

C5 PLAN FOR CENTRES IN NEW AREAS

Good site location, best-practice building design and connectivity with surrounding land uses are among the essential components of a successful centre. The provision of new centres in the Shire's release areas of Balmoral Road, North Kellyville and Box Hill provide an opportunity to deliver a high quality built form that integrates with surrounding development and meets the needs of the community. Strategic planning is also warranted for the Hills Centre Station if a rail link proceeds in the longer term.

Planning for these new centres should aim to achieve positive social, environmental and economic outcomes for the community. The proposed centres should be designed in accordance with best practice standards, having regard to the likely demographics of the new population, the availability of public transport, pedestrian access, planned community facilities and the density of surrounding residential areas.

URBAN DESIGN FOR CENTRES AND VILLAGES

- Main streets within centres to have a retail and community focus.
- Achieve a diversity of retail, commercial, business, community, cultural, leisure, and medium density housing to create a community focus.
- Achieve appropriate scale between building height and street width, and consider solar access and views to the public domain.
- Maintain public view corridors throughout centres and to key landscape elements.
- Provide weather protection for pedestrians.
- Provide a range of adaptable public spaces, with a town square or plaza located adjacent to the main street.
- Links between centres and neighbourhoods to be provided via an interconnected street network and open space system.

Source: Growth Centres Development Code, 2006

The Retail Analysis identified that the Release Area sector will experience a significant demand for retail floorspace over the next twenty years, particularly for additional supermarkets and specialty retail.

To meet this demand, it is important that the planning framework allows the timely development of planned centres. Council has a number of opportunities to be involved in guiding the development of new centres. Some of these opportunities include:

- Working with the Department of Planning in planning for the new town centre and neighbourhood centres in the Box Hill Release Area. Council should have an active role in shaping the indicative planning for the precinct. This will involve planning for centres that support Council's Centres Hierarchy and meet the forecast demand for retail floorspace.
- Monitoring the development of centres at North Kellyville and reviewing the success of planning controls.
- Preparing masterplans for new centres within the Balmoral Road Release Area to ensure that the neighbourhood centres are developed to a high standard.
- Working together within Council to achieve an integrated approach to development assessment for new centres in the Balmoral Road Release Area.
- Working with land owners in the Balmoral Road Release Area to encourage the timely and cohesive development of planned neighbourhood centres, and considering the need for proactive measures to achieve development.
- In the longer term, undertaking strategic planning for the potential town centre at the site of the future Kellyville Station (Balmoral Road Release Area Transit Centre).

Planning for new centres in the North Kellyville Release Area has primarily been completed with the release of the Growth Centres Development Code and the Draft North Kellyville Development Control Plan.

Release Area	Centre Name	Centre Typology
Balmoral Road (planned)	- Windsor Road, Kellyville - Stone Mason Drive - Memorial Avenue - Kellyville Station, Balmoral Road Release Area Transit Centre (potential)	transitioning to village neighbourhood centre neighbourhood centre town centre (potential)
North Kellyville (planned)	- North Kellyville - Hezlett Road - Stringer Road	town centre village neighbourhood centre
Box Hill (potential)		1 town centre and up to 7 neighbourhood centres

Figure 8 Release Area Centre Typology

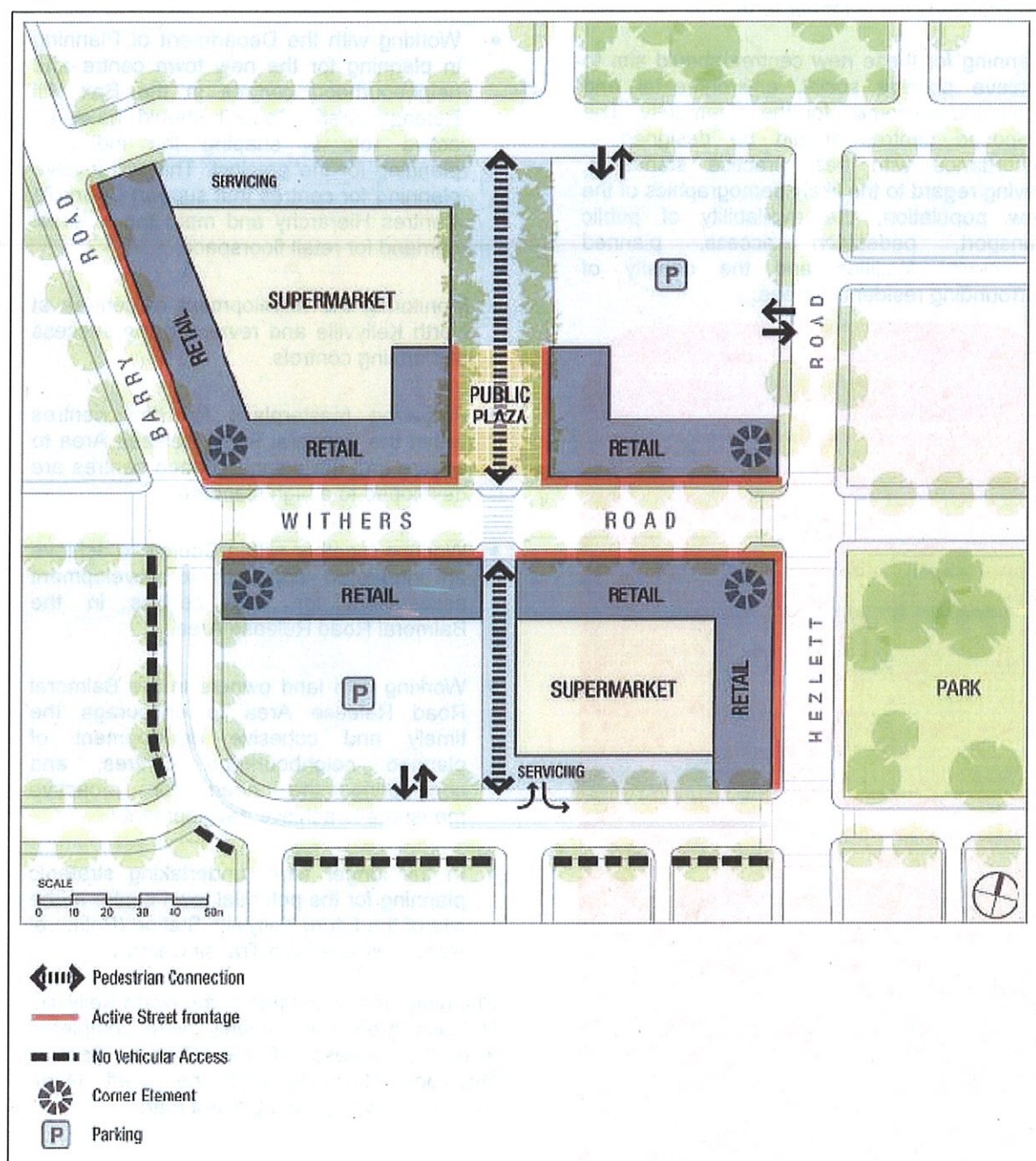


Figure 9 Indicative layout of North Kellyville Centre
Source: North Kellyville Draft Development Control Plan 2008, p.113.

Objective: Guide the development of new centres to meet the needs of the future population.

Strategy	Action	Lead Team
5.1.1 Have a proactive approach to ensure neighbourhood centres are provided in Balmoral Road Release Area.	(a) Prepare masterplans for the two neighbourhood centres within the Balmoral Road Release Area.	Forward Planning
	(b) Work with other sections of Council to ensure an integrated approach to development assessment for new centres in the Balmoral Road Release Area.	Development Control
	(c) Work with land owners in the Balmoral Road Release Area to facilitate the timely and cohesive development of centres.	Development Control Forward Planning
	(d) Undertake strategic planning for the potential town centre at Kellyville Station (Balmoral Road Release Area Transit Centre).	Forward Planning
5.1.2 Have an active role in the planning and implementation of centres in Growth Centre Precincts.	(a) Work with the Department of Planning in planning for new centres in Box Hill.	Forward Planning
	(b) Monitor the development of centres at North Kellyville and review the success of planning controls.	Forward Planning

Work to be Done

CENTRES DIRECTION

Business Development Controls

A new Development Control Plan will be drafted to support LEP 2010. Areas identified for particular attention include: preparing development controls to reflect the Centres Hierarchy, typology and LEP 2010 zones; the inclusion of civic space within centres; planning for night economies; reinforcing provisions relating to sustainable building design and adaptive re-use of heritage items; improving directional signage within larger centres; planning for the Windsor Road, Kellyville village, the submission of Economic Impact Assessments, and criteria for the consideration of proposals that are inconsistent with the Centres Hierarchy.

Timeframe: Completed to coincide with gazettal of LEP 2010

Prepare a Masterplan for the Windsor Road, Kellyville Village

To achieve an orderly transition for this centre, a comprehensive planning strategy will be developed to facilitate redevelopment, including preparation of a masterplan and site specific development controls. (C4.1.2(a)).

Timeframe: Completed June 2011

Prepare Masterplans for Neighbourhood Centres in Balmoral Road Release Area

It is important that the planning framework allows the timely development of planned centres. To facilitate this, Council will prepare masterplans for the two neighbourhood centres within the Balmoral Road Release Area. (C5.1.1(a)).

Timeframe: Completed June 2010

Prepare a Civic Design Manual

The Civic Design Manual will be developed to facilitate the coordinated delivery and management of the public domain and achieve well used and vibrant spaces. The Manual will reinforce the need for consideration of key planning principles in the design, connectivity, delivery and management of public domain spaces. This project will ensure that planning for civic spaces encompasses the broader context of centres and their integration with surrounding land uses. (C2.1.1(a)).

Timeframe: Completed June 2011

Prepare Design Principles

Design principles will be prepared to guide the redevelopment of existing centres. These principles will seek to achieve quality design outcomes in existing centres where redevelopment is occurring. (C4.1.1(a)).

Timeframe: Completed June 2011

Monitoring & Review

CENTRES DIRECTION

Evaluation and review of the Centres Direction will be vital to its implementation and effectiveness. As a dynamic document, its content will be continually revised and amended to ensure innovation in the planning and management of centres.

Mechanisms for monitoring and measuring the progress of implementation for the Centres Direction is essential. Much of the work anticipated in the Direction will form the core business and work program of Council's Forward Planning Section. It is anticipated that an annual report will be formulated commenting on the progress in Key Direction Areas, objectives, strategies and actions.

It is intended that a major review of the Local Strategy and supporting Directions will be undertaken every five years in line with the regular review of Council's Hills 2026 Community Strategic Direction and the LEP as shown in Figure 10. Periodic review may also be appropriate as a result of changes to metropolitan planning policy, new infrastructure projects or completion of new strategic work by Council.

This will provide Council with an opportunity to monitor the status of completed actions and where targets are met, and will allow the Direction to be tailored to address changing demographic situations, State Government planning policies, and new or updated Council strategies.

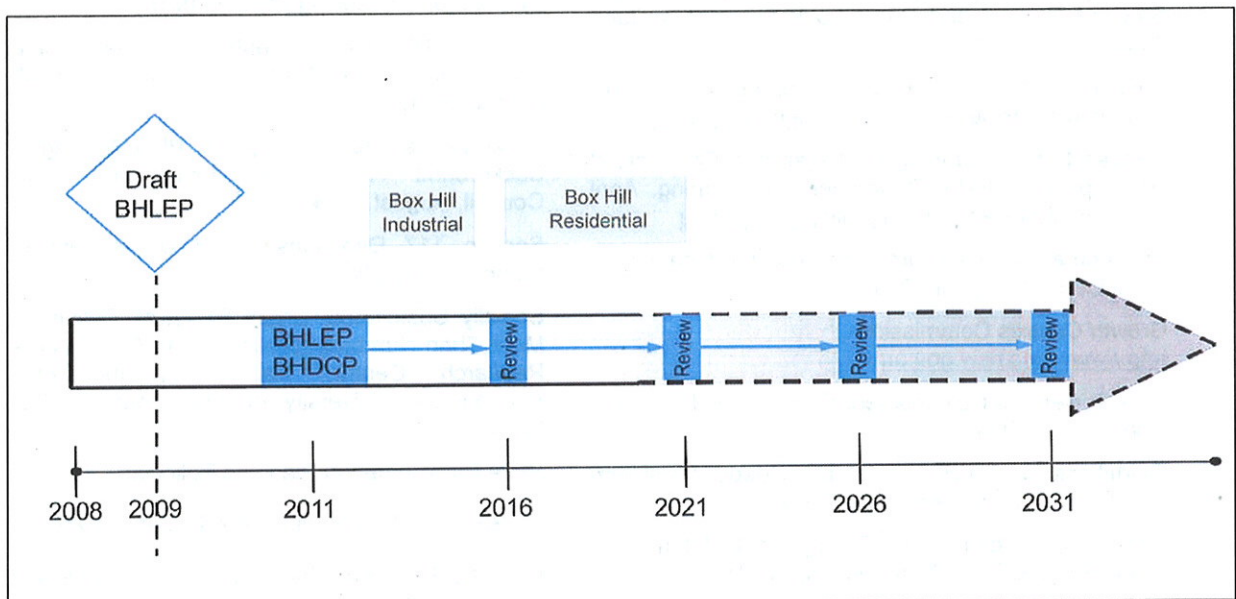


Figure 10 Timeline of Review

References

CENTRES DIRECTION

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- Adopted Draft Local Strategy, Baulkham Hills Shire Council, June 2008.
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- SEPP Sydney Region Growth Centres 2006
 - Draft SEPP 66 – Integration of Land Use and Transport.
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- Standard Instrument – Principal Local Environmental Plan made in 2006 under the Environmental Planning and Assessment Act 1979.

Glossary

CENTRES DIRECTION

ABS	Australian Bureau of Statistics.
BHDCP	Baulkham Hills Development Control Plan.
BHLEP 2005	Baulkham Hills Local Environmental Plan 2005.
Bulky goods	Large bulky goods such as furniture, mattresses and hardware that require a large area for display and easy access to allow for easy pick up of items.
CBD	Central Business District.
Centre	Centres are places where services and facilities are concentrated to meet peoples needs. They may include shopping, office based employment, recreation, leisure, entertainment and cultural facilities, health and community services.
Centres Direction	One of the strategic directions that form the basis of the key directions in the Local Strategy.
Contributions Plans	A Contributions Plan sets out the levies a Council may collect under Section 94 of the Environmental Planning and Assessment Act, 1979 for public amenities and services that are required because of development.
DA	Development Application for consent to carry out development.
DCP	A Development Control Plan is a Council document incorporating development controls to guide the preparation and assessment of development applications.
Department Store	Provides a comprehensive selection of items which are generally non-perishable such as clothing, electronics, furniture, tableware, perfume and sometimes food. Department stores range in size from 10,000m ² to 15,000m ² .
Discount Department Store (DDS)	A smaller format department store which sells the same variety of items but in a generally lower price range. Discount Department Stores range in size from 5,000m ² to 9,000m ² .
Discount Supermarket	A small supermarket generally established for more price conscious rather than convenience conscious consumers.
Discretionary shopping	Typically involves the purchasing of items which are not necessary staples, grocery or household items but items which are chosen for reasons such as enjoyment.
DoP	Department of Planning (New South Wales).
Draft North West Subregional Strategy	The Draft North West Subregion: Subregional Strategy has been prepared by the Department of Planning to translate the Metropolitan Strategy into a specialised strategy for each local government area grouping in Sydney.
Economic Development Plan	The Economic Development Plan details Council's vision for economic development in the Shire.
EIA	Economic Impact Assessment.

Employment Lands	Employment Lands include traditional industrial areas, business and technology parks. They incorporate light industries, heavy industry, manufacturing, urban services, warehousing and logistics and high-tech based activities.
Employment Lands Direction	One of the strategic directions that form the basis of the key directions in the Local Strategy.
Environment and Leisure Direction	One of the strategic directions that form the basis of the key directions in the Local Strategy.
EP&A Act	Environmental Planning and Assessment Act 1979 (New South Wales).
EP&A Regulation	Environmental Planning and Assessment Regulation 2000 (New South Wales).
ESD	Ecologically sustainable development means using, conserving and enhancing resources in such a manner as to ensure that ecological processes are maintained and the total quality of life, now and in the future, can be improved. ^{iv}
FSR	Floor space ratio.
GCC	The Growth Centres Commission was established by the NSW Government to ensure that new development proceeds with infrastructure and services planned, funded and linked to the sequence of land release.
GIS	Geographical Information System. A computer system that can retain and display numerous facets of land information.
Global economic corridor	The part of eastern Sydney stretching from Sydney Airport and Port Botany through Sydney City and North Sydney to Macquarie Park which provides Sydney's, NSW's and Australia's most valuable links with the world economy. ^{iv}
Growth Centres Development Code	The Growth Centres Development Code was prepared by the Growth Centres Commission to guide planning and urban design in the North West and South West Growth Centres. ⁱⁱ
Higher density residential	Higher density residential means a more dense housing form such as apartment buildings and town houses.
Hills 2026	Hills 2026 Community Strategic Direction: Looking Towards the Future.
Integrated Transport Direction	One of the strategic directions that form the basis of the key directions in the Local Strategy.
LEP	Local Environmental Plan.
LEP 2005	Baulkham Hills Local Environmental Plan 2005, as amended.
LEP 2010	Council's new template LEP, known as Local Environmental Plan 2010.
LGA	Local Government Area.
Local convenience store	Generally a small, often centrally located store, which is open long hours and is easily accessible. A convenience store typically sells staple groceries, snacks and other items designed for the convenience shopper. ⁱ
Local Government Act, 1993	This Act provides for the system of local government in New South Wales. ^{vi}

Local Strategy	The Local Strategy is the principal document for communicating the future planning and growth of the Hills Shire to the year 2031.
Low density residential	An urban area containing single residential dwellings.
Main line supermarket	Typically a large supermarket, often around 4,500sqm in floor area. A main line supermarket offers a wide range of food and household goods. Examples include Woolworths and Coles. Main line supermarkets are normally part of a chain of supermarkets with greater buying power, thus having the capability of offering lower priced goods than independent grocery stores.
Major Centre	A major centre usually comprises a transport interchange, taller commercial buildings, higher order retail and destination shopping, higher density residential development, community services and facilities, civic services and facilities and entertainment and cultural facilities.
Masterplan	A masterplan provides a site-specific framework for development on a site and sets key guidelines and planning principles for development.
MDP	The Metropolitan Development Program is NSW Government's program for managing housing supply and assisting in coordinating infrastructure provision. The program covers both infill and greenfield areas. ⁱⁱⁱ
Medium density residential	Generally comprising two storey development, for example townhouses.
METRIX	Internet based Subregional Planning tool developed by the Department of Planning.
Metropolitan Strategy	The Metropolitan Strategy: City of Cities 'A Plan for Sydney's Future' was prepared by the NSW Department of Planning, to plan for Sydney's growth over the next 25 years. The Strategy has five overarching aims: enhance liveability, strengthen economic competitiveness, ensure fairness, protect the environment, and improve governance.
Neighbourhood Centre	A neighbourhood centre is the smallest centre containing low scale strip retailing that meets daily convenience needs. Facilities may include post box, public phone and public open space.
NGO	Non-government organisation.
North West Growth Centre	The North West Growth Centre, comprising sixteen precincts, is approximately 10,000 hectares and will contain about 60,000 new homes in The Hills, Blacktown and Hawkesbury Councils.
North West Subregion	The North West Subregion includes the local government areas of The Hills, Blacktown, Blue Mountains, Hawkesbury, and Penrith. ^{iv}
Open space and recreation land	This includes land that is identified in a planning instrument for uses such as parks, sporting fields, and general active and passive recreation and leisure activities, and land within identified heritage conservation areas or public domain space, such as outdoor plazas and main streets in centres.
Precinct	Defined area smaller than a suburb.
Principal LEP	Refers to Council's new template LEP, known as Local Environmental Plan 2010.

Residential Direction	One of the strategic directions that form the basis of the key directions in the Local Strategy.
Retail Expenditure	The amount of money spent on retail items. ⁱ
Riparian land	Area of land adjacent to a waterway that influences or is influenced by the waterway.
RTA	Roads and Traffic Authority of NSW.
Rural Centre	Rural centres are located in rural lands on a regional road with services and public open space.
Rural lands	Non-urban land, located in the north of the Shire.
Rural Lands Strategy	Prepared as part of the Rural Lands Study and adopted by Council in August 2003.
Section 117 Directions	Section 117 of the Environmental Planning and Assessment Act 1979, gives the Minister for Planning the authority to incorporate specific directions into Local Environmental Plans. ^{iv}
Seniors housing	Housing for older people, generally over 55 years of age.
SEPP	State Environmental Planning Policy.
SEPP Seniors Living	State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.
Shire	Means the Hills Shire Council local government area.
Specialised Centre	A specialised centre includes a landscaped business park, accessed by major transport infrastructure and characterised by large office floorplates and a commercial built form.
Speciality retail and speciality stores	These are store which specialise in a certain type of product. These stores do not have the variety of products offered in department stores and supermarkets. ⁱ
SREP	Sydney Regional Environmental Plan.
Stand alone shopping centre	An internalised, privately owned centre located away from other commercial areas, containing many of the attributes of a Town Centre but without housing or public open space. ^{iv}
Standard template	Standard Instrument (Local Environmental Plans) Order 2006, as amended.
State Plan	Launched in November 2006 by the NSW Government, the State Plan identifies 34 priorities under five broad areas of activity: 'Rights, Respect and Responsibility', 'Delivering Better Services', 'Growing Prosperity Across NSW', 'Environment for Living', and 'Fairness and Opportunity'.
Strategic Bus Corridor	Corridors that are designed to connect major centres across Sydney, linking to important transport, health and educational facilities and other community facilities, and integrating with local bus services. ^{iv}
Strategic centre	Castle Hill, Rouse Hill, Norwest.
Structure Plan	The Structure Plan provides a graphic representation of the Local Strategy's written text and illustrates where growth and change will occur in

	the Shire.
Supermarket	Provides a comprehensive selection of food and household items. Large supermarkets generally range from 3000m ² to 4,500m ² and a small supermarket ranges from 800m ² to 1,500m ² in size.
Sustainability	Meeting the needs of the present without compromising the ability of future generations to meet their own needs. ^{iv}
Sydney Orbital	Circumferential road network around Sydney. In the Hills Shire it includes the M2 and M7 Motorways.
Target site	A site identified by Council as having potential for higher density residential development.
Template LEP	Refers to the Standard Instrument (Local Environmental Plans) Order 2006, as amended.
THSC	The Hills Shire Council.
Town Centre	A town centre is located at a transport node and contains local scale built form with civic amenity. It includes services and community facilities with retailing meeting weekly shopping needs.
Village	A village has low scale built form, with retailing that meets residents weekly shopping needs.
Waterways Direction	One of the strategic directions that form the basis of the key directions in the Local Strategy.
Zoning	Utilising the Local Environmental Plan, zoning maps graphically depict the application of various zones to specific areas of land.

Sources:

- i Baulkham Hills Retail Floorspace and Demand Analysis – Hills PDA November 2008
- ii Growth Centres Commission
- iii Draft North West Subregional Strategy & Department of Planning website
- iv Draft North West Subregional Strategy
- v Baulkham Hills LEP 2005
- vi Local Government Act 1993
- vii Baulkham Hills Shire Council, Environmental Management Plan
- viii Department of Environment and Climate Change
- ix Standard Instrument (Local Environmental Plans) Order 2006
- x Department of Planning, LEP Practice Note PN06-002.

the Shire	Supplemental	Provides a comprehensive section of food and household items. Large supermarkets generally range from 3000m ² to 4500m ² and a small supermarket ranges from 600m ² to 1500m ² in size.
	Sustainability	Meeting the needs of the present without compromising the ability of future generations to meet their own needs.
	Sydney Orbital	Comprehensive road network around Sydney. In the Hills Shire it includes the M2 and M7 Motorways.
	Target site	A site identified by Council as having potential for higher density residential development.
	Template LEP	Refers to the Standard Instrument Local Environmental Plan Order 2008 as amended.
	THSC	The Hills Shire Council.
	Town Centre	A town centre is located at a transport node and contains town scale built form with civic amenity. It includes services and community facilities with retailing meeting weekly shopping needs.
	Village	A village has low scale built form with retailing that meets residents weekly shopping needs.
	Viewways Direction	One of the strategic directions that form the basis of the key directions in the Local Strategy.
	Zoning	Utilising the Local Environmental Plan zoning maps geographically depict the application of various zones to specific areas of land.

- SOURCES**
- i. Southern Hills Retail Footprints and Demand Analysis - 15th FPA November 2008
 - ii. Growth Centres Commission
 - iii. Draft North West Subregional Strategy & Department of Planning website
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 - v. Southern Hills LEP 2008
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 - vii. Southern Hills Shire Council Environmental Management Plan
 - viii. Department of Environment and Climate Change
 - ix. Standard Instrument Local Environmental Plan Order 2008
 - x. Department of Planning LEP Practice Note P10-002



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