional mechanisms are recommended to ensure that individual developments throughout the Precinct promote the housing outcomes which suit the needs of expected future residents and contribute to the achievement of the broader amenity, character and connectivity outcomes for the Precinct through careful master planning for larger amalgamated parcels of land. Council has developed a framework for achieving such outcomes through the precinct planning process for the Castle Hill North Precinct and it is recommended that this approach be adopted similarly for the Showground Precinct. Specifically, it is recommended that:

- The maximum floor space ratio applicable to areas to be zoned R4 High Density Residential be mapped in the form of a "base floor space ratio" (shown in the Floor Space Ratio Map) and an "incentivised floor space ratio" (shown in the Floor Space Ratio Incentive Map); and
- A new clause (Clause 4.4A – Floor Space Ratio Incentive) be added to LEP 2012 which provides additional criteria that development must achieve in order to obtain entitlement to the full, "incentivised floor space ratio" shown in the Floor Space Ratio Incentive Map.

This framework provides an incentive for developers who are willing to deliver the housing product that meets the preferred apartment mix, apartment size and car parking rates and contribute to the amenity, character and connectivity outcomes within the Showground Precinct through the amalgamation of land (minimum development site area of 8,000m²) and the preparation of a detailed master plan which demonstrates high

Floor Space Ratio Incentives Map

The floor space ratio incentive map would achieve 6,011 additional dwellings within the Showground Precinct, including projected growth on the Government Land site and the Cattai Creek site.



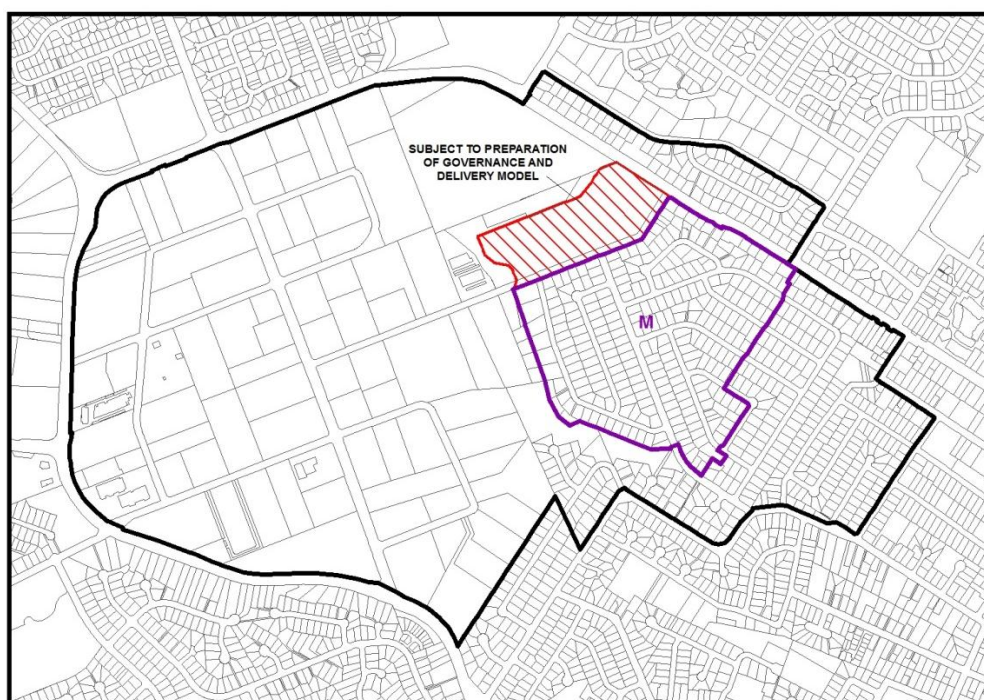
Maximum Floor Space Ratio (FSR) (n:1)

S2 1.6 **T1** 2.0 **U3** 2.8

 SUBJECT TO PREPARATION OF GOVERNANCE AND DELIVERY MODEL

Key Site Map

Key Sites Map which identifies the sites which are eligible for the floor space ratio incentive and links those sites to the incentive requirements within Clause 4.4A of LEP 2012.

**Key Sites Map**

Area M

SUBJECT TO PREPARATION OF GOVERNANCE AND DELIVERY MODEL

Proposed Written Floor Space Ratio Incentive Provision

The proposed written provision is included below, and builds upon the currently proposed incentive framework for the Castle Hill North Precinct. The section in red ('Area M') relates to the Showground Road Precinct.

CLAUSE 4.4 FLOOR SPACE RATIO**4.4 Floor space ratio**

(1) *The objectives of this clause are as follows:*

- a) *to ensure development is compatible with the bulk, scale and character of existing and future surrounding development.*
- b) *to provide for a built form that is compatible with the role of town and major centres.*
- c) *to limit residential flat building development that is inconsistent with the demographic profile of the Hills Shire.*

(2) *The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map.*

4.4A Floor space ratio incentive

(1) *The objectives of this clause are as follows:*

- a) *to ensure the provision of a mix of dwelling types in residential flat buildings, providing housing choice for different demographics, living needs and household budgets.*

- b) to provide opportunities for suitable housing density that is compatible with the future character of the surrounding area.
- c) to promote development that accommodates the needs of larger households, being a likely future residential use.
- d) to promote development that does not isolate sites that will contribute to an improved built form outcome.
- e) to ensure the provision of quality public domain and improved pedestrian and cycle connections within centres.
- f) to facilitate development that is sympathetic to the character of heritage items.

(2) Despite clause 4.4, development consent may be granted for development that exceeds the floor space ratio shown on the Floor Space Ratio Map but no greater than the floor space ratio shown on the Floor Space Ratio Incentive Map only if:

- a) no more than 25% of the total number of dwellings (to the nearest whole number of dwellings) forming part of the development are studio or 1 bedroom dwellings, or both, and
- b) at least 10% of the total number of dwellings (to the nearest whole number of dwellings) forming part of the development are 3 or more bedroom dwellings, and
- c) the development comprises the following:
 - i. Type 1 apartments—up to 30% of the total number of dwellings (to the nearest whole number of dwellings), and
 - ii. Type 2 apartments—up to 30% of the total number of dwellings (to the nearest whole number of dwellings), and
 - iii. Type 3 apartments, and
- d) the following minimum number of car parking spaces are provided in the development:
 - i. for each 1 bedroom dwelling—1 car parking space, and
 - ii. for each 2 or more bedroom dwelling—1 car parking space, and
 - iii. for every 4 dwellings—1 car parking space, in addition to the car parking spaces required for the individual dwelling, and
- e) the development in an area identified in the Key Sites Map and shown in Column 1 of the table to this subclause meets the specifications shown opposite the area in Column 2.

Column 1 Area on the <u>Key</u> <u>Sites Map</u>	Column 2 Specifications relating to the Area
Area G	The proposed development is for the entire area identified as a Key Site on the Key Sites Map. The proposed development includes publicly accessible common open space with a minimum width of 5 metres adjacent to Larool Crescent Reserve east of the site.
Area H	The proposed development is for the entire area identified as a Key Site on the Key Sites Map. The proposed development includes publicly accessible common open space with a minimum width of 5 metres adjacent to Larool Crescent Reserve west of the site.

Area I	<p>The proposed development is for the entire area identified as a Key Site on the Key Sites Map.</p> <p>The proposed development includes a publicly accessible through site pedestrian link with a minimum width of 10 metres to connect Larool Crescent to Les Shore Place.</p> <p>The proposed development includes active frontages to Pennant Street at the ground level as shown in The Hills DCP.</p>
Area J	<p>The proposed development is for the entire area identified as a Key Site on the Key Sites Map.</p> <p>The proposed development includes active frontages to Pennant Street at the ground level as shown in the Hills DCP.</p>
Area K	<p>The proposed development is for the entire area identified as a Key Site on the Key Sites Map.</p> <p>The proposed development includes a publicly accessible through site pedestrian link with a minimum width of 10 metres to connect Barrawarn Place north of the site to Larool Crescent Reserve south of the site.</p> <p>The proposed development concentrates height to the central part of the site.</p>
Area L	<p>The proposed development is for the entire area identified as a Key Site on the Key Sites Map.</p> <p>The proposed development provides a sensitive response to the heritage item Garthowen House as established in The Hills DCP.</p> <p>The proposed development concentrates height to the western portion of the site.</p>
Area M	<p>The proposed development site has an area of no less than 8,000m².</p> <p>Any application for the proposed development is accompanied by a detailed master plan for the site which demonstrates, to the satisfaction of Council, high quality development outcomes consistent with the desired future character of the Showground Station Precinct which exceed those outcomes achieved through compliance with the minimum requirements within The Hills DCP.</p> <p>This may include, but is not limited to, public domain improvements, high quality landscaping, the provision of substantial communal open space at ground level and the provision of through-site linkages.</p>

(3) In this clause:

Type 1 apartment means:

- (a) a studio or 1 bedroom apartment with an internal floor area of at least 50m² but less than 65m², or
- (b) a 2 bedroom apartment with an internal floor area of at least 70m² but less than 90m², or
- (c) a 3 or more bedroom apartment with an internal floor area of at least 95m² but less than 120m².

Type 2 apartment means:

- (a) a studio or 1 bedroom apartment with an internal floor area of at least 65m² but less than 75m², or
 (b) a 2 bedroom apartment with an internal floor area of at least 90m² but less than 110m², or
 (c) a 3 or more bedroom apartment with an internal floor area of at least 120m² but less than 135m².

Type 3 apartment means:

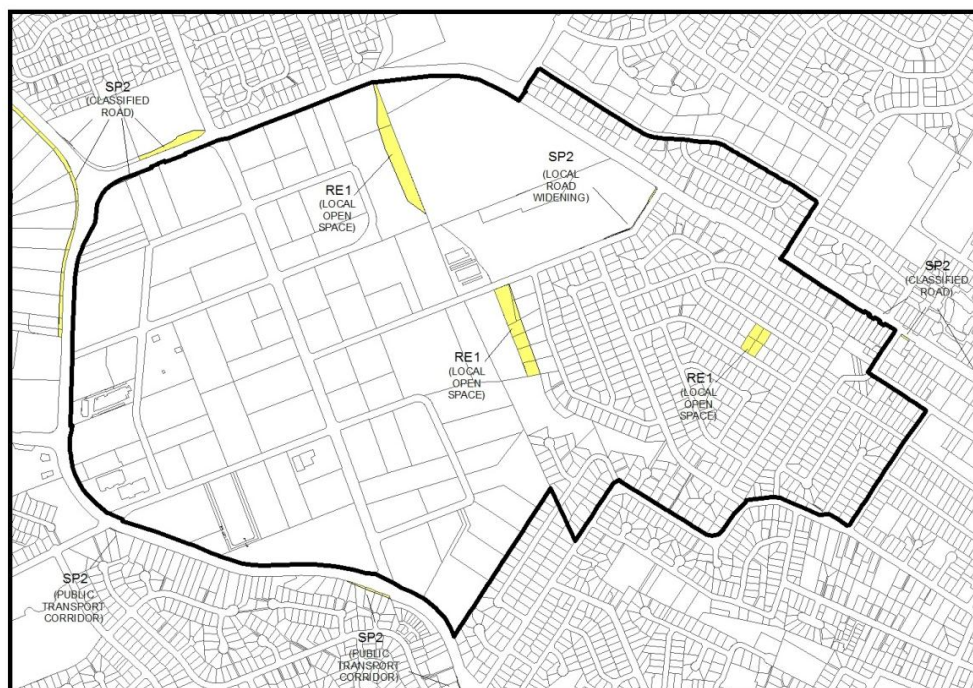
- (a) a studio or 1 bedroom apartment with a minimum internal floor area of 75m², or
 (b) a 2 bedroom apartment with a minimum internal floor area of 110m², or
 (c) a 3 or more bedroom apartment with a minimum internal floor area of 135m².

internal floor area does not include the floor area of any balcony.

The Hills DCP means The Hills Development Control Plan as in force at the commencement of this Plan.

Land Reservation Acquisition

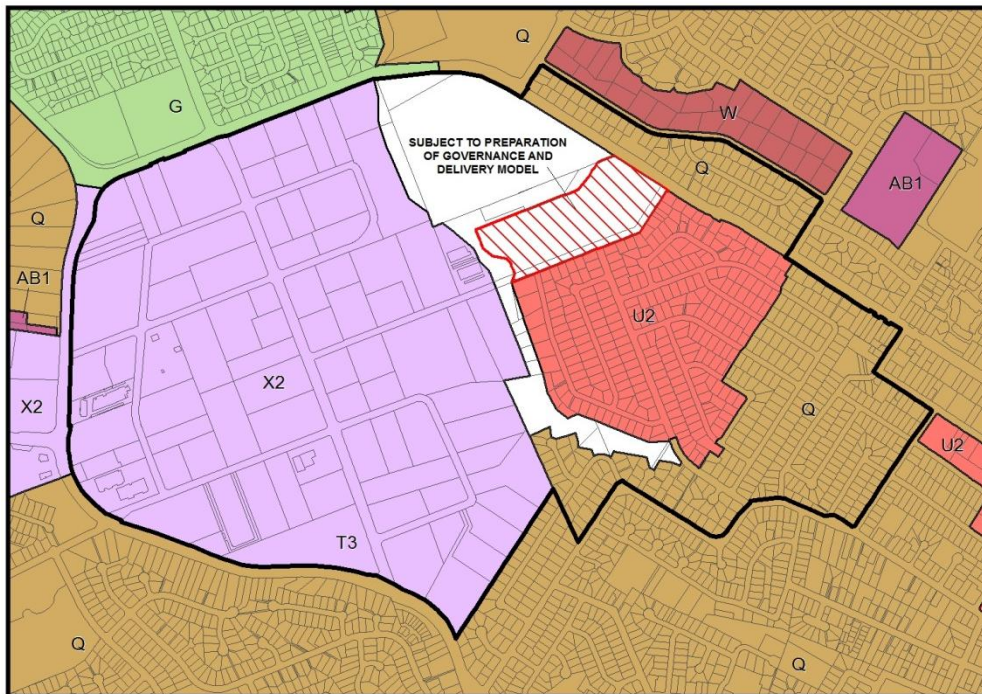
All private land which is identified for acquisition should be identified on the Land Reservation Acquisition Map. The recommended Land Reservation Acquisition Map is included below.

**Land Reservation Acquisition (LRA)**

- Classified Road (SP2)
- Local Open Space (RE1)
- Local Road Widening (SP2)
- Public Transport Corridor (SP2)
- Railway Corridor (SP2)
- Stormwater Management System (SP2)

Lot Size Map

The Lot Size Map should be amended to identify the minimum subdivision lot sizes which are currently applied under the LEP 2012 planning framework. For land zoned R3 Medium Density Residential a minimum subdivision lot size of 700m² is applied. Within the R4 High Density Residential zone a minimum subdivision lot size of 1,800m² is applied. The minimum subdivision lot size for the high density areas is higher to prevent allotment fragmentation which could inhibit redevelopment opportunities within these areas. It is also proposed that the existing minimum subdivision lot size of 8,000m² for the Castle Hill Industrial Area be maintained. The recommended Lot Size Map is included below.



Minimum Lot Size (sq m) (LSZ)		
G	450	U2 1800
Q	700	W 4000
		X2 8000
		AB1 10 ha
▨	SUBJECT TO PREPARATION OF GOVERNANCE AND DELIVERY MODEL	

Minimum Lot Size for Certain Uses

Clause 4.1A of LEP 2012 identifies the minimum lot sizes for dual occupancy, multi dwelling housing and residential flat buildings. The existing provision within LEP 2012 is included below.

4.1A Minimum lot sizes for dual occupancy, multi dwelling housing and residential flat buildings

- (1) The objective of this clause is to achieve planned residential density in certain zones.
- (2) Development consent may be granted to development on a lot in a zone shown in Column 2 of the Table to this clause for a purpose shown in Column 1 of the Table opposite that zone, if the area of the lot is equal to or greater than the area specified for that purpose and shown in Column 3 of the Table.

Column 1	Column 2	Column 3
Dual occupancy (attached)	Zone RU1 Primary Production	10 hectares
	Zone RU2 Rural Landscape	10 hectares
	Zone RU6 Transition	2 hectares
	Zone R1 General Residential	1,800 square metres
	Zone R2 Low Density Residential	600 square metres
	Zone R3 Medium Density Residential	600 square metres
	Zone R4 High Density Residential	1,800 square metres
Dual occupancy (detached)	Zone E4 Environmental Living	2,000 square metres
	Zone R1 General Residential	1,800 square metres
	Zone R2 Low Density Residential	700 square metres
	Zone R3 Medium Density Residential	700 square metres
Multi dwelling housing	Zone R4 High Density Residential	1,800 square metres
	Zone R1 General Residential	1,800 square metres
	Zone R3 Medium Density Residential	1,800 square metres
Residential flat building	Zone R4 High Density Residential	1,800 square metres
	Zone B2 Local Centre	1,800 square metres
	Zone R1 General Residential	4,000 square metres
	Zone R4 High Density Residential	4,000 square metres
	Zone B2 Local Centre	4,000 square metres
	Zone B4 Mixed Use	4,000 square metres

The exhibited material proposed significantly lower minimum lot sizes for the different residential land uses. The minimum lot sizes proposed within the exhibition material were as follows:

- Residential Flat Buildings: 1,500m²;
- Multi-unit housing: 1,500m²;
- Dual Occupancy: 600m².

As the amendments are being made to LEP 2012 it is considered appropriate that the proposed amendments respect the existing framework under LEP 2012 and that future development within the Showground Precinct be subject to the minimum lot size requirements of Clause 4.1A. This includes a minimum lot size requirement of 4,000m² for residential flat buildings within the R4 High Density Residential zone, and a minimum lot size requirement of 1,800m² for multi-dwelling housing within the R3 Medium Density Residential zone.

It is noted that whilst a minimum lot size requirement of 4,000m² would apply to residential flat buildings, development which is proposed on a 4,000m² lot would only be able to achieve the base floor space ratio. In order to achieve the incentivised FSR, a lot size of 8,000m² would be required.

Exhibited Lot Size Control Map

Clause 4.1B of LEP 2012 includes an exception to minimum lot sizes 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. The minimum lot size

permitted through this clause is 240m². The clause applies to land zoned R3 Medium Density Residential and R4 High Density Residential. Minimum lot sizes are permitted at this size so long as the development applications are for an integrated development, whereby the subdivision and built form are assessed concurrently.

The relevant clause form LEP 2012 is included below.

- 4.1B Exceptions to minimum lot sizes for certain residential development*
- (1) The objective of this clause is to encourage housing diversity without adversely impacting on residential amenity.*
 - (2) This clause applies to development on land in the following zones:*
 - (a) Zone R3 Medium Density Residential*
 - (b) Zone R4 High Density Residential*
 - (3) Development consent may be granted to a single development application for development to which this clause applies that is both of the following:*
 - (a) the subdivision of land into 3 or more lots,*
 - (b) the erection of an attached dwelling or a dwelling house on each lot resulting from the subdivision, if the size of each lot is equal to or greater than:*
 - (i) for the erection of a dwelling house - 240 square metres or*
 - (ii) for the erection of an attached dwelling - 240 square metres.*

The proposed amendments introduce a lot size control map to certain land within the Showground Precinct to show the areas that this provision applies to. This map is considered to be unnecessary and should be removed. Any future development within the Showground Precinct should be subject to the existing exemption provisions as contained within Clause 4.1B of LEP 2012.

Additional Permitted Uses (Anella Avenue Site Adjoining Cattai Creek)

While the recommended floor space ratio incentives provision is considered appropriate for ensuring desirable outcomes with respect to the development of R4 High Density land within the Showground Precinct, it is considered that a more site-specific solution is necessary with respect to land at Anella Avenue, Castle Hill (to the west of the Castle Hill Showground). This site should retain an employment function within the Castle Hill Industrial area whilst also having the opportunity to accommodate residential development where key linkages to the Castle Hill Showground are provided through the site and across Cattai Creek.

To reflect the core use of this site (for employment purposes), it is recommended that the land be zoned B6 Enterprise Corridor with a maximum floor space ratio of 1:1. However, in addition to this, it is recommended that mixed use development on the site with a maximum floor space ratio of 2:1 (with no more than 50% of Gross Floor Area being residential) be enabled through Schedule 1 – Additional Permitted Uses of the LEP. The proposed clause would allow for residential flat buildings on the site and a maximum floor space ratio of 2:1 where:

- No more than 50% of the Gross Floor Area is residential floor space;
- The development delivers the housing product that meets Council's apartment mix, apartment size and centres car parking rate; and
- The development includes the provision of a pedestrian/vehicular through-site link from Anella Avenue to the Castle Hill Showground (across Cattai Creek).

The proposed clause will enable for the continued use of the site for employment purposes with a substantial incentive (being residential floor space on the site up to a maximum floor space ratio of 1:1) provided where the developer achieves key

development outcomes on the site which are critical to the realisation of the vision for the Showground Precinct.

The proposed clause to be included within Schedule 1 of the Local Environmental Plan written instrument is provided below, along with the proposed LEP Additional Permitted Uses Map.

Written Provision

SCHEDULE 1 – ADDITIONAL PERMITTED USE

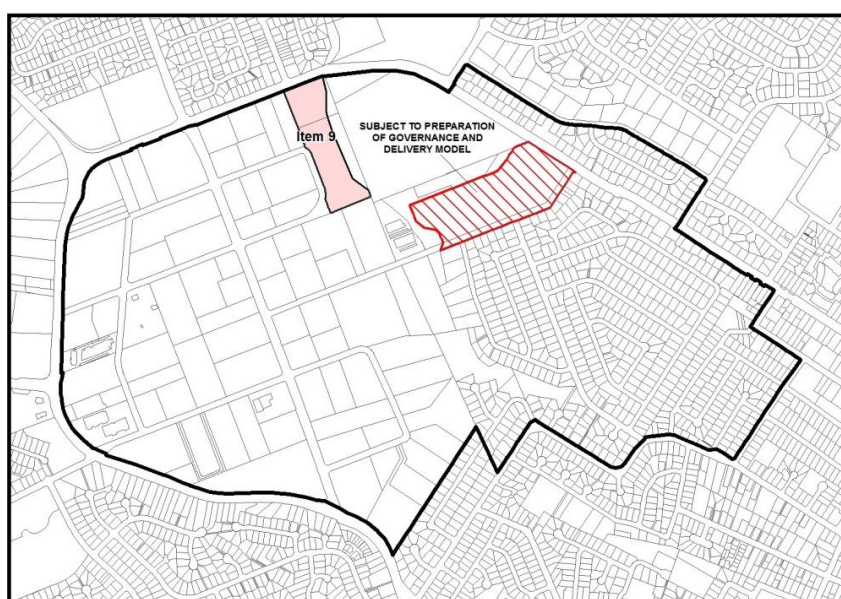
7 Use of certain land at Anella Avenue, Castle Hill

1. *This clause applies to certain land at Castle Hill, being:*
 - (a) *12-14 Anella Avenue, comprising Lot 10, DP 788658, and*
 - (b) *16-20 Anella Avenue, comprising Lot 2, DP 832026,*

shown as "Item 8" on the Additional Permitted Uses Map.
2. *Development for the purposes of residential flat buildings is permitted with development consent.*
3. *Development which includes residential flat buildings may have a maximum floor space ratio of 2:1.*
4. *Development consent under subclauses (2) and (3) may only be granted if:*
 - (a) *Residential floor space does not exceed 50% of the total Gross Floor Area on the site, and*
 - (b) *The development complies with all of the requirements of Clause 4.4A (2)(a) to (d), and*
 - (c) *The proposed development includes the provision of a pedestrian/vehicular connection through the site and across Cattai Creek to connect Anella Avenue to the Castle Hill Showground.*

Additional Permitted Uses Map

The Cattai Creek site, along Anella Avenue, will be identified as Item 9 on the Additional Permitted Uses Map.



Additional Permitted Uses (APU)

refer to schedule 1

Design Excellence

Whilst higher densities are expected, it is important that the built form be outstanding to provide not only the housing we need but a positive contribution to public realm. As part of the planning for the Castle Hill North Precinct a new provision is proposed to require future high density development to exhibit 'design excellence'. Clause 7.7 Design Excellence will be amended, aimed at achieving a high standard of quality in built form for buildings with a proposed height of 25 metres (8 storeys) or more within the Shire.

Any development within the Shire which meets the requirements of the provision would need to exhibit design excellence and would be reviewed by a proposed Design Excellence Panel. Accordingly, future development within the Showground Precinct would be subject to this requirement.

DCP Controls

Setbacks

For the areas which are proposed to be zoned B6 Enterprise Corridor, it is considered that setbacks should be consistent with the existing setbacks which currently apply to both Castle Hill Industrial Area and Norwest Business Park. Accordingly, it is recommended that areas identified for high density commercial buildings should be as follows:

- Front Setbacks: landscaped front setback of 20 metres; and
- Side and Rear Setbacks: 10 metres.

For the high density residential areas it is recommended that Council's existing setback requirements be applied, as identified under DCP 2012 (Part B Section 5 - Residential Flat Building). This section of the DCP currently requires the following setbacks:

- Front Setbacks: 10 metres;
- Rear Setbacks: 8 metres; and
- Side Setbacks: 6 metres.

For the medium density residential areas, it is recommended that Council's existing setback requirements be applied, as identified under DCP 2012 (Part B Section 4 - Multi Dwelling Housing). This section of the DCP currently requires the following setbacks:

- Front Setback
 - Primary road frontage: 10 metres; and
 - Secondary road frontage (corner sites): 6 metres.
- Side and Rear Setbacks
 - Single storey component:
 - 1.5 metres for a 5 metre portion of the unit; and
 - 4.5 metres for the remainder of the single storey component.
 - Second storey component: 6 metres.

Landscaped Open Space – Residential Flat Buildings

It is recommended that Council's requirement for landscaping open space and deep soil planting be implemented. This would require that 50% landscaped open space be applied, with a further requirement for a minimum of 20% of the landscaped area to permit deep planting.

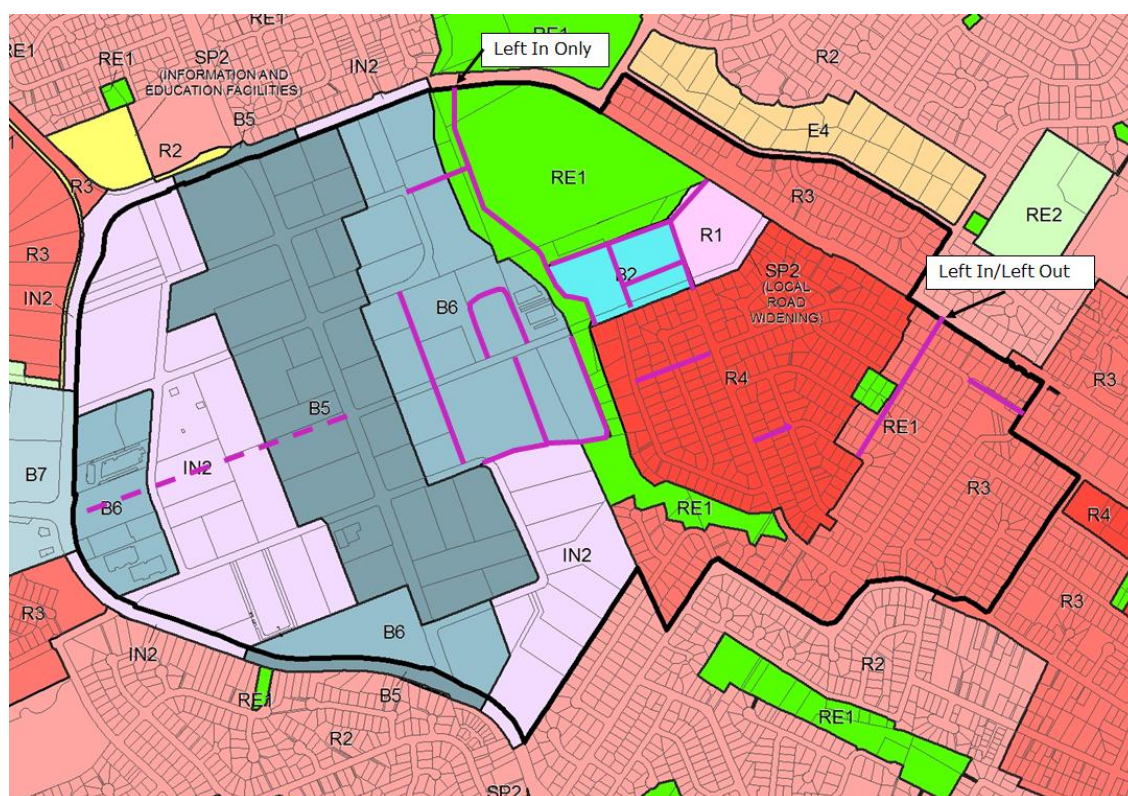
Common Open Space – Residential Flat Buildings

It is recommended that Council controls, relating to the provision of communal open space, be applied. These controls currently require the provision of 20m² of communal

open space per dwelling, with most of this space to be provided at-grade within landscaped open space areas.

Proposed Roads

A number of the proposed future road connections identified within the DCP are unlikely to be achieved and are simply not realistic. Whilst improved vehicular connectivity is important, the number of proposed road connections will likely create an unrealistic burden on developments. Accordingly, it is recommended that the new roads (purple) identified in the following map are likely to be achieved through redevelopment and will significantly improve connectivity. Whilst the proposed new road extending from Carrington Road to the junction of Windsor Road and Norwest Boulevard (identified as a dashed purple line) is aspirational, it is unlikely to be achieved under the existing or recommended controls applying to the Castle Hill Industrial Area. The delivery of this connection is likely to only be achieved as part of future landowner initiated master plan proposals applying to the affected land. Nevertheless it is considered important that the DCP include this road to ensure that the connection is identified so that it can be taken into consideration as part of any future master planning of this portion of the Precinct.



Infrastructure Planning

The incentivised dwelling yield within this Precinct is approximately 6,000 dwellings which would equate to a population of around 12,000. Subject to the further assessment identified within the response to issues, it is considered that this yield could be accommodated through the provision of new and augmented infrastructure.

Traffic and Transport

- As set out within the response to issues, further information will be required to identify the detail of required traffic and transport infrastructure and required funding source.

Open Space*Active Open Space*

- Investigate the Pony Club site on Gilbert Road as a potential location for three (3) playing fields and a cricket oval. This facility could accommodate the likely demand generated within the Precinct based on the incentivised floor space ratios. The land is currently in Government ownership, is within close proximity to the Precinct, and is located within an existing sports precinct. The land and capital costs of this facility would need to be included within a S94 Contributions Plan. Accordingly, accurate costs for the provision of this facility will need to be prepared to enable the facility to be included within any future plan. It is requested that the Department work with Council to secure this location for playing fields.
- The above facility would cater for approximately 11,500-12,000 people which equates to approximately 5,800-6,000 dwellings. Accordingly this facility would meet the projected demand generated by the incentivised growth within the Precinct.

Passive Open Space

- It is recommended that Chapman Reserve be expanded to in an easterly direction to include 12 & 14 Chapman Avenue and 11 & 13 Dawes Avenue. This would bring the overall size of the park to approximately 6,280m². The land acquisition and embellishment cost of this facility could be included within a relevant S94 Contributions Plan, however in order for this to occur detailed cost estimates would be required.
- As set out within the response to issues, it is requested that officers of the Department of Planning and Environment liaise with Council officers to clearly detail the proposed passive open space facilities to enable the cost of these facilities to be included within a relevant S94 contributions Plan.

Stormwater Management

- As the Showground Precinct is principally an infill location an integrated Stormwater Infrastructure Master Plan is required to be prepared. This will enable the identification of required stormwater infrastructure upgrade works. This plan should also be supported by detailed costings to enable their inclusion within a S94 Contributions Plan.

BELLA VISTA AND KELLYVILLE PRECINCTSLand Zoning Map

One change is recommended to the Land Zoning Map for the Kellyville Precinct. The draft amendments plans propose a down-zoning of land within the vicinity of the Kellyville Village which is currently zoned R3 Medium Density Residential. Some land has also been incorrectly zoned R3 Medium Density Residential rather than R2 Low Density Residential. This land was subject to a recent housekeeping amendment to correct the land zoning. It appears as though the proposed rezoning was not intended, and is a mapping anomaly due to the use of outdated mapping information. The mapping must be corrected to ensure that the existing land zoning is retained.

Consideration should be afforded to zoning the proposed open space on Government Land to provide greater certainty with respect to the location and area of future open space within these locations.

Height of Buildings

It is noted that most of the land which is identified for up-zoning within this precinct is under Government ownership. The delivery and governance model for this land will give Council some assurance on the outcome for this land.

It is noted that the intended built form for the employment land south of Bella Vista Station is for 8-10 storey buildings with a floor space ratio of 2:1. However, the proposed Height of Buildings Map applies an RL of 128 which could facilitate building heights of in excess of 13 storeys. It is considered that the existing height restriction of RL116, coupled with an FSR of 2:1 would be sufficient to achieve the intended built form of 8-10 storeys.

Floor Space Ratio Map

It is noted that most of the residential land which is identified for up zoning within these precincts is under Government ownership. The delivery and governance model (similar to the model that delivered the Rouse Hill Regional Centre) for this land will give Council some assurance on the outcome for this land. No objection is raised to the proposed floor space ratio map. However, as was previously recommended within the solutions for the Showground Precinct, the maximum floor space potential for each site should be the maximum floor space potential identified within the FSR maps and should only apply to the net developable area of each site (excluding roads).

Land Reservation Acquisition

All privately owned land within the Precinct which is identified for acquisition must be included on the Land Reservation Acquisition Map. Similarly where land is no longer required for acquisition, it must be removed from the Land Reservation Acquisition Map. In order for proposed amendments to be made to the Land Reservation Acquisition Map, the Department should work with Council to clearly identify the additional land which is required for acquisition. This should include identification of relevant acquisition authorities and funding sources for the acquisitions.

Lot Size Map

It is noted that the draft amendment plans do not include any proposed amendments to the Land Zoning Map of LEP 2012. It is recommended that the Land Zoning Map be amended to ensure that land zoned R4 High Density Residential has a minimum lot size of 1,800m². It is noted that certain land along Fairway Drive is proposed to be rezoned from R2 Low Density Residential to R3 Medium Density Residential. The standard minimum subdivision lot size for land zoned R3 Medium Density Residential under LEP 2012 is 700m². As this land already has a minimum subdivision lot size of 700m², no change is required to this land.

Minimum Lot Size for Certain Uses

The exhibited material proposed significantly lower minimum lot sizes for the different residential land uses. The minimum lot sizes proposed within the exhibition material were as follows:

- Residential Flat Buildings: 1,500m²;
- Multi-unit Housing: 1,500m²;
- Dual Occupancy: 600m².

As the amendments are being made to LEP 2012 it is considered appropriate that the proposed amendments respect the existing framework under LEP 2012 and that future development within the Bella Vista Precinct be subject to the minimum lot size requirements of Clause 4.1A. This includes a minimum lot size requirement of 4,000m² for residential flat buildings within the R4 High Density Residential zone, and a minimum lot size requirement of 1,800m² for multi-dwelling housing within the R3 Medium Density Residential zone.

Exhibited Lot Size Control Map

Clause 4.1B of LEP 2012 includes an exception to minimum lot sizes 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. The minimum lot size permitted through this clause is 240m². The clause applies to land zoned R3 Medium Density Residential and R4 High Density Residential. Minimum lot sizes are permitted at this size so long as the development applications are for an integrated development, whereby the subdivision and built form are assessed concurrently.

The relevant clause form LEP 2012 is included below.

- 4.1B Exceptions to minimum lot sizes for certain residential development*
- (1) The objective of this clause is to encourage housing diversity without adversely impacting on residential amenity.*
 - (2) This clause applies to development on land in the following zones:*
 - (a) Zone R3 Medium Density Residential*
 - (b) Zone R4 High Density Residential*
 - (3) Development consent may be granted to a single development application for development to which this clause applies that is both of the following:*
 - (a) the subdivision of land into 3 or more lots,*
 - (b) the erection of an attached dwelling or a dwelling house on each lot resulting from the subdivision, if the size of each lot is equal to or greater than:*
 - (i) for the erection of a dwelling house - 240 square metres or*
 - (ii) for the erection of an attached dwelling - 240 square metres.*

The proposed amendments introduce a lot size control map to certain land within the Bella Vista Precinct to show the areas that this provision applies to. This map is considered to be unnecessary and should be removed. Any future development should be subject to the existing exemption provisions as contained within Clause 4.1B of LEP 2012.

Design Excellence

Whilst higher densities are expected, it is important that the built form be outstanding to provide not only the housing we need but a positive contribution to public realm. As part of the planning for the Castle Hill North Precinct a new provision is proposed to require future high density development to exhibit 'design excellence'. Clause 7.7 Design Excellence will be amended, aimed at achieving a high standard of quality in built form for buildings with a proposed height of 25 metres (8 storeys) or more within the Shire.

Any development within the Shire which meets the requirements of the provision would need to exhibit design excellence and would be reviewed by a proposed Design Excellence Panel. Accordingly, future development would be subject to this requirement.

DCP Controls

Setbacks

For the areas which are proposed to be zoned B7 Business Park, it is considered that setbacks should be consistent the existing setbacks which currently apply to the Norwest Business Park. Accordingly, it is recommended that areas identified for high density commercial buildings should be as follows:

- Front Setbacks: landscaped front setback of 20 metres.
- Side and Rear Setbacks: 10 metres.

For the high density residential areas it is recommended that Council's existing setback requirements be applied, as identified under DCP 2012 (Part B Section 5 - Residential Flat Building). This section of the DCP currently requires the following setbacks:

- Front Setbacks: 10 metres.
- Rear Setbacks: 8 metres.
- Side Setbacks: 6 metres.

For the medium density residential areas, it is recommended that Council's existing setback requirements be applied, as identified under DCP 2012 (Part B Section 4 - Multi Dwelling Housing). This section of the DCP currently requires the following setbacks:

- Front Setback
 - Primary road frontage: 10 metres
 - Secondary road frontage (corner sites): 6 metres
- Side and Rear Setbacks
 - Single storey component:
 - 1.5 metres for a 5 metre portion of the unit
 - 4.5 metres for the remainder of the single storey component
 - Second storey component: 6 metres.

Landscaped Open Space – Residential Flat Buildings

It is recommended that Council's requirement for landscaping open space and deep soil planting be implemented. This would require that 50% landscaped open space be applied, with a further requirement for a minimum of 20% of the landscaped area to permit deep planting.

Common Open Space – Residential Flat Buildings

It is recommended that Council controls, relating to the provision of communal open space, be applied. These controls currently require the provision of 20m² of communal open space per dwelling, with most of this space to be provided at-grade within landscaped open space areas.

Infrastructure Planning

The projected dwelling yield within the two Precincts is approximately 8,200 dwellings which would equate to a population of around 16,800 people. Subject to the further assessment as identified within the response to issues section, it is considered that this yield could be accommodated through the provision of new and augmented infrastructure. It is also noted that the projected density for the Kellyville Precinct is quite high. Accordingly, it will be essential that the governance and delivery model for the Precincts ensures that the provision of infrastructure is appropriately aligned with the projected yield.

Traffic and Transport

- As set out within the response to issues, further information will be required to identify the detail of required infrastructure requirements and funding source.

Open Space

Active Open Space

- The planning report and open space assessments for Kellyville and Bella Vista Precincts propose a 5.7 hectares expansion of the proposed Caddies Creek sports complex. Additional facilities which are proposed include one (1) cricket oval,

three (3) playing fields and a number of courts. An additional 1.3ha area of land has also been proposed underneath the viaduct for tennis/netball courts.

- Based on Council's recreational needs assessment, a population of around 16,800 people would generate demand for a minimum of five (5) playing fields, three (3) cricket ovals, four (4) netball courts and five (5) tennis courts. As only three (3) playing fields and a cricket oval are being proposed, there is considered to be a shortfall of two (2) playing fields and two (2) cricket ovals.
- Within The Hills Corridor Strategy a number of opportunity sites were identified, one of which was the Rouse Hill Regional Park. This facility could easily accommodate the remaining demand for playing fields and cricket ovals. The site has sufficient space and is in Government ownership which means that no private land would need to be acquired. The site is also broadly within the catchment of the two precincts and would be accessible by the future population.

Passive Open Space

- It is requested that the Department liaise with Council officers to clearly identify the location and size of proposed open space facilities, including:
 - Location of Open Space;
 - Extent of land required;
 - Detailed description of proposed embellishment;
 - Proposed ownership;
 - Funding sources;
 - On-going management and maintenance arrangements; and
 - Indicative cost assessment.
- Proposed open space areas that will ultimately form part of the public open space network should be zoned RE1 Public Recreation so as to provide certainty with respect to the location and size of future open space.

Community Facilities

- The provision of a large multi-purpose community centre will be required to meet the future demand generated from within the Priority Precincts. This multi-purpose community facility will need to have an area of over 3,000m² and incorporate the following characteristics:
 - Must be ground floor accessible;
 - Reasonable parking is to be provided (although understanding the rail link provides new transport options);
 - Located within close proximity to open space for optimal and extended community uses; and
 - Located within close proximity to retail and commercial facilities. Based on past experiences, when community centres are provided within retail developments, it creates a range of amenity issues.
- It is requested that the Department work with Council to determine the location and design of the proposed multi-use community facility.

Stormwater Management

- As mentioned within the response to issues, if stormwater infrastructure upgrade works are required, they should be supported by detailed costings to enable their inclusion within a S94 Contributions Plan.