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

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

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

The Hills Cultural and Innovation Precinct

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

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

▶ a new local centre around the station with shops, cafés, restaurants, local services and apartments
▶ a range of housing options from stand-alone houses, townhouses to apartments, with the highest buildings closest to the station
▶ retention of most of the employment areas, but allowing for new and innovative businesses to support more local jobs
▶ more quality, connected open spaces
▶ retention of the Castle Hill Showground as an important cultural and recreational facility.
Community consultation has been an important part of the planning process. From October 2014 to March 2015 it has included:

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

Feedback so far has included:

- Protection of the area’s heritage
- The need for schools and community facilities
- Good connections to the rail station, and through the precinct, for pedestrians, cyclists and bus users
- Good quality parks and green spaces
- Sports facilities and dog parks
- To feel safe and secure, especially in the evenings and around the stations
- Need to address traffic and parking

Sports facilities and dog parks

Good connections to the rail station, and through the precinct, for pedestrians, cyclists and bus users

Protection of the area’s heritage

To feel safe and secure, especially in the evenings and around the stations

Good quality parks and green spaces

Need to address traffic and parking

The need for schools and community facilities
A range of uses and character areas are proposed for the precinct as shown in the map below.

Local centre: near Metro station will include new shops, cafes, restaurants and services, with apartments above.

Commercial and light industrial area: retained for a range of business uses. Better connections with Norwest Business Park are also proposed.

Residential apartments: proposed heights from 12 storeys (closest to the station) down to 6 storeys.

Carrington Road area: better transition between jobs in the west and homes in the east. Along Carrington Road – new offices with residential apartments behind. Development will be used to help restore the Cattai Creek corridor.

Town houses and detached homes: further from the station, and across Showground Road.
Proposed height and floor space ratio controls are maximums. All future development will need to address other controls such as those in State Environmental Control Plan No. 65 – Design Quality of Residential Development and the relevant Development Control Plan. This will determine the overall built form of development in the precinct.

**Building Heights**

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

**Floor Space Ratios**

The highest floor space ratios (the ratio of a building’s floor area to the site area) are closest to the station to focus development here. They only apply to areas where apartment and commercial buildings are allowed.
Open space network

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

- **The revitalisation of the Castle Hill Showground** to be an important cultural and recreation facility with a range of facilities for the community.

- **A new village plaza** to connect the station to the Showground, with space for outdoor dining, areas to meet and gather, and for entertainment.

- **Improvements to the Cattai Creek riparian corridor** to improve the natural environment for the community.

- **Expansion of Chapman Avenue Reserve**.

New public open spaces and improved parks and reserves are planned to create relaxing, enjoyable areas for residents, workers and visitors.
A village plaza is planned for the new local centre, and will provide a key link between the new station and the Castle Hill Showground.

The plaza is planned to feature shops, cafes and restaurants, a central lawn for workers and visitors to enjoy lunch or engage in informal games. New street trees are planned at the edges of the square to provide new greenery and shade.
The Castle Hill Showground is a significant regional facility that has the potential to accommodate a much broader range of recreation, cultural, sporting and community uses to meet the needs of the existing and future residents, workers and visitors.

The Hills Shire Council will be responsible for the detailed design. A draft concept of how the facility could be planned has been prepared as part of the precinct proposal.
The plans maximise the benefits of the new rail connection by encouraging use of public transport, and encourage walking and cycling to reduce the pressure on the road network.

A new transport interchange will be built at the station to include:
- bus, taxi, cycle and kiss-and-ride interchange facilities
- commuter car park for 600 spaces
- new and upgraded station precinct access streets

Showground Station

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

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

New local streets to be built as sites redevelop

Showground Road upgrade

Traffic and access

New roads delivered by Sydney Metro Northwest

Proposed new roads for further investigation

Limited access road (pedestrian and events only)
Improved pedestrian and cycle connections are planned to provide easy, pleasant and healthy ways of getting around.

- **Pedestrian and cycling paths** within the open space network to improve linkages to places such as Fred Caterson Reserve.
- **Cycling facilities** such as storage and lockers around the station, and the Castle Hill Showground.
- **Safe and accessible routes** to encourage walking and cycling.
- **Providing traffic calming measures** to minimise conflict between vehicles and pedestrians.

*Note: Images of pedestrian and cycling paths, and a map showing proposed infrastructure.*
The NSW Government has allocated $15 million to be spent on local infrastructure within the Showground, Bella Vista and Kellyville Station Precincts.

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

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

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

A survey is available on our website so we can hear your views on how council could use this money to improve the areas in the precinct.
Land use zones are proposed to be changed in parts of the precinct near the new station.

**Land use zones**

- **General Residential:** Uses include all types of homes, neighbourhood shops and community facilities.
- **Local centre:** Uses include a broad range of commercial, retail and community uses and apartments.
- **Enterprise Corridor:** Allows a broad range of commercial uses including offices and business premises.
- **Business development:** Uses include a range of businesses such as hardware supplies, warehouses and car sales.
- **Light Industrial:** Allows light industries, warehouses and building and hardware supplies.
- **High Density Residential:** Allows apartments, terrace, town houses and neighbourhood shops.
- **Medium Density Residential (existing):** Allows stand alone homes, terrace and town houses and neighbourhood shops.