



SYDNEY METRO NORTHWEST PRIORITY PRECINCTS

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	Department of Planning Proposal	Council Proposal
Support Priority Precinct Approach	✓	✓
Increases access to new rail infrastructure	✓	✓
Supports increased residential development outcomes	✓	✓
Responds to local market demand for a diversity of housing types and sizes	✗	✓
Matches local infrastructure with total yield	✗	✓
Provides increased densities but with the housing the Shire needs	✗	✓
Provides dwelling density and real affordability	✗	✓
Transparent development outcomes (yield)	✗	✓
Supports employment development	✗	✓
Supports essential community infrastructure delivery	✗	✓
Imminent publication of proposal (no re-exhibition)	✗	✓

Showground Precinct (Dept. Planning Proposal vs. Council Proposal)

	Department of Planning Proposal	Council Proposal
Dwellings	5,000 stated (11,751 based on exhibited FSRs)	10,500
Jobs	2,300	10,000
Land Use	Local Centre, high and medium density residential and business/commercial	Local Centre, high and medium density residential and business/commercial
Heights	3-20 storeys	3-20 storeys
Playing Fields	Explore Opportunities at Showground	3 New Playing Fields (Pony Club Site) – Funded through Draft Contributions Plan
Creeks, Waterways & Public Domain	Defers for Future Master Planning	Secures revitalisation of Cattai Creek (Development of Cattai Creek West Sub-precinct)
Local Road Improvements	Upgrade of Showground Road (Project Already Identified and Under Construction)	Upgrade of Carrington Road, Middleton Avenue, New Signals along Carrington Road and Victoria Avenue, two New Pedestrian Bridges – Funded through Draft Contributions Plan
Development of Government Land	Major Lot Subdivision (Min. 1,500m ² Lots) and Disposal to Developer/s	Certainty and Collaboration through Master Plan/Planning Agreement between State Government and Developer– See Rouse Hill Town Centre

Bella Vista/ Kellyville Precinct (Dept. Planning Proposal vs. Council Proposal)

	Department of Planning Proposal	Council Proposal
Dwellings	8,400* (4,200 in each Precinct) (11,667 based on exhibited FSRs)	10,800 (5,200 in Bella Vista and 5,600 in Kellyville)
Jobs	11,600	11,600
Land Use	Local Centre, high and medium density residential and business/commercial	Local Centre, high and medium density residential and business/commercial
Heights	3-20 storeys	3-20 storeys
Playing Fields	Explore Opportunities for Expansion of Caddies Creek Sporting Complex and Small Courts under Skytrain	4 New Playing Fields in Caddies Creek Sporting Complex and 10 Small Courts under Skytrain – Funded through Draft Contributions Plan
Creeks, Waterways & Public Domain	Revitalisation of Elizabeth Macarthur Creek Corridor and Explore Opportunities for Recreational Uses	Revitalisation of Elizabeth Macarthur Creek Corridor and Including Recreational Uses – Funded through Draft Contributions Plan
Local Road Improvements	Upgrade of Memorial Avenue (Project Already Identified to Support Existing Growth)	3 New Roundabouts, 2 New Signalised Intersections, 5 Vehicular Bridges, 3 Pedestrian Bridges – funded through draft Contributions Plan
Development of Government Land	Major Lot Subdivision (Min. 1,500m ² Lots) and Disposal to Developer/s	Certainty and Collaboration through Master Plan/Planning Agreement between State Government and Developer– See Rouse Hill Town Centre

* Note: the exhibited development standards would facilitate yields well in excess of the exhibited target

GOVERNANCE

Planning framework

- SEPP amends LEP, adopt DCP and CP
- LEP requires master plan to achieve increased yield via incentives
- Council/Panel is the consent authority for Development Applications

Government Owned Land Disposal

- As the landowner the Government has the final say on the outcomes;
- If ownership is retained for as long as possible the desired outcome will be achieved (Land gets transferred once Masterplan and Infrastructure obligations have been satisfied);
- MOU or Planning Agreement Required between Local and State Government Agencies to provide certainty on planning outcome.

Rouse Hill Town Centre Approach

- Rezone the land and create DCP and contributions plan (also a VPA with developer);
- Create a master plan via the tender process for the Public Private Partnership which was undertaken as a Development Application;
- Developer then lodged applications for roads, public open spaces and buildings under Part 4 of the Act and undertook construction.

COUNCIL APPROACH

- Responds to, and supports, housing needs as indicated by demographic forecasts by the Department of Planning and Environment;
- Responds to local market demand for larger apartments suitable for family lifestyles;
- Establishes a principle for State and Local government co-operation in planning for other Priority Precincts and maximises the chances of popular acceptance of the Priority Precinct concept Sydney wide; and
- Demonstrates that the Priority Precinct approach is not just about 'density and yield', but is about producing the right housing outcomes in the right locations and making these Precincts great places for people to live and work
- Provides a basis for setting density bands relating to walkability (Queensland Transit Oriented Development Guide).
- Provides a base Floor Space Ratio to achieve dwelling targets and a top up (additional yield) for housing diversity.
- A top-up Floor Space Ratio is available based on master planning, dwelling diversity and the creation of large development sites.

COUNCIL REQUEST

- The Minister supports Council's approach and indicate his endorsement to the Department;
- The Minister directs the Department to progress with Council's approach and finalise Council's package of amendments (fast track rezoning);
- Minister agrees to establish a suitable governance framework, between Council, Landcom, and other State Government agencies, for the development and sale of Government Lands;
- Minister request Secretary General to establish a Working Party to finalise infrastructure provision within the Sydney Metro Northwest Corridor and to oversee implementation of master plan development outcomes.

Agencies could include:

- Department of Planning and Environment
- Council
- Crown Lands
- Roads and Maritime Services
- Transport for New South Wales
- Landcom
- Department of Education
- Emergency Service Agencies.

Mayor, Dr Michelle Byrne

mayor@thehills.nsw.gov.au | 0448 268 140

Michael Edgar

General Manager, The Hills Shire Council

medgar@thehills.nsw.gov.au | 0448 268 140

Stewart Seale

Group Manager, Strategic Planning

sseale@thehills.nsw.gov.au | 0412 705 064



THE HILLS
Sydney's Garden Shire