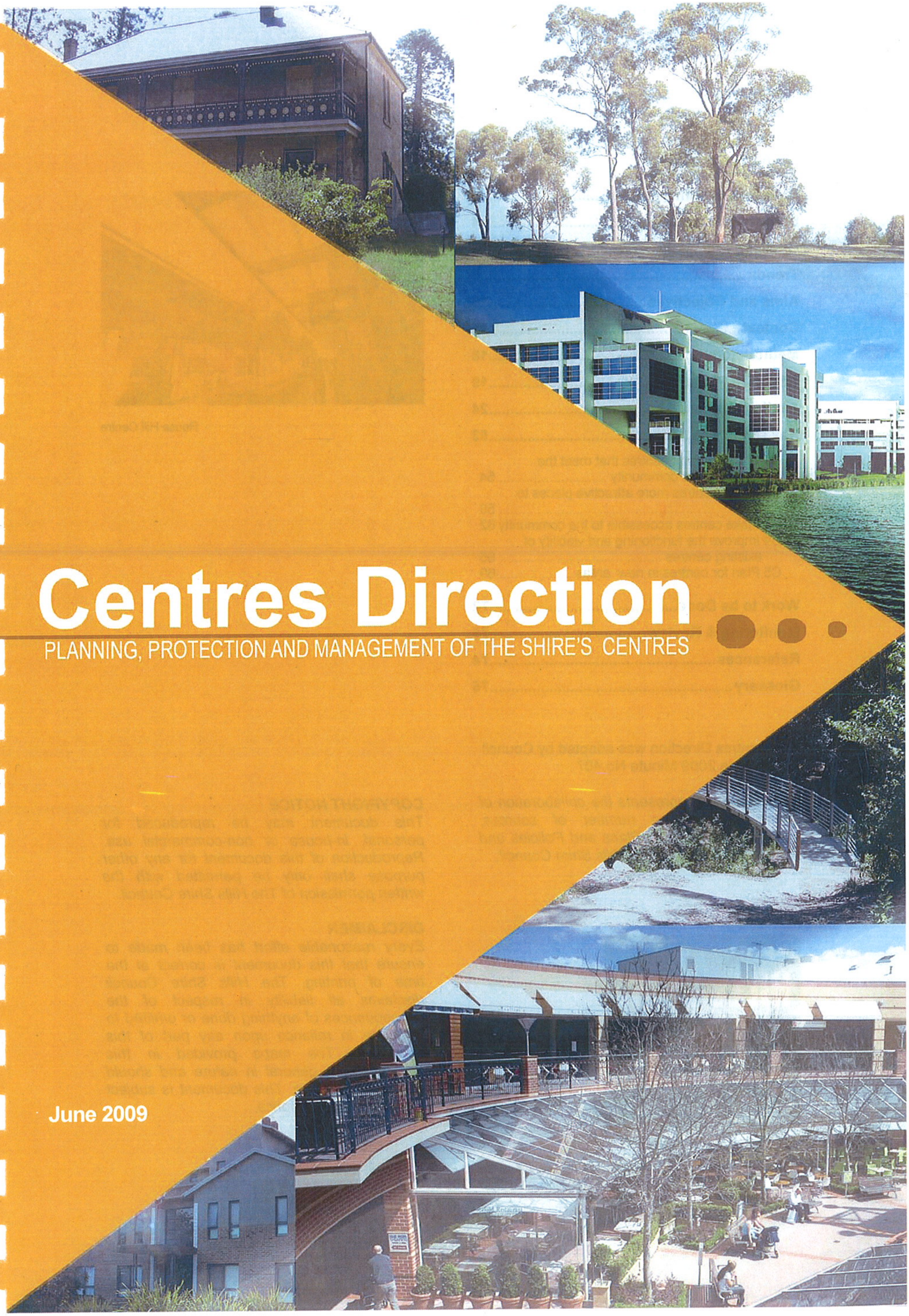

Centres Direction

PLANNING, PROTECTION AND MANAGEMENT OF THE SHIRE'S CENTRES

June 2009

Contents

CENTRES DIRECTION

Rouse Hill Centre

The Centres Direction was adopted by Council on 23 June 2009 Minute No.407.

This document represents the collaboration of information from a number of sources, including Government Plans and Policies and plans and policies of The Hills Shire Council.

DISCLAIMER

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The HILLS SHIRE COUNCIL

the garden shire

Executive Summary
CENTRES DIRECTION

The Centres Direction will provide an overall strategic context for the planning and management of the Shire's centres and their development and growth to 2031. It supports the commitments contained in Hills 2026 Community Strategic Direction, in particular the development of vibrant communities.

The Direction sets out five key directions to give Council and stakeholders a clear strategy to protect and manage the Shire's centres and meet the needs of the community.

KEY DIRECTIONS AND OBJECTIVES

C1 Create vibrant centres that meet the needs of the community

- Ensure that planning and future development reinforces the hierarchy of centres within the Shire.
- Meet the diverse shopping needs of the community.

C2 Make centres more attractive places to visit

- Achieve centres that are safe, vibrant and active.
- Provide for attractive centres that address changing lifestyle trends.
- Improve the sustainability of centres.

C3 Make centres accessible to the community

- Encourage appropriate transport infrastructure to serve, support and connect centres.
- Improve accessibility within centres.

C4 Improve the functioning and viability of existing centres

- Guide the revitalisation and redevelopment of existing centres.
- Facilitate and promote the revitalisation and redevelopment of existing centres.

C5 Plan for centres in new areas

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

Introduction

CENTRES DIRECTION

Centres are more than just places to shop or work. They are also the venue for civic functions, social interaction, and recreation, and are an ideal location for community facilities and public transport hubs. The Centres Direction looks to achieve the creation of spaces that are attractive to live, work, shop and visit.

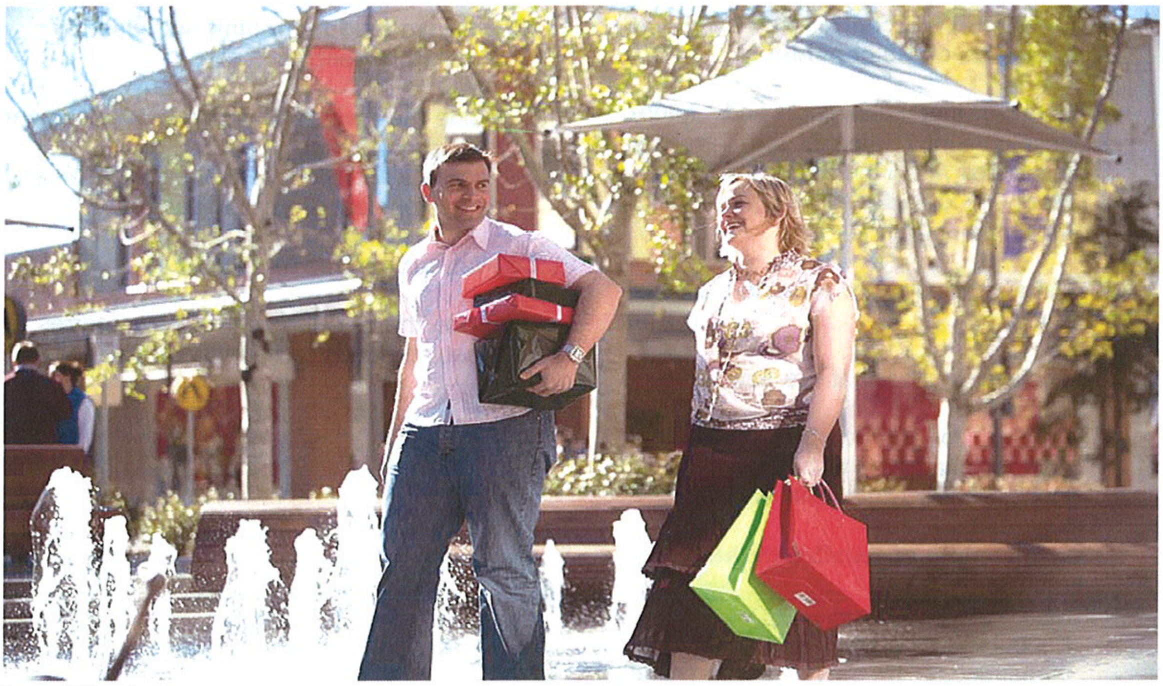
The Centres Direction gives Council, the community and developers a clear strategy for the future planning and management of centres and their development and growth to 2031. It seeks to plan for the sustainable development of retail and commercial centres, respond to State Government legislation, inform the drafting of Council's planning controls, and achieve the development of vibrant centres that meet the community's needs and values.

The Hills 2026 Community Strategic Direction looks towards a future of resilient local leadership, vibrant communities, balanced urban growth, a protected natural environment and a modern local economy. The Centres Direction will be one of a number of Council strategies to assist with achieving this vision.

The Direction reviews the policy framework for the Shire's centres and addresses key issues such as the need to make centres more attractive places to live, work and visit.

The existing Retail and Commercial Centres Study, completed in 1997, set the framework for meeting the demand for additional floorspace within the Shire to the year 2011. This Study has influenced the development of centres over the past eleven years. The Centres Direction replaces this study and forms the new strategic planning direction for commercial and retail development in the Shire's centres to 2031.

This Direction considers a range of issues facing centres, including the need for quality public transport, protection of the established retail hierarchy, the delivery of centres in new release areas, and the revitalisation of some older centres.



Rouse Hill centre

Challenges

CENTRES DIRECTION

The unique character, history, location and size of The Hills Shire, together with ever changing economic conditions present many challenges for the planning and management of centres.

Centres have a valuable role in providing access to retail and commercial services, employment opportunities, and creating vibrant spaces for the social needs of the community. Centres need to accommodate the growing population and meet the changing needs of the broader community.

KEY CHALLENGES

- Ensuring sufficient retail floorspace is available to meet future demand.
- Ensuring the right type of retail is provided in the right location at the right time to meet the needs of the community.
- Creating centres that are multi-functional and that are attractive to live, work, shop and visit.
- Achieving revitalisation of ageing centres where there are many owners.
- Planning for, and responding to, new opportunities presented by public transport initiatives.
- Improving connectivity within centres and reducing car reliance.
- Managing traffic and parking within centres.
- Planning for the changing nature of retailing.

Challenges are also created by external factors which can affect Council's ability to achieve significant change in some areas. Some of these factors include:

(a) Timing and delivery of State infrastructure such as the North West Metro.

(b) Macroeconomic conditions which can impact on availability of household expenditure and employment levels.

(c) Government policy such as national competition policy, fair trade policy and taxation policy.

(d) The changing nature of environmental and planning legislation at all levels of government.

An overriding challenge for Council is to create attractive and sustainable centres by balancing the needs of the economy, community, and environment. The Centres Direction, together with the other Strategic Directions, seeks to respond to this challenge.

Trends

Community desires, shopping habits, retail demand and economic conditions are constantly evolving.

Each year Council undertakes a Community Survey to provide a reliable basis for gauging broad community opinion. Of respondents in the 2007/2008 Survey 74% identified that a range of shopping facilities and town centres that have a village atmosphere was of high importance. Respondents that were dissatisfied with the town centre and village atmosphere claimed that the village atmosphere the Shire once had has deteriorated due to increased development and that a town centre no longer exists. Respondents also attributed their dissatisfaction with the range of shopping facilities to the lack of variety of stores in the Shire and the similarity of shopping centres.

Community feedback provided in the preparation of the Hills 2026 Community Strategic Direction indicated the community's desire for good links to centres and better public transport, and encouragement of the growth of businesses. The lack of community arts and cultural activities, traffic congestion, and dependence on private vehicles were seen as some of the Shire's weaknesses. Concerns about the loss of local character were also raised. Some of the key issues facing the Hills Shire area in the next twenty years were considered by the community to include population growth and the potential loss of civic pride and community spirit.

The community visioning process undertaken during preparation of the Hills 2026 Community Strategic Direction explored the community's vision for the next twenty years. One such community vision included:

"A vibrant and culturally diverse community enjoying an active lifestyle in an LGA well connected to public transport and well provided, financially, for future generations." (Hills 2026 Project Report, 2008, p.13).

Important trends influencing how Council plans its centres can be grouped into four categories: retail, lifestyle, changing employment trends and the economic climate.

RETAIL TRENDS

Rapidly changing demographics and lifestyles require retailers and shopping centres to constantly monitor and respond by repositioning their retail offer, presentation and mode of operation.

Trends in retailing reflect changes in the community. In summary, trends include a deregulation in the hours of shopping, the development of larger supermarkets, out of centre retailing, increased diversification and stand alone centres, the increasing importance of discount department stores, the emergence of convenience shopping, and the rise in electronic retailing. These trends are further explored below:

- *Deregulation of shopping hours:* A trend towards late night, seven days per week and in some cases, 24-hour trading has changed the way supermarkets and centres function. Whilst the longer shop trading times provide added convenience for the community, there are some negative consequences arising from the longer operating hours, such as noise and competition with traditional local stores. The greater spread of shopping times has reduced peaks in trading patterns which may have implications for planning policies.

- *Supermarkets:* A trend towards the development of larger supermarkets has resulted in lower prices and better product choice but has impacted on the ability of smaller centres to compete and remain viable. A spin-off of this trend has been has been an increase in the number of smaller supermarket operators, which often form the core or anchor for village centres.

  There has also been a trend towards the introduction of discount supermarkets.

- *Out-of-centre retailing:* Out-of-centre retailing is characterised by bulky goods retailing which generally prefer larger floor areas than those found in traditional centres. This type of retailing is focused around furnishings, lighting, and other home-related products but is becoming increasingly diversified.

Attracted by often lower rents, this form of retailing can result in more competitive pricing than traditional department, discount department and specialty stores. This can significantly impact on the viability (through loss of trade) of traditional centres. Other issues include the availability of public transport to out-of-centre areas and the availability of land for industrial and manufacturing purposes. There is a concentration of bulky goods premises within the Castle Hill industrial area and part of the Norwest Business Park.

REQUIREMENTS FOR BULKY GOODS CENTRES

- Large and extensive trade area of 100,000 or more people.
- Central position in the trade area or near the main entry point of a large trade area.
- Cheap and plentiful land to enable easy parking and loading and unloading facilities.
- Location on a major road with high visibility and accessibility via the local road network.
- Expanding trade area as new homes generate higher demand for bulky goods than established homes.
- Wealthy trade area with high disposable incomes.

- *Increased diversification and stand alone centres:* The nature of centres has changed since the arrival of discount department stores in the 1960s, with retailing becoming increasingly diverse and shopping centres becoming larger. Within newer centres, the inclusion of facilities such as food courts, child care centres, large supermarkets, cinemas, libraries and piazzas has meant a more diverse shopping experience for the community.

  Stand alone centres such as Winston Hills Mall allow shopping centre owners to coordinate tenants, hours of operation, marketing and physical improvements such as building upgrades and landscaping. Issues such as lack of integration and connectivity with adjoining land uses can arise from this form of retailing.

  An emerging retail trend may see the incorporation of hotel / serviced apartment accommodation and entertainment facilities within larger shopping centres, as well as a move towards centres that focus on 'lifestyles', such as eat streets and street theatre, where buskers and street theatre are provided for.

- *Discount department stores:* The large floorspace requirements of the traditional department store tend to result in more internally focused retail experiences, with less emphasis on traditional street front activity. Department stores generally have the 'major anchor' role within centres and often attract shoppers from a wide area, with 'spin-off' effects for surrounding retailers from shoppers who buy goods from other stores in a single trip. There is a trend towards discount department stores acting as anchors for lower order centres.

- *Convenience shopping:* This trend is based around the desire for quick, easy, convenient shopping that caters for workers travelling home by car or those who have little time for shopping. These 'convenience community centres' usually contain a grocery store and offer a range of specialty shops such as a butcher, fruit shop and take-away shop. The reliance of these centres on patronage by commuters requires convenient parking and access.

  Another trend to emerge in convenience shopping is the 'convenience service centre' which are often focused around petrol stations on main highways. Meeting the 'just in time' needs of travellers and workers, co-location with fast food restaurants is common.

- *Electronic Retailing:* This retailing trend is associated with the rise of internet access within homes in Australia. Considered to have potential for significant growth, this form of retailing relies on providing greater benefits (whether real or perceived) over traditional shopping experiences. Electronic retailing allows consumers to research widely and easily prior to purchasing and is influencing traditional retailing formats.

This form of retailing requires the rapid and efficient movement of goods, contributing to the development of warehouse distribution centres adjacent to major transport infrastructure such as the M7 Motorway. The impact of fuel prices and traffic congestion may influence the popularity and cost of this form of retailing.

LIFESTYLE TRENDS

Changing recreation habits have made centres an important destination for recreation, entertainment and socialising. For example Castle Hill and Rouse Hill each have large cinema complexes, restaurants, and a wide variety of shops and have become more than simply a place to purchase groceries. The thriving restaurant precinct within Castle Hill is evidence of changed consumer demands and a desire to 'eat out' more often. The comparably high household income of residents in the Shire and strong economic conditions overall has supported this trend.

The rise of the 'café culture', where leisure, lifestyle and recreation are increasingly mixed has changed the way the public domain is used and how it is valued by the community. Free entertainment and events also attract families and visitors to centres for non-shopping related activities.

As homes become more private and social connections become more dispersed, centres are now places to meet. Centres provide a central and convenient meeting place for many informal gatherings for subgroups within society including mothers groups, young people, retirees and new migrants.

As the number of people living in medium and higher density development increases, centres can become as extension of the home as a place to study, read or recreate. The distance to alternative recreational pursuits such as the beach, also plays a part in the popularity of centres as spaces in which to enjoy leisure time.


Street markets bring leisure and recreation together in centres


Outdoor dining

"Mixed use town centres and neighbourhoods bring together and integrate a variety of uses. This range of uses enables the creation of vibrant centres that are attractive, sustainable, and more convenient for people."

Growth Centres Development Code (Part 3), 2006, p.C-5.

EMPLOYMENT TRENDS

Changes in employment and working conditions will also influence how centres are used, planned and managed. The decentralisation of office based employment from CBD to suburban centre locations with access to good public transport is one such trend.

The strength of the Sydney CBD and North Sydney market, coupled with an increasingly affluent society and the growth in demand for floorspace relating to the services economy has seen a flow on effect to commercial markets on the city fringe. This effect is likely to continue to flow through Sydney's global arc and into more suburban locations as smaller, more price sensitive, businesses seek affordable yet suitable floorspace.

According to the NSW Department of State and Regional Development, 97% of businesses in NSW are small and medium sized businesses. Many of these businesses will locate in small and medium sized suburban centres. Centres therefore need to meet the daily convenience and service needs of workers. The extent and type of retail floorspace provided in smaller centres must be commensurate with surrounding employment as well as the local population.

The potential for home businesses means that centres also need to provide adequate business support services. This may be in the form of secretarial or other formal business support, including postal services, with opportunities provided for informal interaction and networking.

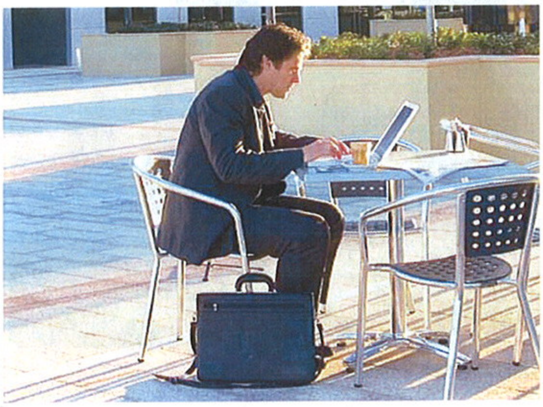
ECONOMIC CLIMATE

The prevailing economic climate has an important influence on unemployment levels, availability and cost of capital, economic growth, property values and business, investor and consumer confidence. In Australia, many companies and the community have been placed under strain by tight global credit conditions and rising unemployment.

Economic trends can have an important influence on the community's shopping habits. The current downturn in the economic climate will affect the availability of funds for discretionary spending, and may result in supermarket shoppers becoming more price-sensitive. As detailed earlier in the Trends section, there has been a steady increase in the introduction of discount supermarkets in the Hills Shire. Current combinations of retail floor space and store type may change in the future in response to market demand and retailing trends.

KEY TRENDS

- Shops are open later to meet consumer demand.
- Larger supermarkets with a greater range of products and produce.
- Rise of discount bulk – buy supermarkets.
- Homemaker centres and direct factory outlets.
- Shopping centres as destinations.
- Convenience shopping.
- Rise of the 'café culture'.
- Centres as a focus for recreation and socialising.
- Decentralisation of employment.



The 'second office'

Aims and Objectives

CENTRES DIRECTION

AIM

To provide an overall strategic context for the planning and management of centres and their development and growth in the Shire to 2031.

The Objectives of the Centres Direction are to:

a. *Identify and plan for the sustainable development of vibrant centres that meet community needs in terms of social and economic functions;*

b. *Respond to, and implement, State Government legislation, policy and plans identified for centres in The Hills Shire;*

c. *Complement and guide other programs and projects of Council regarding the planning, development and management of centres;*

d. *Inform the drafting of Council's Local Environmental Plan, Development Control Plan, Contributions Plans and other Council projects with regard to centres; and*

e. *Plan for the development of centres that balance urban growth and assist in building a modern local economy.*

This Direction identifies five key direction areas, and strategies and actions to meet the above aims and objectives.

Castle Towers, Castle Hill

Knightsbridge Village, Castle Hill

Context

CENTRES DIRECTION

It is important to understand the context within which the Centres Direction operates, as shown in Figure 1.

A summary of relevant State Government programs and major Council projects is provided over the page.

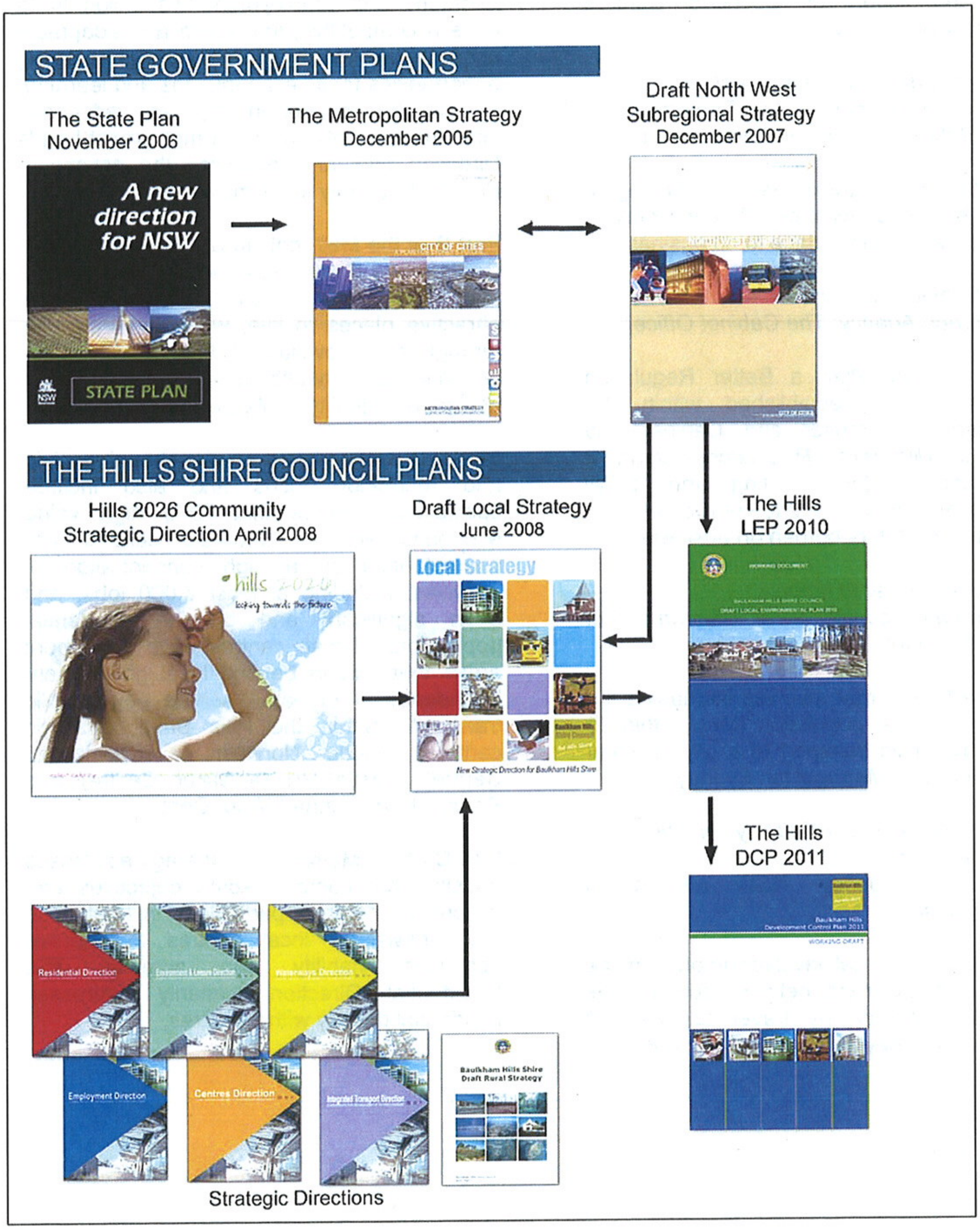


Figure 1 Context of Centres Direction

THE NSW STATE PLAN

The New South Wales State Plan was launched by the Premier on 14 November 2006 with the overall purpose being to deliver better results for the community from government services. The State Plan identifies 34 priorities under five broad areas of activity and sets targets, actions and new directions for each priority area.

The State Plan contains four targets relevant to the formulation of Council's Centres Direction, which include:

P1 *Increased business investment*
(Lead Agency: NSW Department of State and Regional Development)

The State Plan target involves continuing to increase business investment through making NSW a more attractive place to do business.

P3 *Cutting Red Tape*
(Lead Agency: The Cabinet Office)

Under the State Plan a Better Regulation Office has been established within the Department of Premier and Cabinet and supports the Minister for Regulatory Reform. It is responsible for meeting the NSW Government's commitment to cut red tape and reduce the regulatory burden on business.

E5 *Jobs closer to home*
(Lead Agency: NSW Department of Planning)

The State Plan target involves increasing the percentage of the population living within 30 minutes by public transport of a city or major centre in Greater Metropolitan Sydney.

E7 *Improve the efficiency of the road network*
(Lead Agency: NSW Ministry of Transport)

The State Plan target involves improving the efficiency of the road network during peak times as measured by travel speeds and volumes on Sydney's major road corridors.

THE METROPOLITAN STRATEGY

The Metropolitan Strategy *'City of Cities: A Plan for Sydney's Future'* was launched by the Department of Planning in December 2005.

Sydney's population is expected to grow by about 1.1 million people to a total of 5.3 million people, resulting in a need for an additional 640,000 new dwellings by 2031.

Part A of the Metropolitan Strategy addresses Economy and Employment. It's vision is to have a competitive, innovative and adaptable economy which is globally strong, offering opportunities for investment, jobs and learning. It will be supported by an advanced infrastructure network. The Employment Lands Direction primarily addresses the actions in Part A - Economy and Employment.

Part B of the Metropolitan Strategy addresses Centres and Corridors. Its vision is to ensure that Sydney's strategic centres will be attractive places to live, work and invest in through the provision of high quality jobs, education and health facilities, good urban design, and quality public places.

Strategic centres have a major shopping, civic and recreation focus and also include specialised centres that have high value economic activity. Strategic centres are characterised by a high concentration of activities, including at least 8,000 jobs, and often significant and growing residential populations. These centres have catchment areas that extend beyond local government boundaries and are served by public transport. Within the Hills Shire, strategic centres include Norwest (a Specialised Centre), Castle Hill (a Major Centre) and Rouse Hill (a planned Major Centre).

Part C of the Metropolitan Strategy addresses housing, but contains some objectives and actions for centres, particularly in relation to the renewal of local centres to improve economic viability and amenity. The Residential Direction primarily addresses residential density within centres.

LOCAL GOVERNMENT'S ROLE

- Classify strategic centres according to size, location and function (B1.1.1).
- Create Business Improvement Districts in strategic centres (B3.2.1).
- Plan for the concentration of new or expanded investment in strategic centres (B3.3.2).
- Protecting existing core commercial areas in strategic centres (B3.4.1).
- Locate retail and office activity in identified or designated retail zones (B4.1.1).
- Allow retailing in industrial areas only where it is ancillary to industrial uses (B4.1.2).
- Create business development zones to encourage development in strategic centres (B4.1.3).
- Ensure strategic sites provide locations for viable business opportunities (B7.2.2).
- Have involvement in the preparation of urban design guidelines for mixed-use development along enterprise corridors (B7.2.3).
- Identify local centres for renewal through the subregional planning process (C3.1.1).
- Avoid land use conflicts through early strategic planning (E2.5.1).

THE DRAFT NORTH WEST SUBREGIONAL STRATEGY

The Draft North West Subregional Strategy provides implementation information for the Metropolitan Strategy. It was placed on public exhibition in December 2007.

The North West Subregion consists of The Hills, Blacktown, Blue Mountains, Hawkesbury and Penrith local government areas. By 2031 this subregion is to accommodate 130,000 new jobs and 140,000 new dwellings comprising 60,000 dwellings in the North West Growth Centre and 80,000 dwellings in existing urban areas and other release areas.

The Strategy identifies Norwest (a Specialised Centre), Castle Hill and Rouse Hill (Major Centres) as being among the six Strategic Centres in the North West Subregion.

The Hills Shire LGA has an overall employment capacity target to provide an additional 47,000 jobs to 2031.

The Subregional Strategy identifies the value of concentrating activities in centres including improving access to services, facilities and entertainment, encouraging positive competition and collaboration between businesses, making better use of existing infrastructure, and promoting sustainable transport opportunities.

A key focus of the Subregional Strategy is to strengthen the role of centres. In part, this will occur by supporting a sufficient supply of commercial office sites in strategic centres and planning for housing growth in centres that are well serviced by public transport and compatible with the centre's employment role.

Council's role in addressing the Draft North West Subregional Strategy actions in relation to centres includes:-

- Prepare Principal LEPs which provide sufficient zoned and serviced land for commercial, retail, industrial and business park floor space to meet the strategic employment capacity targets. (NWA1.1.2 and NW B1.2.1)

THE HILLS SHIRE LOCAL STRATEGY

The Local Strategy has been prepared as the principal document for communicating the future planning of the Shire and to guide future decision making.

The Local Strategy is the key document articulating Council's response to State plans and strategies, and implementing key outcomes of the Hills 2026 Community Strategic Direction, within the context of land use planning in the Shire.

There are seven individual strategies or 'Directions' that support the Local Strategy, including:

- Employment Lands Direction
- Centres Direction
- Residential Direction
- Integrated Transport Direction
- Environment and Leisure Direction
- Rural Lands Strategy
- Waterways Direction

The Centres Direction, together with other strategy work, will inform the Local Strategy.

It is recognised that some aspects of the Centres Direction will overlap with other Directions, including the Employment Lands Direction, the Residential Direction, the Integrated Transport Direction, and the Environment and Leisure Direction. Elements such as the provision of additional jobs, higher density housing close to centres, accessibility by public transport, and the design of public domain space all impact upon how centres function and are managed for the future.

The Centres Direction will support, but not replicate, the strategies and actions contained in the other Directions.

Figure 3 Context of Centres Direction

THE HILLS SHIRE LOCAL ENVIRONMENTAL PLAN 2010

The Hills Shire Council is required to prepare a new LEP in accordance with the State Government's Standard Instrument – Principal Local Environmental Plan, by March 2011. The LEP will reflect Council's desired strategic direction for centres. The Centres Direction will inform the drafting of LEP zones, objectives and clauses and will guide future land use zonings.

The Standard Template prescribes a number of different zones with set objectives, permissible and prohibited uses, standard definitions, and special clauses. The following zones are relevant to the Shire's Centres:-

- RU5 Village
- B1 Neighbourhood Centre
- B2 Local Centre
- B3 Commercial Core
- B4 Mixed Use
- B5 Business Development
- B6 Enterprise Corridor
- B7 Business Park
- IN1 General Industrial
- IN2 Light Industrial

Note: industrial and business park zones will be addressed in the Employment Lands Direction.

BAULKHAM HILLS DEVELOPMENT CONTROL PLAN

The Baulkham Hills Development Control Plan (BHDCP) currently provides detailed controls to guide the development of centres within the Shire.

The Centres Direction will inform the drafting of the new Hills Shire Development Control Plan for issues such as built form, signage, design of public domain spaces, landscaping, pedestrian access, permeability, legibility, connectivity, hours of operation, lighting, security, civic amenity and public art.

BAULKHAM HILLS RETAIL AND COMMERCIAL CENTRES STUDY 1997

A Retail and Commercial Centres Study was completed by Leyshon Consulting Pty Ltd in September 1997 and adopted by Council in March 1998. This study provided an outline of existing retail development in the area and analysis of trends in the retail and commercial sector. It also estimated the likely demand for additional future floor space during the period from 1996 to 2011 and made recommendations on appropriate planning responses to the projected growth.

This study had the following key recommendations:

- The inclusion of planning controls that specifically relate to the development of business centres in the Hills Shire.
- The nomination of a hierarchy for centres and identification of Castle Hill and Mungerie Park (now known as Rouse Hill) as the dominant centres within the Shire and the preferred location for major retail and non-retail development, and the provision of cultural and other services.
- No change to the size or function of existing local centres in rural areas.
- The consideration of alternative approaches in regulating bulky goods retailing in industrial zones such as specifying in the LEP the type of retail shops that would be permitted and a minimum floor space size for such shops.
- The consideration of a total retail floor space limit in convenience-type developments to prevent such developments from becoming de-facto local centres.
- The investigation of avenues for accelerating the development of the Kellyville district centre (now known as Wrights Road town centre), possibly by restricting the development of the existing Kellyville and Rouse Hill neighbourhood centres, to facilitate its early establishment.

Given the time that has elapsed and changing retail trends, a comprehensive review is needed. The Centres Direction will replace the 1997 Retail and Commercial Centres Study and form the new strategic direction for the planning and development of the Shire's centres.

Methodology

CENTRES DIRECTION

The Centres Direction has been prepared based on a review of State Government policies, including the Metropolitan Strategy and Draft North West Subregional Strategy.

Field investigations of all existing centres within the Shire were undertaken between July and October 2008.

A Retail Floorspace and Demand Analysis was finalised by consultants Hill PDA Pty Ltd in December 2008 to inform the development of the Centres Direction. The aim of the analysis was to provide key economic data for each centre in the Shire in order to validate the hierarchy and typology of centres identified in the Local Strategy, identify the demand for different types of retailing in association with future population growth, and identify the key trends and issues to be addressed in planning and managing future retail development in the Shire.

KEY DOCUMENTS

- Baulkham Hills Retail Floorspace and Demand Analysis, 2008.
- Metropolitan Strategy: Cities of Cities: A Plan for Sydney's Future, 2005.
- North West Subregional Strategy (Draft), 2007.
- NSW State Plan, 2006.
- Baulkham Hills Adopted Draft Local Strategy, 2008.
- Hills 2026 Community Strategic Plan: Looking Towards the Future, 2008.
- Baulkham Hills Retail and Commercial Centres Study, 1997.
- Baulkham Hills Development Control Plan.
- The Hills Shire Residential Direction, 2008.
- Baulkham Hills Rural Lands Study: Village Character Analysis Urban Design Guidelines, 2003.
- Baulkham Hills Framework for Economic Development 2007 – 2011.
- Growth Centres Development Code, 2006.
- North Kellyville Precinct Draft Development Control Plan 2008.

Structure Plan

CENTRES DIRECTION

A Structure Plan and Urban Structure Plan illustrate the findings and key directions of the Centres Direction.

The Structure Plans are intended to be conceptual in nature, and are provided to communicate development that currently exists in the Shire and future development that is anticipated. The Structure Plans are not zoning maps.

In order to provide the strategic planning context for centres, the Structure Plans show:

- The hierarchy of current and planned centres and bulky goods precincts.
- Existing and planned urban areas including the North West Growth Centre.
- Existing and planned public transport such as strategic bus corridors, the North West Transitway, transport interchanges and planned and potential rail corridors.
- Existing and proposed open space including State reserves, regional parks and local open space used for purposes such as public recreation, drainage or conservation.
- Areas where more detailed planning will be needed in the future and centres with the potential to grow in the longer term.

The more detailed Urban Structure Plan also shows the relationship of centre development to planned higher density residential development. It also shows the sectors used to analyse retail demand.