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URBIS

PLANNING PROPOSAL REPORT

REZONING OF OLD PITT
TOWN ROAD AND
BOUNDARY ROAD, WEST
GABLES

Prepared for

STOCKLAND AND ALLAM HOMES

July 2023

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We acknowledge, in each of our offices, the Traditional Owners on whose land we stand.

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CONTENTS

Executive Summary.....	1
Overview	1
Background	1
Site Context.....	2
Planning Context.....	2
Project Vision	3
Indicative Layout Plan	3
Planning Proposal	3
Conclusion and Recommendation	4
1. Introduction	5
1.1. Purpose of the Planning Proposal	5
1.2. Report Structure.....	6
1.3. Project Team.....	7
2. Site and Surrounding Context	8
2.1. Existing Land Use and Site Description.....	8
2.2. Regional Context	9
2.2.1. North West Growth Area	9
2.3. Local Context	10
2.4. Gables.....	12
3. Project Context.....	13
3.1. Consultation with Council	13
4. Strategic Planning Context	17
4.1. Greater Sydney Region Plan: A metropolis of Three Cities	17
4.2. Central City District Plan	17
4.3. Future Transport Strategy.....	19
4.4. Hills Shire Council Local Strategic Planning Statement 2019	19
4.5. The Hills Shire Local Housing Strategy 2019	21
4.6. North West Rail Link Road Corridor Strategy	22
4.7. Hills Corridor Strategy.....	22
4.8. Hills Draft Precinct Plans	23
5. Statutory Context	24
5.1. The Hills Local Environmental Plan 2019	24
5.1.1. Land use Zoning.....	24
5.1.2. Objectives and Permissibility.....	24
5.1.3. Minimum Lot Size	25
5.1.4. Building Height	26
5.1.5. Floor Space Ratio.....	26
5.1.6. Heritage	26
5.2. The Box Hill North Development control plan 2012.....	27
6. Intended Development Outcome	29
6.1. Vision	29
6.2. Design Principles	31
6.2.1. Integration with green and blue	31
6.2.2. Respond to the landform and views	31
6.2.3. Connected and accessible	31
6.2.4. Housing diversity and choice.....	31
6.3. Land Uses and Distribution.....	31
6.4. Lot Typologies.....	32
6.5. Movement and Road Configuration	33
6.6. Integration with Gables	33
6.7. Affordable and Social Housing	33

6.8.	Community Benefits.....	33
6.9.	Services and Utilities.....	34
6.10.	Staging of Delivery and Infrastructure	35
6.11.	Planning Agreements and Development Contributions.....	35
7.	Planning Proposal Justification	37
7.1.	Part 1 – Objectives and Intended Outcomes	37
7.1.1.	Objectives.....	37
7.2.	Intended Outcomes.....	37
7.3.	Part 2 – Explanation of Provisions	37
7.3.1.	Intended Provisions	37
	Amend the relevant Land Zoning Map.....	37
	Amend the relevant Lot Size Map.....	39
	Amend Part 7 Additional Local Provisions.....	40
7.3.2.	Development Control Plan Lot Size Framework Summary.....	43
7.4.	Part 3 – Justification of Strategic and Site-Specific Merit	45
7.4.1.	Section A – Need for the planning proposal.....	45
7.4.2.	Section B – Relationship to Strategic Planning Framework.....	46
7.4.3.	Section C – Environmental, Social and Economic Impact	57
7.4.4.	Section D – Infrastructure.....	65
7.4.5.	Section E – State and Commonwealth Interests.....	65
7.5.	Mapping	66
7.6.	Part 5 – Community Consultation	69
7.7.	Part 6 – Project Timeline.....	69
8.	Conclusion	70
9.	Disclaimer	71

Appendix A	Urban Design Report and Indicative Layout Plan
Appendix B	Application Form and Owners Consent
Appendix C	BCAR Report
Appendix D	Water Cycle Management and Flood Management Strategy
Appendix E	Preliminary Site Investigation
Appendix F	Geotechnical Desktop Study
Appendix G	Traffic Impact Assessment
Appendix H	Aboriginal Heritage Archaeological Assessment
Appendix I	Bushfire Strategic Study
Appendix J	Gables Services Infrastructure Plan
Appendix K	Social Infrastructure Needs Assessment
Appendix L	Economic Lot Size Analysis
Appendix M	Box Hill North DCP
Appendix N	Prelodgement Letter
Appendix O	Infrastructue Delivery Plan

FIGURES

Figure 1 Indicative Master Plan	6
Figure 2 Aerial image.....	11
Figure 3 Central City District Structure Plan (site marked by red 'x')	18
Figure 4 The Hills Shire LSPS Structure Plan	20
Figure 5 Land zoning map	24
Figure 6 Minimum lot size map.....	25
Figure 7 Building height map	26
Figure 8 Heritage map	27
Figure 9 Bushfire Prone Land.....	63

Figure 10 Proposed mapping	66
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PICTURES

Picture 1 Zoning map.....	66
Picture 2 Minimum lot size map.....	67
Picture 3 Clause Application map.....	68

TABLES

Table 1 Planning Proposal Project Team	7
Table 2 Site Description.....	8
Table 3 Pre-lodgement discussion matters (*summarised).....	13
Table 4 Land zone objectives and permissibility	24
Table 5 Existing DCP Controls and required changes	27
Table 6 Proposed Land Use and Distribution.....	31
Table 7 Proposed lot types.....	32
Table 8 Proposed Community Infrastructure.....	34
Table 9 Existing and proposed infrastructure	34
Table 10 Proposed land use zones	37
Table 11 Proposed Minimum Lot Size.....	39
Table 12 LEP and DCP Framework	43
Table 13 Relationship to Strategic Planning Framework	46
Table 14 Relationship to Local Strategic Plans and Planning Studies.....	50
Table 15 Consistency with State Environmental Planning Policies	52
Table 16 Consistency with Section 9.1 Directions	53
Table 17 Desktop study results	60
Table 18 Project timeline	69

EXECUTIVE SUMMARY

OVERVIEW

This Planning Proposal request has been prepared by Urbis Pty Ltd (**Urbis**) on behalf of Stockland and Allam (**the Proponent Group**) in support of a proposed amendment to the Hills Local Environmental Plan 2019 (**HLEP 2019**). The Planning Proposal relates to land at 93-105 & 109-113 Old Pitt Town Road, 1, 2 & 4 Cataract Road, and 145 & 151 Boundary Road, Gables NSW (**the site**) and comprises an area of approximately 78 hectares (**ha**).

This Planning Proposal seeks to facilitate a logical and defined extension of Gables. The Proponent Group have collectively, under separate arrangements, managed to overcome the previous challenge of fragmented land ownership that makes up the site, and are therefore seeking to amend the HLEP 2019 to enable an economic and orderly development of the land for residential housing and associated land use activities. The site has the demonstrated capability to support a new residential community of up to 1,260 new dwellings. The new residential community will be supported by community infrastructure set around a series of structured and unstructured open space areas, riparian areas, and biodiversity lands.

The planning proposal seeks to achieve this vision by amending the planning controls that apply to the site under the HLEP 2019 as follows:

- Rezone the site from RU6 Transition Zone to a mix of the following:
 - R2 Low Density Residential
 - R3 Medium Density Residential
 - RE1 Public Recreation
- Amend the Minimum Lot Size control from 2 hectares to:
 - A minimum Lot Size of 700 square metres for land zoned R2 Low Density Residential.
 - A minimum Lot Size of 450 square metres for land zoned R3 Medium Density Residential.
- Insert a new site-specific Additional Local provision clause under Part 7 that:
 - Enables the delivery of lots in between 300m² and 450m² by submitting a Building Envelope Plan.
 - Enables the delivery of lots equal to or greater than 225m² through the 'Integrated Development Application Pathway'.
 - Sets a maximum dwelling cap for the site.

This Planning Proposal also seeks to amend the Box Hill North DCP, including Appendix A *Box Hill North Masterplan Controls* to introduce some site-specific controls. The proposed amendments are designed to complement the proposed site specific LEP provisions.

BACKGROUND

The Proponent Group and consultant team have engaged extensively with senior officers within the Hills Shire Council (**the Council**), along with several other key stakeholders including Sydney Water Corporation, Altogether Group, Endeavour Energy, NBN Corporation, Schools Infrastructure NSW (**SINSW**) and Transport for NSW (**TfNSW**) in the preparation of this Planning Proposal. A close and considered coordination of the site's relationship and connection with the adjoining Gables development (also referred to as Box Hill North Precinct) has been embedded in the technical investigation and design process. Water cycle management, roads, shared pathways and open space networks and provisions have been investigated in detail.

At the commencement of this Planning Proposal, the Proponent Group committed to maintaining an ongoing dialogue and interaction with Council's Forward Planning Team. This has been sustained throughout the pre-lodgement phase and has constructively assisted with the positioning and justification set out within this Planning Proposal. The engagement with Council has been encouraging, in particular with the consolidated rezoning approach in this location.

In summary, Council officers supported the vision for the site in principle and were encouraged by the direction of the draft indicative layout plan (**ILP**), however noting that a detailed review and consideration would be required by Council once formally lodged. A summary of the extensive engagement with Council throughout the pre-lodgement phase is provided in **Section 3.1**.

SITE CONTEXT

The site is approximately 78 ha in area, made up of multiple lots, which are represented by the proponent group under separate arrangements. The site is currently zoned RU6 transition and requires a residential rezoning to accommodate the natural and orderly extension of Gables. The majority of the existing site is not developed and consists of large parcels of remnant vegetation. The area is located approximately 48km north-west of Sydney CBD, 26km north-west of Parramatta CBD and 10km north-west of Rouse Hill Town Centre. It is bound by Boundary Road to the north-west and Old Pitt Town Road to the south-west.

The site is located opposite the northern boundary of the Northwest Growth Area (**NWGA**) and the Box Hill Precinct. The Box Hill precinct south of the site forms part of the release area planned under the NSW Government's Northwest Priority Growth Area Program. Its location is therefore of considerable strategic significance within the context of the Hills Shire Local Government Area (**LGA**).

The site is well-serviced by infrastructure, located approximately 1km from the future Box Hill Town Centre and Box Hill Industrial Precinct. Box Hill will be a key industry cluster and activity area comprising prominent commercial and light industrial land uses including a range of office, light industry and other related uses.

The strategic centre of Rouse Hill is located 10km south of the site. Rouse Hill is experiencing significant public and private sector investment, including the expansion of the Rouse Hill Regional Centre and Park, transit-oriented development around the North-west Metro and the construction of a public hospital. Proximity to Rouse Hill and the Metro will provide future residents with access to jobs, infrastructure and other services within Rouse Hill and the broader greater Sydney Region.

PLANNING CONTEXT

Gables, historically, and in some Council policies, referred to as Box Hill North, was first rezoned in 2015.

The site is within the Metropolitan Rural Area (**MRA**). The Hills Shire Local Strategic Planning Statement 2036 (**LSPS**) identifies Box Hill North (Gables) and Box Hill as 'greenfield land' within the 'urban growth boundary' that is capable of supporting new development. Priority 11 of the LSPS specifically identifies Box Hill and Box Hill North (Gables) as greenfield areas expected to accommodate approximately 56,000 people once entirely developed. The LSPS notes that approximately 35% of development within the area is already complete, with the gazetted rezoning for Gables acting as the catalyst for development in Box Hill North. Considering this, Council is currently undertaking the necessary investigations to understand infrastructure capacity and to inform the highest development potential for these greenfield sites. This Planning Proposal has carefully considered the infrastructure requirements to support the envisaged use of the land for residential purposes. The outcomes of this work, in conjunction with a series of technical investigations, has informed the preparation of a site-specific ILP.

This Planning Proposal and the supporting Urban Design Report is accompanied by an ILP for the site, for Council's consideration. The proposed ILP builds upon the principles and objectives presented within the Box Hill North DCP. However, it provides a more structured lot layout strategy specific for the site that considers the north-south and east-west connections, and the ecological and rural values of the site.

This planning proposal also provides the opportunity to unlock the remaining land in Box Hill North (Gables) through a natural and orderly extension of Gables to the west. This would be guided by a flexible planning framework which builds on some of the key existing provisions under the HLEP 2019, whilst looking at the addition of some site specific additional local provisions to enable the orderly delivery of a diverse and affordable housing product(s), in line with infrastructure funding and delivery requirements.

As stated in Council's LSPS and Local Housing Strategy (LHS), the subject site is identified as an area that has the capacity for rezoning and residential development subject to a coordinated masterplan approach. It is further understood that DPE have advised, through their letter of endorsement of Council's Local Housing Strategy (LHS), that addressing housing affordability and diversity is a priority of the NSW Government and DPE. This Planning Proposal proposes a series of mechanisms that are specifically aimed at improving the efficient delivery of housing affordability and diversity on the site by drawing upon extensive industry and market experiences and observations..

With the above in mind, the population in the Hills Shire LGA is forecast to grow up to 128,400 people by 2036, which indicates that there will be strong future demand for housing that is not only diverse, but affordable. To support population growth, an additional 3,200 dwellings are required in Box Hill North, and 38,000 dwellings across the broader LGA, by 2036. This would contribute approximately 18% of the housing to the broader Central City District housing targets over a 20-year period.

This planning proposal is well positioned to address the projected growth in Gables by actively delivering a diverse mix of housing choice through the unlocking of up to 1,260 dwellings at varying price points. The Planning Proposal is backed by two well respected new community's developers in Western Sydney who are committed to delivering dwellings on the site immediately following a rezoning. This includes a commitment to infrastructure funding and delivery which is intended to be linked to two separate Planning Agreements to be entered into by both Proponents.

This planning proposal ultimately recognises the crucial importance of delivering active housing supply on suitably zoned residential land that can support the projected population growth in the region towards 2036.

PROJECT VISION

The vision for the site, referred to herein as West Gables, is to unlock the remainder of Gables and accommodate the logical extension of the community through a consolidated rezoning approach. The proposal will capitalise on the site's strategic proximity to established and planned precincts, infrastructure, and natural assets. The Planning Proposal will build on the key existing provisions of the HLEP 2019 and implement a more targeted planning approach that can support the flexible delivery of well-designed and affordable housing choices consistent with the growth and vision for Gables.

The proposed rezoning will comprise a mix of R2 Low Density Residential, R3 Medium Density Residential and RE1 Public Recreation zones. The proposed mix of land uses will create a viable and orderly extension of Gables that builds on the established character of the area. It will include the staged and integrated delivery of infrastructure.

The Planning Proposal will create a thriving community where residents live in healthy and walkable neighbourhoods serviced by well-maintained public spaces, in particular a network of unstructured and structured open spaces, and riparian and biodiversity corridors which are integrated with the sites existing vegetation communities.

The overarching intention of this Planning Proposal is to continue unlocking land within Gables, and to deliver a high-quality residential rezoning that responds to the new housing and growth envisaged for the area.

INDICATIVE LAYOUT PLAN

An ILP has been prepared to accompany this Planning Proposal. The ILP has taken into consideration the availability of land, the potential for residential growth opportunities, and environmental matters including flooding and the ecological significance of the site. The ILP, lot layout, open space strategy and road network have been prepared to maximise the benefits associated with increased housing supply, connectivity and access to infrastructure.

An amended Box Hill North DCP has also been prepared in support of the Planning Proposal. The draft controls provide detailed site-specific guidance to support the high level and site-specific HLEP 2019 amendments and the urban design outcomes outlined in the Urban Design Report.

A set of targeted, site-specific LEP controls have been proposed in support of the Planning Proposal. The controls are informed by the surrounding residential and ecological context and align with the design principles and development parameters demonstrated in the ILP and urban design report.

PLANNING PROPOSAL

Strategic Merit

- The site is identified as a 'greenfield area' within the 'urban growth boundary', which can deliver new housing. The strategic significance of the site is demonstrated through Council's recognition of the site in the LSPS and LHS and its potential to contribute to the housing targets for the Central City District.

- The proposal responds to the crucial need for affordable and diverse housing in suitably zoned greenfield locations. There is an anticipated population growth of 128,400 people by 2036, with the requirement for an additional 3,200 dwellings in Box Hill North alone. This Planning Proposal therefore recognises the importance of ensuring there is an active supply of suitably zoned residential land available in the short term, that is unencumbered by planning delays, environmental constraints, land fragmentation and infrastructure servicing issues.
- The site's immediate context is strategically significant. It is adjacent to the NWGA and Box Hill Precinct, and is further, located on the western portion of Gables. Both the Box Hill Precinct and Gables are comprised of existing and planned infrastructure, amenities and open space.
- Approximately 10km south of the site is the strategic centre of Rouse Hill. Rouse Hill is experiencing significant growth and development, including the expansion of the Rouse Hill Regional Centre and construction of a public hospital, and in addition, the ongoing operation of the North west Metro.

Site Specific Merit

- The site layout has been informed by a suite of technical studies which seek to protect, retain and manage the natural features of the site, while balancing a future residential use of the site. The technical studies confirm that the site is suitable for the land uses set out in the Planning Proposal and that nothing on the site prohibits development occurring in a staged and coordinated manner.
- This Planning Proposal overcomes the challenge of fragmented land ownership that previously characterised the site and prevented it from orderly development. It proposes a consolidated re-zoning approach in line with Council expectations to overcome this barrier to provide a holistic urban outcome.
- Key utilities are readily available, including sewer, electricity and telecommunications. This is with the exception of potable water, to which the proponent group is already finalising servicing plans with Sydney Water to determine the required augmentation works.
- Ability to deliver approximately 13.83 hectares in high quality structured and unstructured open space network, in conjunction with riparian and biodiversity networks that will be within 400m of every future dwelling. This will maximise accessibility for residents and provide for an abundance of community building and leisure opportunities.
- Delivery of an interconnected local road and active transport network, where all road verges are accompanied by a pedestrian and cycling share path.
- There is a future opportunity for an east-west public transport link along Cataract Road through the provision of new and well-located bus stops, offering high quality transport choices to support the residential community as well as improve the site's connection to its broader context.
- Improved sustainability through the implementation of a recycled waste-water facility, as well as the promotion of active (walking and cycling) and public transport, which will link residents to various amenities, services and open space.
- The proposal will contribute to the local economy through direct and indirect jobs in the construction and operation phase of the project.

CONCLUSION AND RECOMMENDATION

The proposal is underpinned by a strong strategic context, which is confirmed by the site's position adjacent to the Box Hill and Gables. This Planning Proposal is seeking a rezoning through a Council led Gateway rezoning process and seeks to meet the housing demand within Box Hill and Gables.

The Planning Proposal is consistent with the intent and objectives of the relevant strategic plans. The proposed rezoning will deliver a 78ha residential community that response to growth and the need for housing in Gables and the surrounds. This Planning Proposal has been prepared by undertaking detailed planning studies, a review of the site's strategic context and an assessment of the lands capability to accommodate future residential land. Following an analysis of the site and its surrounding context, there is clear planning merit to support the Planning Proposal. We recommend that this Planning Proposal be favourably considered by Council and that Council resolve to forward it to the DPIE for a Local Environmental Plan Gateway determination in accordance with the *Environmental Planning and Assessment Act 1979 (EP&A Act)*.

1. INTRODUCTION

1.1. PURPOSE OF THE PLANNING PROPOSAL

This report has been prepared on behalf of Stockland and Allam (**the proponent group**) and seeks to amend the Hills Local Environmental Plan 2019 (**HLEP 2019**), and Development Control Plan, as it applies to the land known as 93-105 & 109-113 Pitt Town Road, 1, 2 & 4 Cataract Road, and 145 & 151 Boundary Road, Gables NSW (the **site**).

The site is located on the western portion of the suburb Gables. Gables was historically, and, in some Council policies is still referred to as Box Hill North. Therefore, references to Gables and Box Hill North in this Planning Proposal are one in the same, in that the terms are used interchangeably, where relevant..

The Planning Proposal seeks the following amendments to the HLEP 2019:

- Amend the HLEP 2019 Land Zoning Map applicable to the site from RU6 Transition Zone to the following zones:
 - R2 Low Density Residential
 - R3 Medium Density Residential
 - RE1 Public Recreation
- Amend the HLEP 2019 Minimum Lot Size Map applicable to the proposed residential land to 450sqm and 700sqm.
- Insert a new site-specific Additional Local provision clause under Part 7 that:
 - Enables the delivery of lots in between 300m² and 450m² by submitting a Building Envelope Plan
 - Enables the delivery of lots equal to or greater than 225m² through the 'Integrated Development Application Pathway'.
 - Sets a maximum dwelling cap for the site

All other controls applying to the site will remain unchanged.

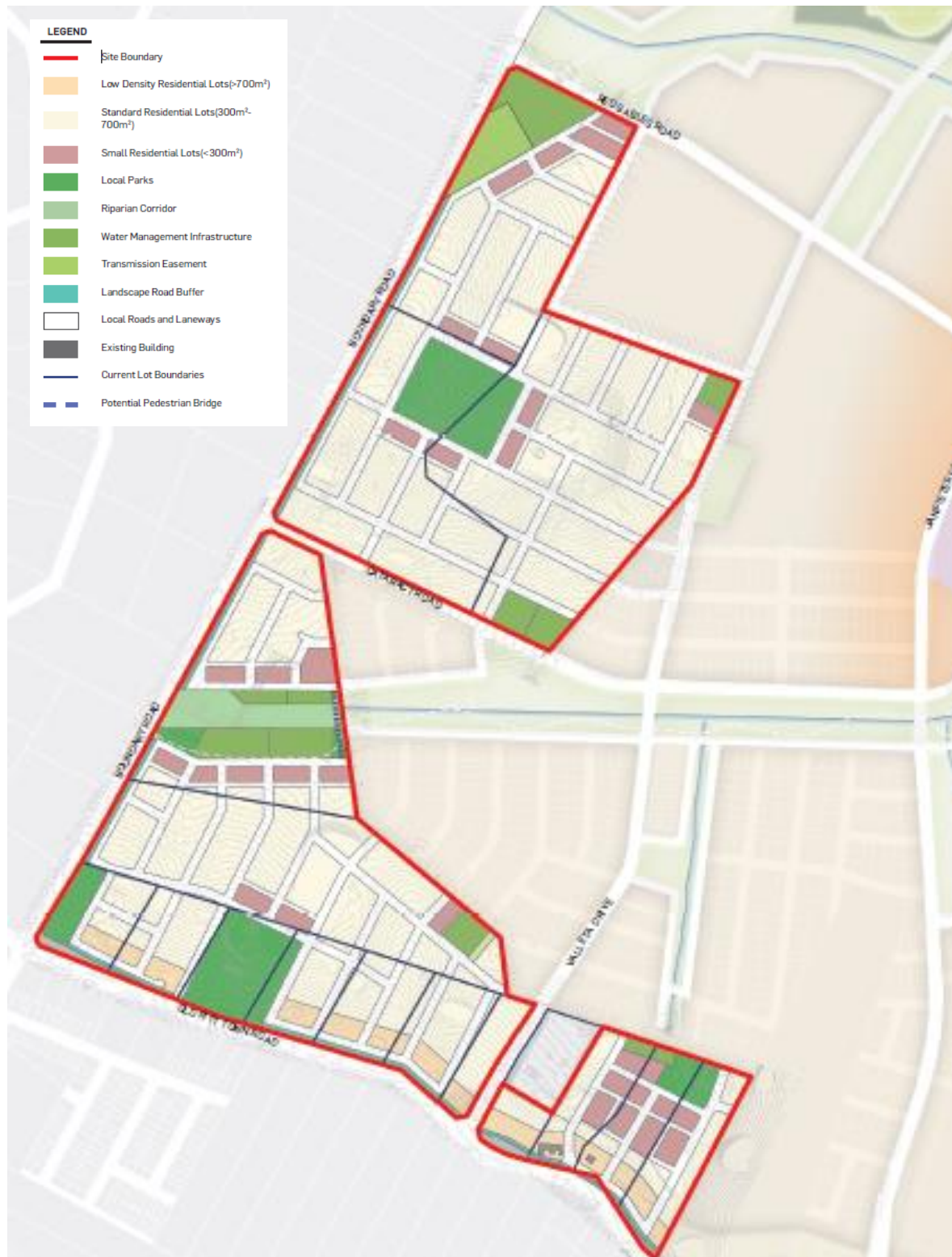
These amendments will facilitate redevelopment of the site with the intention to deliver:

- 1,200-1,300 new residential dwellings including:
 - Large lots (700sqm) located along Old Pitt Town Road.
 - Standard lots (300-450sqm) located throughout the site.
 - small lots (225sqm) in proximity to amenity
- 13.38 ha of public open space

The Planning Proposal also includes amendments to the Box Hill North Development Control Plan, particularly in relation to Part D Section 17 Box Hill North Precinct. The proposal seeks to amend the existing DCP maps to include the subject site and insert new subdivision controls and dwelling design controls.

An Indicative Master Plan has been prepared by Urbis to show the proposed lot and road layout to support the above (refer **Figure 1**).

Figure 1 Indicative Master Plan



Source: Urbis

1.2. REPORT STRUCTURE

The Planning Proposal has been prepared in accordance with s3.33 (formerly s55) of the *Environmental Planning and Assessment Act 1979 (EP&A Act)* and the relevant guidelines prepared by DPE including the Local Environmental Plan Making Guideline (September 2022). The report is set out as follows:

- **Chapters 2 – 3** outlines the context of the site and the Planning Proposal, including:

- Project context.
- Description of the site and its context.
- **Chapters 4 - 5** outlines the existing planning framework, including:
 - Existing planning controls.
 - Existing Strategic planning framework.
- **Chapters 6 – 8** of this report constitutes the Planning Proposal, and includes:
 - Statement of the objectives and intended outcomes of the Planning Proposal.
 - Justification for the Planning Proposal.
 - Explanation of the provision of the Planning Proposal
 - Mapping to accompany the Planning Proposal.
 - Description of the expected community consultation process.
 - An approximate project timeline.

1.3. PROJECT TEAM

The Planning Proposal has been prepared through significant collaboration with the project team and is supported by a range of technical inputs as show in **Table 1** below.

Table 1 Planning Proposal Project Team

Technical Input	Consultant	Appendix
Urban Design Report and Indicative Layout Plan	Urbis	Appendix A
Application form and Owner consent letters	N/A	Appendix B
BCAR Report	ELA	Appendix C
Water Cycle Management and Flood Management Strategy	JBS&G	Appendix D
Preliminary Site Investigation	JBS&G	Appendix E
Geotechnical Desktop Study	PSM Consult Pty Ltd	Appendix F
Traffic Impact Assessment	Positive Traffic	Appendix G
Aboriginal Heritage Archaeological Assessment	Ecological Australia	Appendix H
Bushfire Strategic Study	Blackash	Appendix I
Gables Services Infrastructure Plan	Enspire	Appendix J
Social Infrastructure Needs Assessment	Urbis	Appendix K
Economic Lot Size Analysis	Urbis	Appendix L
Development Contributions	GLN	Appendix M
Pre-lodgement Minutes	Hills Council	Appendix N

2. SITE AND SURROUNDING CONTEXT

2.1. EXISTING LAND USE AND SITE DESCRIPTION

The land to which this Planning Proposal relates, and its key descriptions are outlined in **Table 2** below.

The site is currently made up of various landowners. The Proponent Group have collectively, under separate arrangements, managed to overcome the challenges of fragmented ownership that makes up the site.

The site is currently a green field area characterised by large lot residential homes, grassland and a variety of vegetation. The broader area has been historically defined by its rural land uses; however, it is transitioning into a residential precinct.

Table 2 Site Description

Feature	Description
Street address	93-105 & 109-113 Pitt Town Road, Gables NSW, 1, 2 & 4 Cataract Road, Gables NSW and 145 & 151 Boundary Road, Gables NSW
Legal address	145 Boundary Road, Gables – Lot 13 DP255616
	151 Boundary Rd, Gables – Lot 11 DP593517
	1 Cataract Road, Gables – Lot 14 DP255616
	2 Cataract Road, Gables – Lot 20 DP255616
	4 Cataract Road, Gables – Lot 19 DP 255616
	93 Old Pitt Town Road, Gables – Lot 12 DP1157044
	95 Old Pitt Town Road, Gables – Lot 2 DP39157
	97 Old Pitt Town Road, Gables – Lot 3 DP39157
	99 Old Pitt Town Road, Gables – Lot 4 DP39157
	101 Old Pitt Town Road, Gables – Lot 5 DP39157
	103 Old Pitt Town Road, Gables – Lot 6 DP39157
	105 Old Pitt Town Road, Gables – Lot 2 DP1213569
	109 Old Pitt Town Road, Gables – Lot 20 DP609902
	111 Old Pitt Town Road, Gables – Lot 21 DP609902
	113 Old Pitt Town Road, Gables – Lot 10A DP39157
Site area	78.ha
Easements and restrictions	An existing TransGrid 330kV transmission line traverses the north-west corner of Site 1 (60m easement width). Restrictions are imposed on the land within the TransGrid easement.

Feature	Description
Site topography	<p>The site grades downward in a north-south direction, sloping towards the existing riparian corridors. The riparian corridors run east-west, with a single corridor located at a low point immediately south of Cataract Road.</p> <p>Ridge lines are evident along Old Pitt Town Road, and also immediately north of Cataract Road running east west. The site inclines significantly to these high points.</p> <p>The site also contains several waterbodies.</p>
Vegetation	<p>Significant areas of vegetation are along the southern border of the site following Old Pitt Town Road.</p> <p>Also, towards the centre of the site immediately north of Cataract Road, is an extensive area of vegetation surrounding an east west ridge line and a large waterbody.</p>
Bushfire	<p>The site itself is identified as bushfire prone land. A Strategic Bushfire Study has been prepared in accordance with Direction 4.4 of Planning for Bushfire Protection 2019 (PBP). The report concludes that the proposal is suitable for the use of the land in the context of bushfire threat.</p>
Services and utilities	<p>Services will be provided to the site in accordance with Gables Services Infrastructure Plan prepared by Enspire.</p>
Flooding and Hydrology	<p>The post-development case features seven major catchments and associated discharge locations throughout the site. Stormwater management measures will be undertaken in accordance with the Integrated Water Cycle Management and Flood Management Strategy prepared by Enpsire.</p>

2.2. REGIONAL CONTEXT

The site is located within the Hills LGA which is situated in the Central City District. The Central City District Plan defines the Central City District as a group of rapidly growing retail and employment centres that will support vibrant communities in proximity to a network of parks and waterways. Specifically, the District Plan identifies the adjoining NWGA as a significant area that will support the delivery of future housing for the district.

2.2.1. North West Growth Area

The NWGA forms part of the north-west corridor of Sydney and is located approximately 40 km north-west of Sydney CBD.

Box Hill and Box Hill Industrial, located to the south, are urban release areas established under the NWGA in 2006. They are supported by an existing transport network that is in various stages of construction and capacity improvements. This includes the M7 Motorway which has connections to the M4 Motorway and the Western Sydney International Airport at Badgerys Creek currently under construction. The Outer Sydney Orbital which will skirt the edge of the Western Sydney International Airport, will also connect the Hills to the Central Coast and South Coast, as well as provide access to new employment and business markets.

Significant rail infrastructure such as the new Sydney Metro Northwest will all provide an essential connection for the NWGA directly to the Sydney CBD.

The NWGA is one of five major growth areas in Western Sydney and is expected to contribute to residential and employment growth. It is guided by the State Environmental Planning Policy (Precincts – Central River City) 2021 (**Central River City SEPP**). The aims of the Central River City SEPP are to:

- Coordinate the release of land for residential, employment and other urban development in the NWGA, the Southwest Growth Centre, the Wilton Growth Area and the Greater MacArthur Growth Area.
- Enable the minister from time to time to designate land in growth centres as ready for release and for development.
- Provide for comprehensive planning for the growth centres.
- Enable the establishment of vibrant, sustainable and liveable neighbourhoods that provide for community well-being and high-quality local amenity.
- Provide controls for the sustainability of land in the growth centres that has conservation value.
- Provide for the orderly and economic provision of infrastructure in and to the growth centres.
- Provide development controls in order to protect the health of the waterways in growth centres.
- Protect and enhance land with natural and cultural heritage value, and
- Provide land use and development controls that will contribute to the conservation of biodiversity.

The NWGA is divided into various precincts, of which 75% have been rezoned for urban development since the release of the NWGA Structure Plan in 2006. The Structure Plan provides an indicative plan for how the NWGA will evolve and identifies the locations of various centres, employment lands, open space and flood affected land.

Box Hill is identified as an area that is crucial to maintaining housing supply and ensuring infrastructure expenditure is effectively allocated within the NWGA. While the site falls just outside of the NWGA and the Box Hill growth area precinct, the site will form a natural extension of these greenfield areas and provide link between Box Hill and Gables.

2.3. LOCAL CONTEXT

The site is located in the western portion of Gables and is currently characterised by rural land with sparse vegetation scattered throughout. Surrounding development includes new residential and employment uses in Box Hill and Gables.

Box Hill and Gables are recognised in Council's LHS as expanding residential communities. The site is one of many greenfield locations within the Hills Shire that is experiencing new development, such as the construction of a new town centre and school within Gables.

The rezoning and creation of Gables was gazetted in February 2015 and was an important step in realising Council's vision of uplift for Box Hill North. It was intended that Gables would catalyse the development of Box Hill North and respond to the anticipated growth and demand for housing outside the growth centres. Given these trends, it is clear that the continued rezoning and development of Box Hill North will follow suit.

Public transport investigations are currently being undertaken to establish the best transport solutions for the area. These include improving the connection of residents to Box Hill, Rouse Hill and the Sydney Metro network as well as establishing extensive bus services.

The MRA bounds the western boundary of the NWGA and Gables, and further, sets the ecological and rural backdrop for the site. Boundary road to the west, acts as the hard boundary between the residential development in the NWGA and Gables, with the MRA.

An aerial map of the site is provided in the figure below.

Figure 2 Aerial image



Source: Urbis

The surrounding development includes the following:

- North: the site has an immediate interface with Boundary Road to the north. A transmission easement and creek line runs immediately north of the site. Land to the north of the site comprises rural zoned land.
- East: directly east of the site is Gables, currently undergoing development as a residential precinct
- South: directly south of the site on the other side of Old Pitt Town Road is the Box Hill and Box Hill Industrial Precinct. The area also comprises large lot residential development fronting Old Pitt Town Road and low-density residential lots throughout the precinct, supported by a business park, light industrial uses, schools, sports fields and open space.
- West: directly west of the site, separated by Boundary Road is rural land zoned RU6 Rural Transition.

2.4. GABLES

Gables is a recently established suburb in the Hills Shire LGA, initially rezoned and gazetted in 2015. Following this, the area formerly known as Box Hill North, has transitioned from its previous rural setting to that of a thriving community. The built form character of Gables can be described as low and medium density residential, comprising attached and detached dwellings of a contemporary style.

Gables is supported by a range of existing and future planned community infrastructure. This includes a number of innovative play and recreational spaces that cater to a diversity of ages and interests. An interconnected network of pedestrian and cycle paths are provided and integrated with the riparian corridor, bushland and parks.

Regular community events are held within the numerous public spaces of Gables, including school holiday activities and weekly boot camp sessions. The natural environment, health, fitness and ultimately, a sense of belonging have been made a priority of Gables, particularly as the community grows.

Gables also includes various educational opportunities. It already accommodates the 'Sophia Catholic College' which opened in November 2021. A local primary school is also planned. In addition, various public and private educational establishments are available to the south, particularly in Box and Rouse Hill and further throughout the Hills Shire LGA.

A DA for a town centre is currently under assessment, while a DA for a playing field and food and beverage precinct have been approved and will be shortly constructed.

A unique aspect of Gables is also its servicing strategy. Gables receives its recycled water and pressure sewer servicing by the Altogether Group. The Altogether waste treatment plant within Gables purifies and recycles wastewater back into the community for use in laundry, gardening and other green sites across Gables.

The vision for West Gables, is to ultimately build on the thriving community that has been so successfully established in Gables.

3. PROJECT CONTEXT

3.1. CONSULTATION WITH COUNCIL

Throughout the preparation of this planning proposal and the key supporting technical investigations, an ongoing dialogue has been maintained with The Hills Shire Council Forward Planning Team and Senior Council Staff. Prior to the lodgement of this planning proposal, the proponent group and representatives of the project team held an initial pre-lodgement meeting with the Council officers on 6 April 2022.

The purpose of the meeting was for the proponent group to provide an overview of the intended objectives and outcomes of the Planning Proposal and to present the ILP for a future residential community which can meet Council's housing targets. Minutes prepared by Council following this meeting are enclosed in **Appendix N**.

A regular and ongoing dialogue has since been maintained with Council to discuss the status of the Planning Proposal up until lodgement and to receive constructive feedback regarding the positioning and justification set out within the Planning Proposal. The planning proposal has carefully considered matters raised by Council and seeks to provide a design that considers the topography, ecological value and flooding implications for the site. To date, discussions with Senior Council have been encouraging, with staff being receptive to the proposed consolidated rezoning approach that would realise the vision for Gables.

The key areas of discussion are included in **Table 3** below.

Table 3 Pre-lodgement discussion matters (*summarised)

Matter	Council Comment*	Planning Proposal Reference
Strategic Context	<p>The Greater Sydney Region Plan and Central City District Plan will need to be adequately justified to satisfy the strategic merit of the site given that the site is within the Metropolitan Rural Area.</p> <p>It is appreciated that the land subject to this potential planning proposal encompasses all remaining rural sites located between the North West Growth Centre Box Hill Precinct and Gables. A holistic master planned approach to deal with all of this remaining rural land between the two urban precincts as one single proposal is critical to the merit of any rezoning application.</p> <p>Council's LSPS states that Council will only support further rezoning for residential purposes where a clear and substantial public benefit is provided.</p>	The Planning Proposal has been informed by various State and Local Strategic Plans. An assessment of the strategic merit of the proposal is discussed in Section 4 and Section 7.4.2 .
Infrastructure Demand and Funding	<p>With the potential for 1,200 – 1,300 new dwellings based on the material submitted, detailed consideration of infrastructure capacity, required upgrades and potential funding mechanisms will be necessary.</p> <p>It is recommended that the proponent group undertake early consultation with relevant public authorities.</p> <p>The planning proposal should be accompanied by a Needs Assessment, having regard to existing and forecast local infrastructure capacity as well as the benchmark rates within Council's recreation Strategy.</p>	The Social Infrastructure Needs Assessment (Appendix K) gives consideration to the existing and forecast local infrastructure and open space capacity and is discussed further in Section 7.4.3 .

Matter	Council Comment*	Planning Proposal Reference
	<p>Any proposed new or upgraded local infrastructure will need to consider the ongoing financial maintenance burden that will be placed on Council in the longer term.</p> <p>Any proposed infrastructure funding mechanisms should be submitted to Council at the time of lodgement, to ensure a full assessment and resolution concurrent with the proposed planning outcomes.</p>	
Utilities Services	<p>The pre-lodgement discussion indicated that the proposed development would be capable of connecting to the existing privately operated water treatment plant on Red Gables Road, Gables. The supporting planning proposal material should demonstrate that this is possible and detail any plans for augmentation that may be required to accommodate the additional capacity. Demonstrating certainty on this matter is crucial to considering the appropriateness of any additional yield.</p> <p>Should the private water treatment plan be unable to accommodate the proposed development, further discussions will likely be required with public utilities agencies and these authorities should be engaged as soon as possible.</p>	<p>Gables Services Infrastructure Plan (Appendix J), discussed in Section 6.9, has been developed to ensure the proposal meets infrastructure capacity needs, required upgrades and potential funding mechanisms.</p> <p>Consultation has been undertaken with Sydney Water, GHD, Altogether Group, NBN Co, Telstra, Optus and Jemena to inform the required services capacity and infrastructure upgrades.</p>
Traffic and Access	<p>There are a number of planned intersection upgrades in the area that are relevant for the subject site and future development on the land should seek to integrate with these plans.</p> <p>As mentioned in pre-lodgement discussions, Old Pitt Town Road is a key evacuation route for the northern locality of The Hills and Hawkesbury areas.</p> <p>In addition to meeting the current requirements of Ministerial Direction 4.1 Flooding, planning proposals are also required to seek additional flooding advice from DPE until such time as the findings from NSW Flood Inquiry are known.</p>	<p>The Traffic Impact Assessment recommends infrastructure upgrades to support capacity improvements in and around the site. This is further discussed in Section 6.5, Section 7.4.3 and Appendix G.</p>
Targeted Consultation Sessions	<p>Targeted meetings are considered to be beneficial following pre-lodgement consultations with Council.</p>	<p>The proponent group met with Council on numerous occasions to discuss the following matters:</p>

Matter	Council Comment*	Planning Proposal Reference
		<ul style="list-style-type: none"> ▪ Civil Engineering, Subdivision and Waterways ▪ Traffic and Transport ▪ Open Space, Recreation, Civil Maintenance, Contributions and Infrastructure ▪ Environment, Biodiversity ▪ The Planning Proposal has been informed by ongoing discussions with Council's technical officers to ensure the most optimal built outcome.
Submission Requirements and Planning Proposal Process	The following supporting studies would likely be required (as a minimum) with any planning proposal application:	
	▪ Application form, owners consent and completed political donations forms	Appendix B
	▪ A Planning Proposal Report which addresses the Department of Planning and Environmental Local Environmental Plan Making Guideline and the matters outlined in this letter	The planning proposal has been prepared in accordance with the Department's <i>Local Environmental Plan Making Guideline September 2022</i> .
	▪ Master Plan/Structure Plan/Urbis Design Report	Section 6, Appendix A
	▪ Heritage Assessment Report	Section 7.4.3, Appendix H
	▪ A draft Development Control Plan	Section 5.2 & 6, Appendix A
	▪ Traffic, Parking and Accessibility Report	Section 7.4.3, Appendix G
	▪ Environmental constraints reports (stormwater, flooding, biodiversity and bushfire)	Section 7.4.3, Appendix C

Matter	Council Comment*	Planning Proposal Reference
	<ul style="list-style-type: none"> ▪ Economic and Residential Demand Analysis 	Section 7.4.3, Appendix L
	<ul style="list-style-type: none"> ▪ Utilities Servicing Report 	Section 6.9, Appendix J
	<ul style="list-style-type: none"> ▪ Local Infrastructure Analysis (Community Needs Assessment) 	Section 6.9, Appendix K
	<ul style="list-style-type: none"> ▪ Workshop presentation material for Councillor briefing session (refer to attached Planning Proposal Policy) 	In accordance with Council's Planning Proposal Policy, an electronic copy of the presentation material will be provided to Council officers 2 weeks prior to the nominated Councillor Workshop date.

4. STRATEGIC PLANNING CONTEXT

4.1. GREATER SYDNEY REGION PLAN: A METROPOLIS OF THREE CITIES

The Greater Sydney Region Plan, A Metropolis of Three Cities (Region Plan), provides a 40-year vision (to 2056) and establishes a 20-year plan to manage growth and change for the Greater Sydney Region. The Region Plan is built on a vision of three cities, *“where most residents live within 30 minutes of their jobs, education and health facilities, services and great places”*.

The site is located within the Central River City, which is expected to grow from 1.3 million to 1.7 million people by 2036. The site is located north of the Greater Parramatta to Olympic Peninsula (GPOP) Corridor and is likely to benefit from a range of committed and planned investments in infrastructure.

The plan identifies that the Greater Parramatta economy will drive growth in world-class health, education and research institutions to underpin its continued expansion. It will allow established and new neighbourhoods to easily access economic opportunity and city shaping infrastructure through improved transport links and road network connections.

Key strategic centres, trade gateways and collaboration precincts surrounding the site include Camellia, Rydalmere, Silverwater and Auburn and the Sydney Olympic Park lifestyle precinct. This Planning Proposal contributes to the 30-minute city vision and responds to the key themes of the Region Plan as detailed in **Section 7.4.2** of this report.

4.2. CENTRAL CITY DISTRICT PLAN

The Central City District Plan is a 20-year plan to manage economic, social and environmental growth in the district. It builds off the directions and objectives set by the Region Plan, tailoring them to the district. The District Plan sets out planning priorities and actions for improving the quality of life for residents.

The Central City District is expected to accommodate 207,500 homes between 2016 to 2036 and seeks to support this growth through economic corridors, growth areas and infrastructure links and connections between strategic and metropolitan clusters and centres. Growth areas and their immediate surrounds will be key to accommodating new housing supply and ensuring housing targets are met.

The NWGA is one of the key areas within the district that has been identified as having capacity to support additional housing and growth in the medium and long term. Within the context of the Central City District, the site is located in proximity to key transport networks, infrastructure and centres such as Rouse Hill (**Figure 3**).

Population projections also demonstrate an expected increase of 32,350 children aged four years and younger within the district by 2036. It is anticipated that the Hills will accommodate 21% of this increase. The Hills LGA is also expected to accommodate the largest increase in people aged 20-24 years across the district between 2016 and 2036, comprising a 76% increase. Planning for housing that is co-located to schools and other social infrastructure will be essential to ensuring the needs of the growing younger population are met.

The District Plan also identifies a need to support more diverse housing types and medium density housing, as well as the design of walkable neighbourhoods that can support the needs of the older population. For background, Parramatta and the Hills LGAs have the largest projected population in people aged 65 to 84 years.

The Central City District also includes part of Greater Sydney's MRA, where agriculture and exports is a key economic sector. These rural areas also contribute to the protection of habitat and biodiversity. The ILP which supports this Planning Proposal seeks to avoid, mitigate impacts and enhance significant ecological features of the site through the delivery of open space and green corridors.

The planning proposal is consistent with the Central District Plan as it aligns with the identified Planning Priorities as discussed in **Section 7.4.2** of this report.

Figure 3 Central City District Structure Plan (site marked by red 'x')



Source: Urbis

4.3. FUTURE TRANSPORT STRATEGY

The *Future Transport Strategy (Future Transport)* was released 5 September 2022 and is intended to replace *Future Transport 2056: Shaping the Future (Future Transport 2056)*, which was published in 2018. The intention of this new strategy is to take into account events such as the COVID-19 pandemic, drought, bushfires, and floods which has altered the trajectory of many social, economic and cultural trends in NSW. Future Transport also considers the recent strategic re-imagining of the 'Metropolis of Three Cities' into a 'Six Cities Region' underpinned by the three additional cities of the Lower Hunter and Newcastle City, the Illawarra-Shoalhaven City and the Central Coast City.

Future Transport therefore provides a refreshed take on the vision established under Future Transport 2056 and outlines a vision and strategy for the management of transport services and infrastructure across NSW.

Future Transport's vision for Greater Sydney is similarly built around the concept of a 30-minute city, characterised by an integrated network of city-shaping, city-serving, and centre servicing corridors. The vision now consists of three transport outcomes, underpinned by 14 strategic directions with associated actions to realise these directions and outcomes. These outcomes are:

- Connecting our customers' whole lives.
- Successful places for communities.
- Enabling economic activity.

These outcomes will be used to guide transport services and infrastructure in Greater Sydney to 2056. Transport networks in the Western Parkland City will continue to be developed in order to support economic activity and job creation, successful and sustainable places, and an integrated 30-minute city. The plan identifies strategic transport corridors, which include city-shaping, city-serving and centre-serving networks that will integrate the city with 30-minute connections to strategic and metropolitan centres. The Northwest Metro is identified as a key mass transit link that will interconnect the north-west region and link it with the Sydney CBD. Development around and near the Metro will be crucial to maximising accessibility and the effectiveness of the network.

4.4. HILLS SHIRE COUNCIL LOCAL STRATEGIC PLANNING STATEMENT 2019

The Hills Shire Council LSPS 2019 was endorsed by the Greater Sydney Commission in March 2020. The LSPS identifies the vision for land use planning over the next 20 years in the Hills LGA. It provides planning priorities with subsequent actions that aim to create more housing, jobs, parks and services for the increasing population.

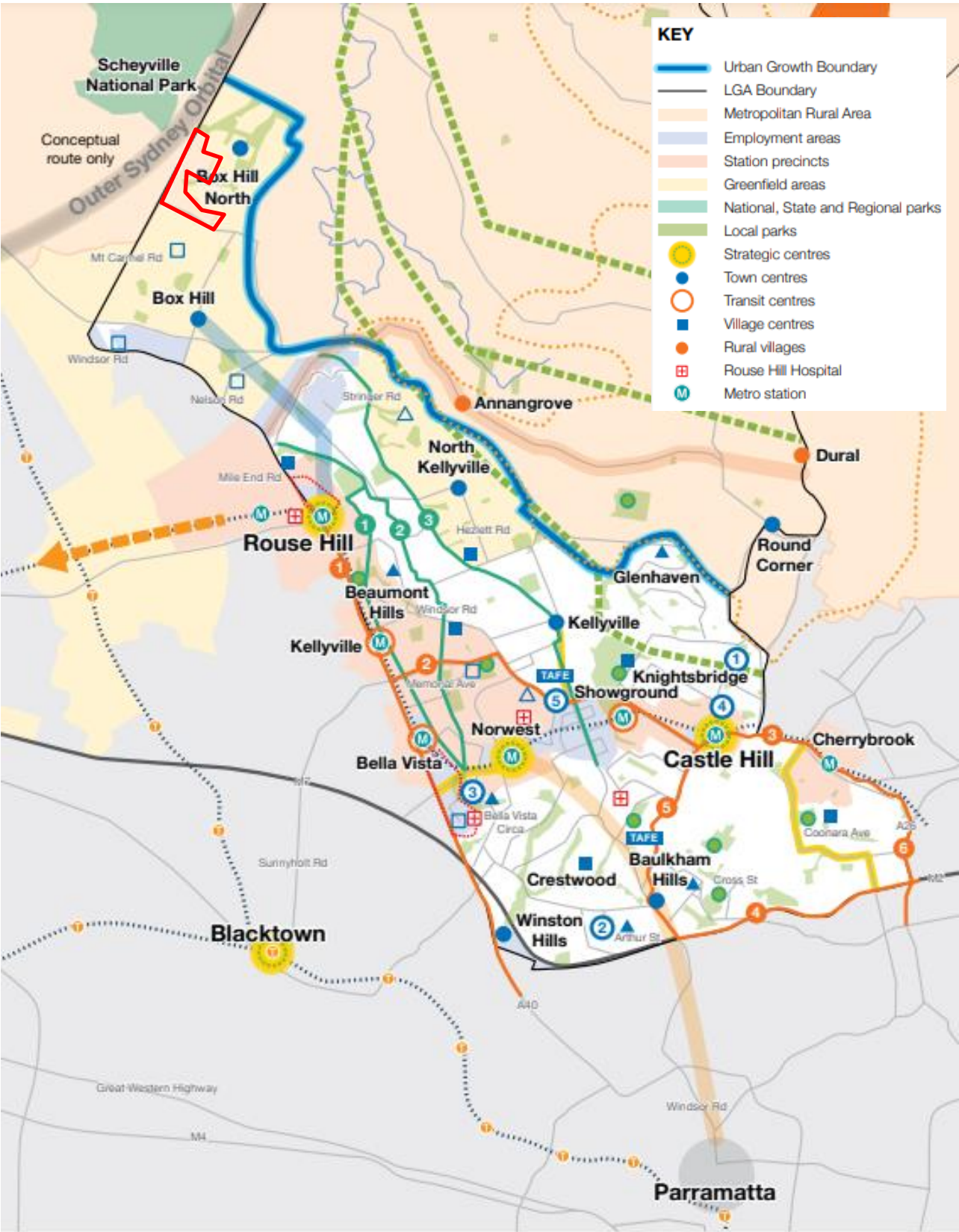
The vision is underpinned by five key themes, being economy, shaping growth, infrastructure, environment and proactive leadership. These mirror the priorities of the Region Plan and District Plan and are critical to how the Hills will grow and evolve. The plan establishes 23 planning priorities and associated actions under these themes which align with local planning strategies and seek to improve land use planning within the local government area.

The Hills Shire is anchored by key strategic centres, which are Norwest, Castle Hill and Rouse Hill. Planned new infrastructure within these strategic centres and surrounding growth areas is anticipated to create new jobs closer to homes, as the population is expected to grow by 128,000 people by 2036.

The LSPS acknowledges that despite sufficient capacity for residential growth in the LGA, there is pressure on land at the rural and urban fringe to deliver development for residential uses. The LSPS identifies this site as being located within the MRA, on the fringe of the NWGA, just south of the Urban Growth Boundary. In this context, the site provides an opportunity for future development within the Urban Growth Boundary. The NWGA is expected to foster the majority of housing growth over the next 20 years. It is expected that land surrounding this will be subject to significant change, particularly with the establishment of the Western Sydney Aerotropolis to the south and the transformation of strategic centres.

The Planning Proposal and ILP aligns with the LSPS as it has been developed in response to the LSPS's local priorities. **Section 7.4.2** of this report provides a further assessment of the Proposal's consistency with the LSPS's local priorities.

Figure 4 The Hills Shire LSPS Structure Plan



Source: Urbis

4.5. THE HILLS SHIRE LOCAL HOUSING STRATEGY 2019

The Hills LHS 2019 was prepared in response to the region, district and local planning policy objectives to establish an evidence-based plan for housing in the Hills LGA over the next 10 and 20 years. Over the next 20 years, the LGA is forecasted to have significant housing growth. In its current form, the LHS identifies a forecast demand for an additional 38,000 dwellings in the LGA with most residential growth set to occur in the NWGA. These dwelling targets are set to accommodate the anticipated growth in population of up to 128,000 new residents, equivalent to an 80 per cent increase in population between 2016 and 2036.

Greenfield areas will supply a range of low, medium and high-density homes. The Box Hill and Box Hill North release areas will contribute to some of the most significant growth including the delivery of 5,800 (Box Hill) and 3,200 (Box Hill North) houses by 2036, and 9,900 (Box Hill) and 1,800 (Box Hill North) houses beyond 2036.

The strategy identified key priorities for the Hills regarding the planning, delivery and management of housing supply and supporting infrastructure, which include:

- Priority 1 – Plan for new housing to support Greater Sydney’s growing population
- Priority 2 – Plan for new housing in the right location
- Priority 3 – Plan for a diversity of housing
- Priority 4 – Renew and create great places
- Priority 5 – Provide social infrastructure and retail services to meet residents’ needs

The LHS also makes specific reference to greenfield areas, in particular Box Hill North. Council’s priority for Box Hill North is to ensure that any planning proposal to rezone this area should include all identified properties and present a singular master planned approach for the whole site. It should also include a detailed investigation into all environmental matters and constraints related to the site.

Future iterations of the LHS are anticipated to respond to the assessment and recommendations made by the Department in July 2021. The recommendations prepared by the Department recognise the opportunities for increased medium-density housing in appropriate locations and in greenfield land release areas where greater diversity and affordability is required.

The LHS was endorsed at DPE on 6 July 2021 and includes recommended actions for the ongoing development of the strategy. In particular it noted that the strategy, in its current form, *“does not provide sufficient evidenced based or mechanisms to address housing diversity”* and further, *“does not sufficiently address housing affordability or provide a robust evidence base”*.

The DPE recommended that the Council primarily commit to the following to address the above:

- *That Council under a comprehensive work program:*
 - *“Expand the review of residential zoning, objectives and provisions, including a review of the existing diversity clause, to ensure the planning framework effectively provides for a diversity of housing in the right locations, to the capacity of land currently zoned Low Density, **as well as providing further mechanism within the R3 Medium Density Residential.**”*
 - *“Undertake an affordable housing review to focus on specific strategies to meet identified need for affordable housing”*
- *Council is to prepare an affordable housing contribution scheme*

Future iterations of the LHS as well as Council policy are expected to address these recommendations.

This Planning Proposal acknowledges the difficulty in delivering diverse and affordable housing in the R3 Medium Density Residential Zone, given the complexities of the planning system and constrained supply of greenfield land. It therefore seeks to assist Council in addressing the gaps in diverse and affordable housing, and establish a further LEP mechanism within the R3 Medium Density Residential’ zone to deliver not only diverse, but more affordably priced housing.

4.6. NORTH WEST RAIL LINK ROAD CORRIDOR STRATEGY

The North West Rail Link Road Corridor Strategy (NWRL Corridor Strategy) presents a vision and guideline for managing growth of transport services in the north west corridor over the next 25 years. The North West Rail Link (NWRL) was a priority railway transport infrastructure project for the NSW Government. The vision for the North West Rail Link Road Corridor culminated in the delivery of the North-west Sydney Metro by the NSW Government. The Corridor Strategy was developed alongside the GSCs Region Plan in order to provide a framework for the delivery of the eight new metro stations and services over the now 23-kilometre rail line. The North-west Sydney Metro travels from Epping to Tallawong and is attracting strong job and housing growth in the immediate surrounds of the stations.

The strategy and the North-west Sydney Metro builds on the vision of the 30-minute city, which will be underpinned by an integrated network of city shaping, city servicing and centre serving corridors. To support this vision, the Department have established three key priorities which demonstrates its aspirations for growth along the North-west Sydney Metro including:

- Create 25,000 new jobs along the corridor, including at Rouse Hill, Castle Hill and Norwest.
- Ensure the future lands uses and transport networks around each new station are well integrated with adjacent neighbourhoods and reflect the best principles of transit-oriented development.
- Create liveable centres around each new station that are well-designed with high quality public spaces and a range of community facilities.

Transport networks in the North-west will be developed in line with these priorities to support sustainability and job growth in the District. New employment opportunities in the NWGA, specifically in Box Hill Industrial Precinct, will unlock further opportunities for the creation of new jobs and housing. The NWGA, as an economic catalyst, has been identified as an area for employment and housing growth to support the North-west Sydney Metro Corridor.

The Planning Proposal and ILP align with the strategic intent behind the North-west Sydney Metro by providing a new residential community in proximity to existing transport networks which connect the site to Rouse Hill Metro Station.

4.7. HILLS CORRIDOR STRATEGY

The Hills Shire Council published the Hills Corridor Strategy 2015, a 20-year strategy for land use development for each of the seven new Sydney Metro Northwest Stations within and adjacent to the Hills Shire. The Strategy was prepared in response to the NWRL Corridor Strategy to provide a more detailed response to the development of future housing and employment growth for all rail station precincts. It establishes six guiding principles which inform the priorities contained within the NWRL Corridor Strategy.

Principle 4.2 of the Hills Corridor Strategy seeks to promote a balance between high- and low-density housing. Future development uplift anticipated for the NWGA will comprise housing supply around station precincts and within greenfield areas. The Sydney Metro Northwest will assist in delivering housing in areas surrounding the stations in the form of multi-unit dwellings. Release areas such as Box Hill will contribute to the additional housing supply, located on the fringes, necessary to meet the needs of families and the younger population.

The Planning Proposal seeks to deliver housing in line with the Hills Corridor Strategy, in which Box Hill has been identified as an area to provide additional housing uplift.

4.8. HILLS DRAFT PRECINCT PLANS

The Hills Shire Council has drafted three new precinct plans for the Rouse Hill, Norwest and Castle Hill Strategic Centres. These were endorsed for public exhibition in November 2022 during an ordinary Council meeting. The draft plans are on exhibition from 2 May 2023 to 31 July 2023.

The precinct plans will effectively supersede the recommendations contained within the Hills Corridor Strategy 2015, by setting out new:

- Land Use zoning framework
- Principal Development Standards, including height and FSR
- Parking rates
- Local infrastructure upgrade requirements, and
- Targeted sites for landowner led Planning Proposals

While the site will not be subject to any of the precinct plans, it will benefit from the proposed uplift and improvements to the strategic centres, in particular nearby Rouse Hill.

The vision for Rouse Hill under the draft Precinct Plan is that it will become a thriving regional destination and mixed-use strategic centre anchored by knowledge intensive industries, health and education. It is proposed to intensify development particularly around the Rouse Hill Metro Station site, commensurate with suitable residential and higher order commercial land uses. As a result, 2,750 additional dwellings and 8,800 jobs are envisaged for the Rouse Hill Strategic Centre by 2041.

The plan also identifies the need for various infrastructure, road and pedestrian commitments. This includes a public transport corridor from Box Hill to Rouse Hill, which the plan clarifies, requires further focus and prioritisation in regards to investment and delivery by both Council and the State government.

5. STATUTORY CONTEXT

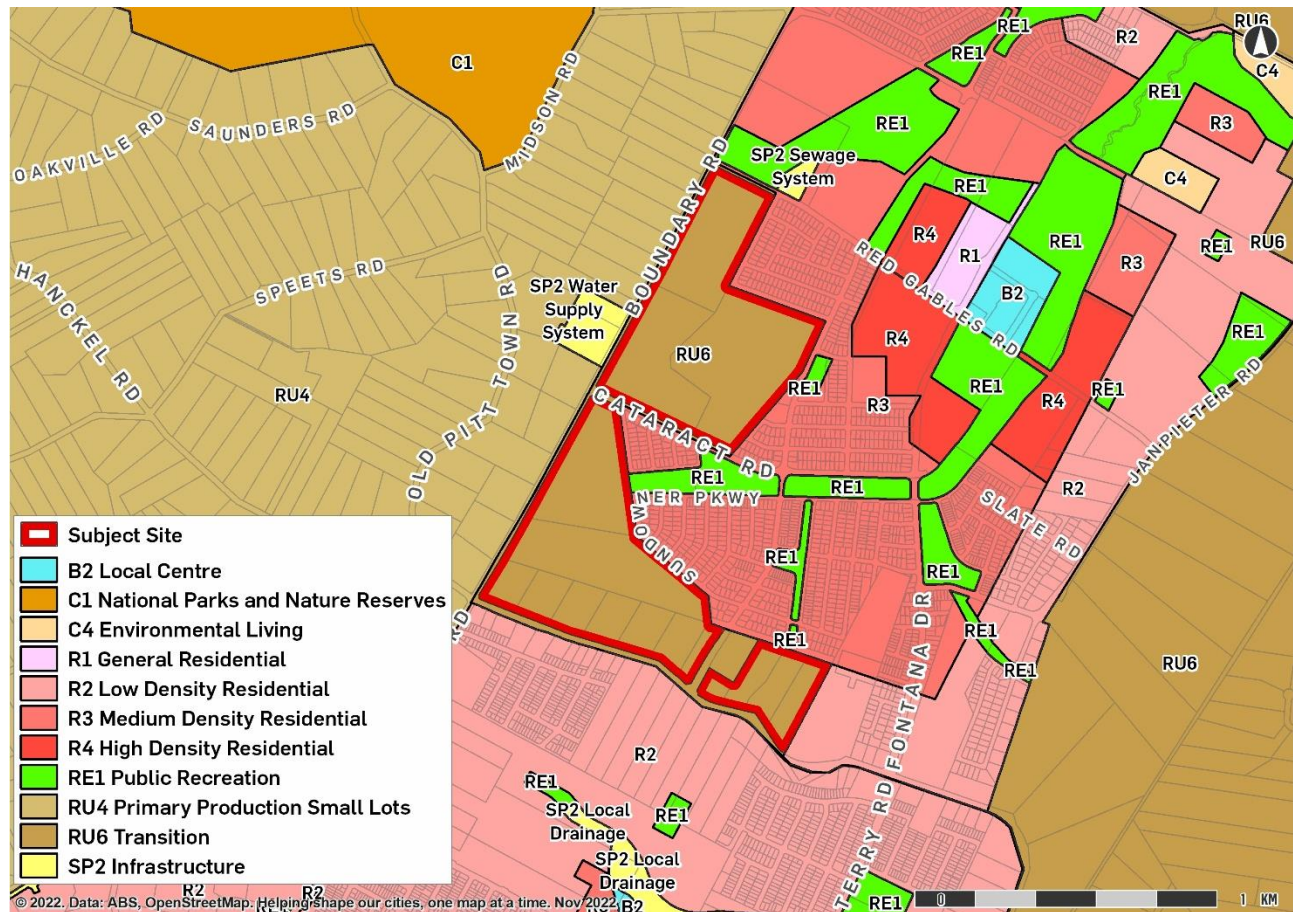
5.1. THE HILLS LOCAL ENVIRONMENTAL PLAN 2019

The Hills Local Environmental Plan 2019 (HLEP) is the primary environmental planning instrument applying to the site.

5.1.1. Land use Zoning

Under the HLEP 2019, the site is currently zoned RU6 Transition zone (refer **Figure 5** below).

Figure 5 Land zoning map



Source: Urbis

5.1.2. Objectives and Permissibility

Table 4 below identifies the objectives and permissible land uses of the zone.

Table 4 Land zone objectives and permissibility

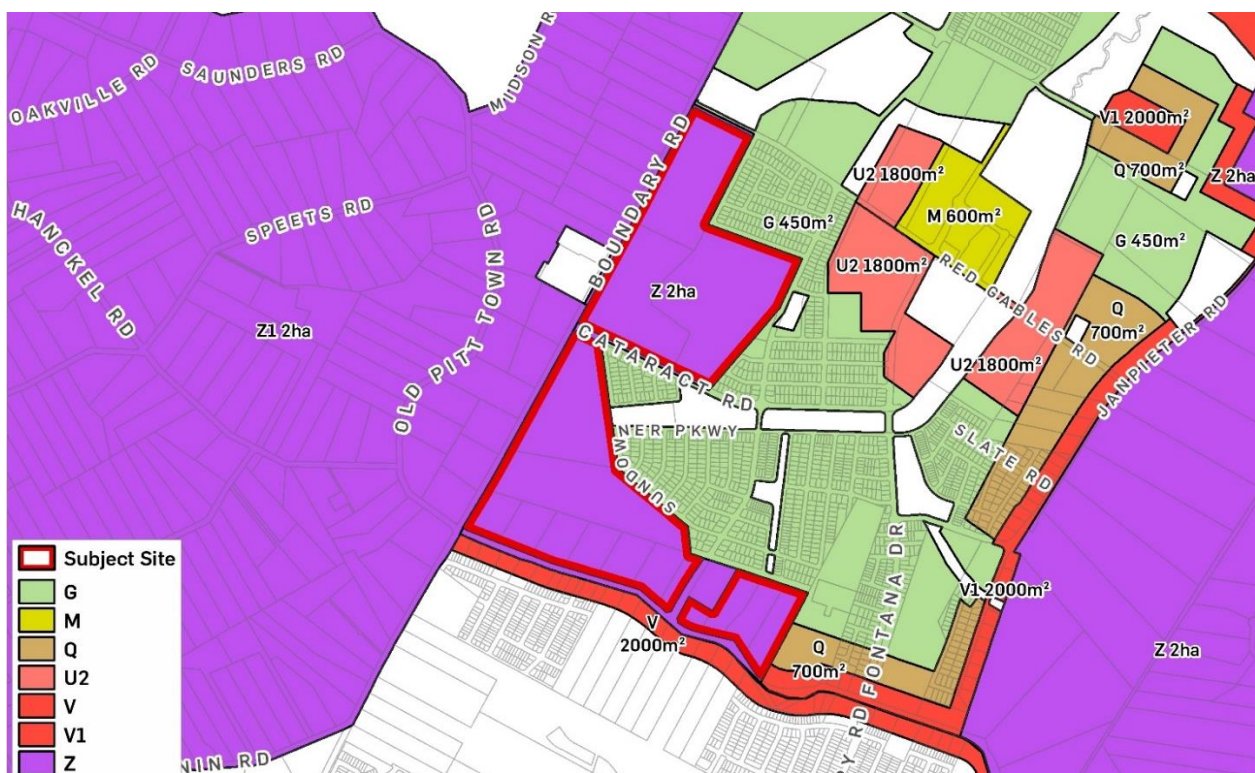
Objectives	Control
Objectives	<ul style="list-style-type: none"> To protect and maintain land that provides a transition between rural and other land uses of varying intensities or environmental sensitivities. To minimise conflict between land uses within this zone and land uses within adjoining zones.

Objectives	Control
	<ul style="list-style-type: none"> To encourage innovative and sustainable tourist development, sustainable agriculture and the provision of farm produce directly to the public. To ensure that development does not have a detrimental impact on the rural and scenic character of the land.
Permitted with consent	<p><i>Agricultural produce industries; Artisan food and drink industries; Building identification signs; Business identification signs; Cellar door premises; Cemeteries; Centre-based child care facilities; Community facilities; Dual occupancies (attached); Dwelling houses; Eco-tourist facilities; Environmental facilities; Environmental protection works; Farm buildings; Farm stay accommodation; Flood mitigation works; Garden centres; Home-based child care; Home businesses; Home industries; Information and education facilities; Intensive plant agriculture; Landscaping material supplies; Markets; Oyster aquaculture; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Restaurants or cafes; Roads; Roadside stalls; Rural industries; Secondary dwellings; Tank-based aquaculture; Veterinary hospitals; Water supply systems</i></p>

5.1.3. Minimum Lot Size

Under Clause 4.1 of the HLEP, the site is subject to minimum lot size of 2 hectares as shown in **Figure 6** below.

Figure 6 Minimum lot size map

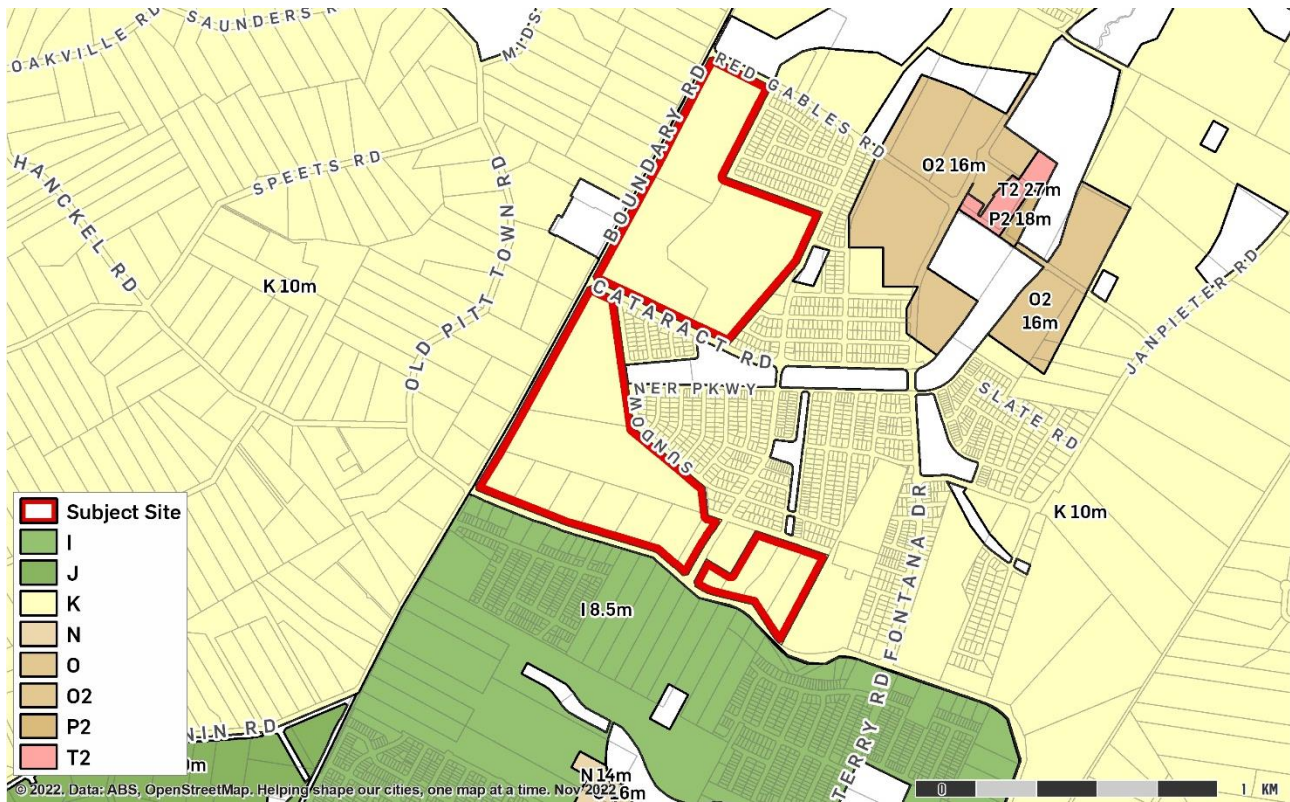


Source: Urbis

5.1.4. Building Height

Under Clause 4.3 of the HLEP the site is subject to a maximum building height of 10 metres as shown in **Figure 7** below.

Figure 7 Building height map



Source: Urbis

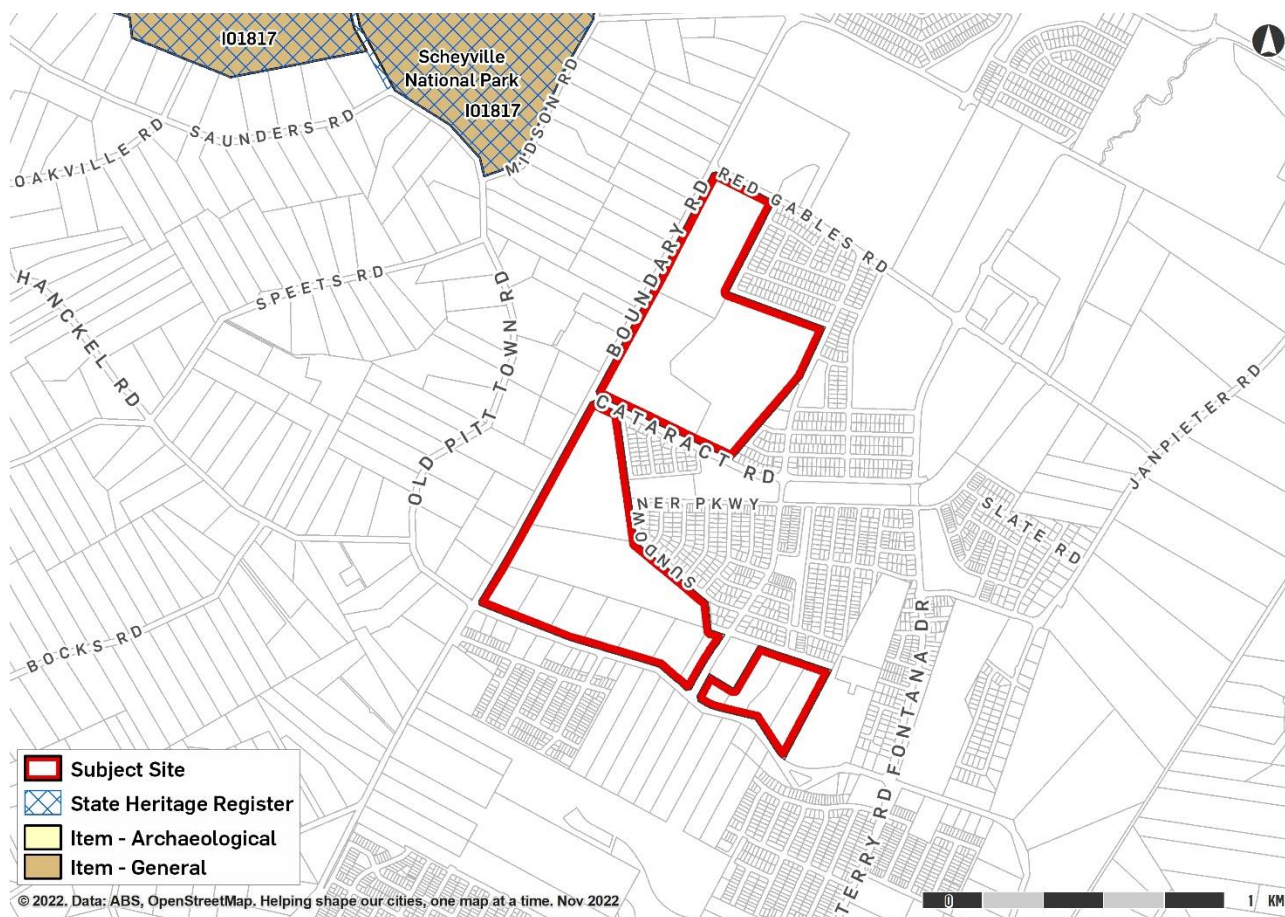
5.1.5. Floor Space Ratio

The site is not subject to a maximum floor space ratio (FSR) control.

5.1.6. Heritage

The site is not identified as a local heritage item nor is it located within a heritage conservation area. However, the site is located 1.5km south of a local heritage item (I01817 under Hawkesbury Local Environmental Plan 2012) known as, Scheyville National Park as shown in **Figure 8** below.

Figure 8 Heritage map



Source: Urbis

5.2. THE BOX HILL NORTH DEVELOPMENT CONTROL PLAN 2012

The Box Hill North Development Control Plan 2012 (**the DCP**) provides the detailed development controls which apply to land across the Hills LGA. The key DCP controls which are relevant to the site any future development application that would in accordance with the proposed Masterplan, are summarised below. The figures and sections that will require amendments are also identified (Refer **Table 5**)

Table 5 Existing DCP Controls and required changes

Section	Required Change
1.1 Land to which this section of the plan applies	Figure 1 – Land to which this section of the DCP applies Figure 2 – Box hill north indicative layout plan
2.4 Street network	Figure 5 – Indictive street layout Figure 6 – Road hierarchy Table 1 – Street types
2.8 Pedestrian and cycle network	Figure 7 – Indicative pedestrian and cycle networks
2.9 Public domain	Figure 8 – Riparian corridor protection areas

Section	Required Change
3.2 Minimum Subdivision Size for R2 Low Density Residential – Large Lots	<p>No existing controls for:</p> <ul style="list-style-type: none"> ▪ Lots equal to or greater than 700m² ▪ Lots equal to or greater than 450m² and smaller than 700m² ▪ Lots equal to or greater than 225m² and smaller than 300m²
Approved Box Hill North Masterplan Controls	<p>Development Controls for Integrated Housing</p> <p>Development Controls for Standard Detached Dwellings</p>

6. INTENDED DEVELOPMENT OUTCOME

6.1. VISION

Urbis have prepared an ILP for the site (illustrated in **Figure 9**) which inform the proposed site-specific HLEP 2019 amendments under this proposal. The ILP has been shaped by a comprehensive site analysis which identifies the capability of the land to accommodate an orderly extension of residential land uses on the site. The technical investigations undertaken to inform the site analysis were carried out in an iterative and coordinated way, which included the considerations from relevant Council Officers and the Urban Design team. The following sections outline the indicative layout for the site, which is also enclosed in the Urban Design Report attached as **Appendix A**.

The proponent group has an aligned and shared vision for the site. Fundamentally, this is to create a natural and orderly extension of Gables that is:

- A community in its own right, supported by its own infrastructure, amenities and open space.
- To create a thriving, connected and healthy community, which naturally builds on the existing Gables suburb and that is integrated with the sites existing natural features and environment, in particular the movement and open space networks.
- Retain and preserve the significant existing biodiversity networks on the site and co-locate it with open space.
- To unlock the remainder of Gables and deliver a flexible and diverse mix of housing choice, at affordable price points.
- To capitalise on the site's strategic proximity to significant state and regional infrastructure, such as the Metro, major arterial and sub arterial road upgrades, amenities, bus services and schools, all of which are intended to support the considerable growth of Sydney's northwest.
- Sympathetic to the MRA and recognises the ecological and rural values that feature at the interface of the site's western boundary, and broader surrounds.

The design of the ILP logically builds on the layout and built form established under Gables, respecting and integrating key natural assets into the ILP. In particular, the existing riparian corridor that traverses through Gables, has been integrated into the site's wider open space network. The open space network has also been strategically designed to incorporate the existing native vegetation communities of important biodiversity value, whilst also ensuring that all dwellings are in walking distance to parks and green spaces. The scenic and biophilic qualities of the proposed design will ultimately enhance the overall physical and mental wellbeing of residents.

The design also builds on Council's vision to bolster the supply of greenfield housing stock in Box Hill North which began with the rezoning of Gables. The ILP consciously seeks to contribute to the projected growth of an additional 3,200 dwellings for Box Hill North, whilst actively tackling the undersupply of affordable housing choice in greenfield locations.

A key element of this planning proposal is the proposed site-specific planning framework. The framework seeks to build on some key existing provisions under the HLEP 2019 in order to enable a more efficient delivery of housing on the subject site without setting an undesirable precedent for Council. The proposed framework has considered some of the challenges encountered by Gables existing development which at times have recently implicated the efficient delivery of housing. The proposed site-specific provisions aim to create greater flexibility, so that the framework can better respond to market shifts, cater to various household types and needs, whilst also ensuring a good supply of affordably priced lots can be delivered. It is also envisaged that through the enabling of smaller lot typologies, that there will be greater opportunities for third party providers to step in and provide social and affordable housing. Most importantly, the proposed site-specific provisions will maintain a consistent 'base' minimum lot size that mirrors Gables adjoining lands.

The West Gables will also be a sustainable and resilient community. Its retention of the riparian and biodiversity corridors, will help mitigate the impacts of urban heat, ensuring that the community is resilient in the context of Climate Change. The West Gables will also be self-sustaining and build on the concept of the circular economy established with Gables. Like Gables, West gables will use the Altogether Utility Provider to recycle wastewater for laundry, gardening and park maintenance, which builds on the concept of the circular economy already established with Gables.

The ILP is sympathetic to the existing MRA, and appropriately responds to the natural landform and topography through its design. It will be a natural extension of Gables, consistent with Council's vision for the site and the unique setting of the MRA. The hard boundary of Boundary Road to the west, as well as the urban growth boundary (established under Council's LSPS and LHS) to the north, it will continue to clearly distinguish the MRA from Gables.

The new community will be within 30-minutes to key employment and activity centres, such as the Box Hill Town Centre and Rouse Hill Strategic centre to the south, all with established and future planned services and amenities, including schools, hospitals, retail centres and public transport.

A key emphasis of this planning proposal is to deliver a holistic community of circa 1,200-1,300 dwellings that not only contributes to Council's vision for Box Hill North, but also addresses the housing affordability crisis and extraordinary demand for new and diverse greenfield housing in North-west Sydney. A priority has been placed on delivering a range of both large and small, market ready lots, and ensuring that a significant quantum of housing can be made available in the short term.

Figure 9 Extract of the Indicative Layout Plan

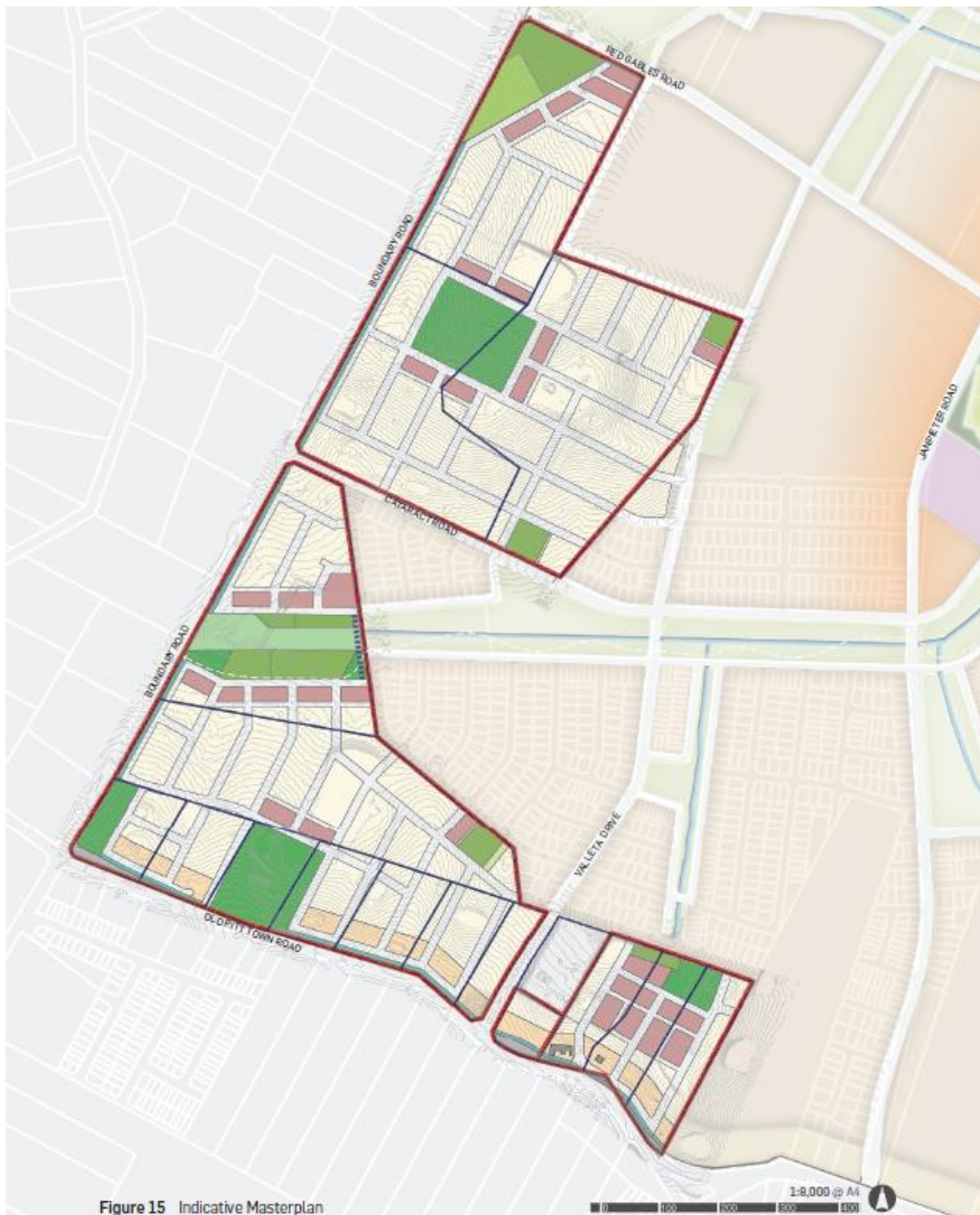


Figure 15 Indicative Masterplan

Source: Urbis

6.2. DESIGN PRINCIPLES

The ILP has been prepared through collaboration with the expert technical team assembled by the proponent group in order to achieve the vision for West Gables. They key design principles aim to support the overall objectives of the Planning Proposal and are provided below.

6.2.1. Integration with green and blue

Enhance the distinctiveness of the place through integration of the open space networks with the riparian and biodiversity corridors, whilst promoting a healthier, liveable, and sustainable environment for future communities.

6.2.2. Respond to the landform and views

Respond to the natural topography, landform and the existing open views to the surrounding context particularly to the north and east.

6.2.3. Connected and accessible

Enhance the site connectivity to its surrounding context through an integrated network of local roads and active transport routes, whilst creating a safe, permeable and walkable environment within the site.

6.2.4. Housing diversity and choice

Cater to the variety of household types and needs by providing housing diversity and choice.

6.3. LAND USES AND DISTRIBUTION

A primary objective of the site is to deliver compatible land uses within the unique ecological setting of the MRA. The planning proposal recognises the sites potential for future residential land uses, giving particular consideration to future trends and the way the Hills Shire is growing. The arrangement of land uses has been situated to celebrate the natural site assets and mitigate the site challenges, including taking advantage of local views, providing activity along ecologically sensitive / riparian corridors, and consideration of areas with Aboriginal sensitivity.

Residential development will occur across the site. A number of local parks as distinct open spaces are provided throughout the precinct and have been co-located with the existing communities of native vegetation in order to provide plenty of opportunities for passive recreation. The riparian corridors are also identified and integrated into the open space network, combining attractiveness, functionality and interest to promote activity within the subject site.

The proposed land use arrangement has been specifically tailored to ensure that all land uses are compatible with their specific location and the urban design principles outlined above.

Table 6 Proposed Land Use and Distribution

Use	Description	Area (sqm) + Percentage of the Proposal
Residential	The majority of the precinct will be residential land, with medium density throughout the site and some large lot residential along Old Pitt Town Road. The precinct promotes a mix of densities and housing typologies across the site as outlined in Section 7.3 .	64.18ha 82%
Riparian Corridor	The riparian corridor running through the centre of site will be retained within the open space delivered on site.	1.40ha 2%

Use	Description	Area (sqm) + Percentage of the Proposal
Local Parks	A series of open spaces co-located with the riparian and biodiversity corridors will offer a varied set of amenities across the West Gables. The proposed catchment and accessibility configuration for Local Parks has been designed to maximise accessibility from surrounding residential areas and provide safe and equitable access.	6.15ha 9%
Drainage Basins/Water Management	The ILP proposes a water management system that is integrated with the open space network.	4.05ha 6%
Open Space (transmission easement)	Additional open space which incorporates the electricity easement across the site.	0.9ha 1%

6.4. LOT TYPOLOGIES

The proposal seeks to deliver a diversity of housing throughout West Gables including small and large lot types, with larger lots concentrated along Old Pitt Town Road. Small lots will be concentrated around local parks and open space where there is greater amenity, while the standard lot size product will be distributed more evenly throughout the precinct.

Lots Sizes are listed in **Table 7**.

Table 7 Proposed lot types

Lot type	Lot size (minimum)	Delivery Mechanism
Large lots	700m ²	Clause 4.1 – Minimum Lot Size Map
Standard lots	450m ²	Clause 4.1 – Minimum Lot Size Map Site-specific clause
Small lots	Less than 450m ² but greater than 225m ²	Site-specific clause

To ensure that the proposed dwelling mix can be realised through the proposed site-specific planning framework, it is proposed to introduce the requirement for Building Envelope Plans (BEP) for lots in between 300m² and 450m² (Refer **Section 3.3**). A set of amended DCP Principles for lots between 300m² and 450m² will also accompany the site-specific HELP 2019 amendment.

The inclusion of further BEP design requirements within the DCP will ensure that the standard lot size product is delivered in accordance with parameters such as maximum height, site coverage and setbacks.

6.5. MOVEMENT AND ROAD CONFIGURATION

The ILP has been designed with a logical road network that maximises accessibility and efficiency to the established surrounding road network as well as internal roads. The proposed road layout establishes a clear hierarchy with sub-arterial roads, collector roads and local roads.

The two main entrances to the site will be via the two primary roads, Old Pitt Town Road and Boundary Road. There are three secondary collector roads which serve the local area and provide key internal circulation within the network. Cataract Road, running east-west through site, connects from Boundary Road to Gables and provides the one of the main entrances to the site. Another main entrance to the site is provided via Old Pitt Town Road, which connects via Valetta Drive and Red Gables Road.

The subject site is most accessible off these internal connector roads including Cataract Road, Red Gables Road and Valetta Drive. The future upgrade of Boundary Road and Old Pitt Town Road to sub-arterial connections will limit direct access points off these roads into the site.

The secondary collector roads have been designed to cater to local traffic, allowing for easy and quick commuting within the precinct. The local road alignments have additionally been positioned to connect seamlessly with Gables and existing infrastructure, creating a coherent local road network that eases the flow of traffic between precincts.

The verge, footpath and carriageway of each road have been designed to be consistent with Council controls.

6.6. INTEGRATION WITH GABLES

The ILP has taken into consideration the established development associated with Gables. The ILP road network, open space strategy and block configurations have been designed to facilitate and maximise the integration with Gables, so that the site can function as a true and natural extension, and that Council can manage the site and Gables as a holistic community.

A strong east-west road connection will be required between Gables and the site, which links Cataract Road to Valetta Drive and Janpieter Road. This connection will serve as an access link to the broader regional road network to Boundary Road and Old Pitt Town Road. It will also provide residents of the West Gables with access to the emerging local town centre within Gables. The integration of the site and Gables presents an opportunity for council and the proponents to collaborate on the east west connections as well as timing on infrastructure upgrades and delivery.

6.7. AFFORDABLE AND SOCIAL HOUSING

Improving housing affordability is key aspect of this project. The proposed amendment to the HLEP2019 is intended to streamline the delivery of housing diversity, in particular through the smaller lot typologies which can be delivered at significantly more affordable price points, and up to 17% - 48% less than the median sales price for lots sized in between 450m² and 1,000m².

The proposed planning framework therefore will not only provide a greater amount of more affordable priced housing, it could also provide the opportunity for the locating of social and affordable housing properties in collaboration with third party providers whom express interest. Residential lot typologies in between 200m² and 300m² have been demonstrated to be the most appropriate for these providers.

Therefore, the delivery of smaller lot typologies on the site must be enabled so that the prohibitive factors that limit social and affordable housing provision, are minimised.

6.8. COMMUNITY BENEFITS

Urbis have undertaken a detailed Social Infrastructure Needs Assessment to inform the potential demographic and social infrastructure needs of the site and robustness of the ILP.

The assessment was conducted in the context of Gables, and the adjoining precincts including Box Hill to the south of the site. The assessment undertook a review of the relevant strategic documents and the existing site conditions, including geographical opportunities and constraints to determine the social infrastructure needs of the future community and the adequacy of the social infrastructure proposed within the ILP.

With an expectation that West Gables will accommodate up to 4,400 residents, the following community infrastructure is proposed within the site:

Table 8 Proposed Community Infrastructure

Community Infrastructure	Area (ha)	% of the site
Water management infrastructure	1.42	5%
Local parks	6.15	9%
Landscape buffer	1.33	2%
Riparian corridor	1.40	2%
Infrastructure easements	0.9	1%

The ILP adopts a 400m-catchment rule in locating open spaces. This will help to create a series of interconnected neighbourhood areas across the Precinct, whilst enriching the leisure and recreational opportunities for residents.

The proposed open spaces are designed around a comprehensive landscaping program that is integrated with on-site amenities and natural features. In particular the ILP is proposing 6.15ha of passive open space in the form of local parks, landscape buffers and riparian corridors, which will equate to approximately 9% of the site. The proposed and existing open space in Gables, will meet the needs of the incoming residents.

With the above in mind, Council have also recently identified a gap with indoor recreation/sports facilities within the NWGA to the south. This Planning Proposal therefore presents a unique opportunity to provide open space and levy monetary contributions that would support the broader provision of open space within the surrounding area, into the future.

6.9. SERVICES AND UTILITIES

The site has access to all major utility infrastructure, including sewer, electrical, water and gas. The West Gables Services Infrastructure Plan, prepared by Enspire (Attached as **Appendix J**) confirms that the existing services surrounding the site provide adequate capacity to support the proposed development.

Gables Services Infrastructure Plan identifies the service authorities providing site infrastructure are:

- Potable Water – Sydney Water Corporation
- Recycled Water/Wastewater – Altogether Group
- Electrical Infrastructure – Endeavour Energy
- Telecommunications Infrastructure – Telstra and NBN Co
- Gas Infrastructure – Jemena

These utility connections were established with the initial rezoning of Gables. The rezoning did not consider a further extension of Gables, as proposed under this Planning Proposal. Therefore, upgrades and augmentation to the existing utilities network is likely required.

Table 9 Existing and proposed infrastructure

Infrastructure	Availability
Potable Water	The primary potable water supplier within the Box Hill/Gables area is Sydney Water. The rezoning is outside of the current Sydney Water Growth Servicing Plan and the existing network does not currently

Infrastructure	Availability
	have capacity to service the site. The proponent group are liaising with Sydney Water to determine the required augmentation works.
Recycled water and Wastewater	<p>The site can be serviced from the Local Water Centre through a series of new recycling water and pressure sewer mains.</p> <p>Altogether is the existing recycled water servicing provider for Gables. Altogether is a unique and sustainable service provider for recycled water and pressure sewer and can be augmented to service the West Gables.</p>
Electricity	The site benefits from proximity to an existing 11kV and 22kV network area with a nearby 11kV feeder supplied from South Windsor Zone Substation and 22kV feeders supplied from Mungerie Park. Gables Zone Substation is expected to be commissioned by the end of 2023 and will have sufficient capacity to service the site.
Gas	Jemena is the wholesale service provider for gas reticulation servicing in Gables. The capacity within its system cannot sufficiently cater to the subject land without augmentation to its network. Due to lack of servicing capacity, the site will not be supplied with gas reticulation services.
Telecommunications	<p>NBN Co is the wholesale service provider of fibre communications within Gables area. Substantial fibre-optic cable systems exist in the surrounding area and NBN has confirmed that fibre capacity to service the entire development is available.</p> <p>Telecommunications services will be provided to the proposed development via the existing telecommunications pit and pipes located along the western boundary of the site along Boundary Road. Optus owned pit and pipe services were also found as part of the Before you Dig Australia (BYDA) enquiry.</p> <p>The site will be well serviced by existing NBN Co and Telstra fibre optic systems. Telstra and Optus will be engaged for any proposed pit and pipe service relocations.</p>

6.10. STAGING OF DELIVERY AND INFRASTRUCTURE

To unlock the site, it has been recognised that ‘staging’ of infrastructure will need to be flexible, however, also aligned with infrastructure thresholds and lead-in requirements to service the sites ultimate development yield.

There is an opportunity to stage the development to meet servicing requirements and market demand as presented and addressed by this Planning Proposal.

6.11. PLANNING AGREEMENTS AND DEVELOPMENT CONTRIBUTIONS

The existing rezoned land in Gables, adjacent to the West Gables is subject to an existing Contributions Plan – Contributions Plan No. 16 Box Hill North Release Precinct (CP 16) and developer agreements. It would be impractical to amend those existing agreements and plans. Therefore, the proponent would like to work with

Council to prepare and enter into a planning agreement to address the equitable and reasonable delivery of infrastructure for the site, to not only support the yield and population growth within the West Gables

Infrastructure delivery advice, prepared by GLN Planning (attached as **Appendix O**) has been prepared and provides a schedule of proposed infrastructure outlining, quantity, the party responsible for delivery, the proposed mechanism, the proposed future asset owner and proposed staging. The proposed infrastructure typologies include:

- Transport and access
- Open space and recreation
- Water cycle management
- Community infrastructure
- Local infrastructure/services, including childcare and medical

Generally, infrastructure is proposed to be delivered by the proponent, or funded through the proposed planning agreement and delivered by Council.

7. PLANNING PROPOSAL JUSTIFICATION

7.1. PART 1 – OBJECTIVES AND INTENDED OUTCOMES

7.1.1. Objectives

Amend the HLEP 2019 and the associated Box Hill DCP to unlock the site's potential to naturally extend Gables and create a new residential community, that is supported by infrastructure, open space and biodiversity and riparian corridors.

7.2. INTENDED OUTCOMES

The intended outcomes include:

- Support the region's growing population by enabling the active supply of a diverse range of housing options within residential zoned land.
- Working within the broader framework and objectives of the HLEP 2019 establish a site specific planning framework that is appropriately flexible, but capped in terms of dwelling yield, to better deliver affordable and diverse housing product in The Hills LGA.
- Provide a robust passive open space network with pedestrian and cycling connections that link to the broader network.
- Retain, enhance and protect the existing biodiversity corridors and integrate them with passive open space.
- Create a natural and orderly extension of Gables, that functions as a community in its own right.

7.3. PART 2 – EXPLANATION OF PROVISIONS

7.3.1. Intended Provisions

The objectives and intended outcomes of the Planning Proposal will be achieved through the following targeted and site-specific amendments to the HLEP 2019 and associated land use mapping provisions, as set out below.

The intended provisions are illustrated on the proposed LEP and DCP mapping in **Section 7.4** of this report.

Amend the relevant Land Zoning Map

With reference to the Clause 2.2 of the HLEP 2019, and in particular the relevant Land Zoning Map sheet's LZN_005 and 006, which are applicable to the site, this Planning Proposal seeks to amend the current zone from RU6 Transition to the following land use zones:

- R2 Low Density Residential
- R3 Medium Density Residential
- RE1 Public Recreation

A breakdown of each proposed zone is provided in **Table 10** below.

Table 10 Proposed land use zones

Proposed Zone	Permitted uses	Explanation of Provision
<i>R2 Low Density Residential</i>	<i>Bed and breakfast accommodation; Building identification signs; Business identification signs; Centre-based child care facilities; Dual occupancies; Dwelling houses; Group homes; Health consulting rooms; Home-based child care; Oyster aquaculture; Pond-based</i>	The proposal includes the provision of R2 Low Density Residential land along Old Pitt Town Road. The intention is to facilitate low density residential outcomes along the boundary of

Proposed Zone	Permitted uses	Explanation of Provision
	<i>aquaculture; Respite day care centres; Roads; Tank-based aquaculture;</i>	<p>the NWGA. The outcome would be consistent with the lower residential density land uses along the boundary of the NWGA.</p> <p>It will function as an urban transition area, that distinguishes the NWGA from the West Gables and the established community in Gables.</p> <p>The R2 zone will allow for a variety of low-density residential uses consistent with the zone, supplemented with detailed controls in the Box Hill North DCP.</p>
<i>R3 Medium Density Residential</i>	<i>Attached dwellings; Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Group homes; Home-based child care; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Respite day care centres; Roads; Seniors housing; Tank-based aquaculture;</i>	<p>The proposal includes the provision of R3 Medium Density Residential land to facilitate greater medium density residential outcomes. It is proposed to apply this zone throughout the majority of the West Gables. This will allow for a greater variety of residential land uses, which can be subject to smaller lot sizes and densities. This will ensure that a greater variety of housing and supply can be delivered within Gables.</p>
<i>RE1 Public Recreation</i>	<i>Aquaculture; Boat launching ramps; Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Community facilities; Emergency services facilities; Environmental facilities; Information and education facilities; Jetties; Kiosks; Markets; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Respite day care centres; Restaurants or cafes; Roads; Take away food and drink premises; Water recreation structures</i>	<p>The proposal identifies various parks and open space areas across the West Gables. It is proposing to zone these open spaces as RE1 Public Recreation so that a range of recreational activities and settings can be permitted. The zone also gives Council the opportunity to acquire the land in the future.</p>

Amend the relevant Lot Size Map

With reference to Clause 4.1 of the HLEP 2019, and the relevant Lot Size Map sheet's LSZ_005 and 006, which are applicable to the site, this Planning Proposal seeks to amend the minimum lot size provisions from a minimum of 2 hectares to a mix of the following:

- A minimum lot size of 700m² for land zoned R2 low density residential, and
- A minimum lot size of 450m² for land zoned R3 medium density residential

A breakdown of each proposed minimum lot size provision is provided in **Table 11** below.

Table 11 Proposed Minimum Lot Size

Zone	Proposed Minimum Lot Size	Explanation of Provision
R2 Medium Density Residential Zone	700m ²	It is proposed to apply a minimum lot size of 700m ² to the R2 zone situated along Old Pitt Town Road. The intent is to deliver larger, more premium lots along this frontage, so that the transition between the NWGA and Gables is distinguished by a lower density of built form. The lot size will allow for larger detached housing product, as well as opportunities for attached, and semi-detached dual occupancies.
R3 Low Density Residential Zone	450m ²	The 450m ² minimum lot size is proposed as the base minimum lot size for the West Gables. It will allow for the provision of a variety of detached and attached housing on the more premium end of the market. It will also ensure that the built form is generally consistent with the built form that has already been established in Gables. As a result of this lot size, and the exceptions allowed under the proposed site-specific clause (discussed below), there will be a greater diversity of housing and allotment types within Gables.

Amend Part 7 Additional Local Provisions

Amend HLEP 2019 by way of introducing an additional local provision under Part 7 that applies only to certain land(s) within the site. The provision responds to the demand drivers and servicing characteristics on the site. It seeks to:

- Enable the opportunity for a minimum lot size to be less than that shown on the relevant Lot Size Map's where the proposed development is in accordance with the below proposed clause.
- Set a maximum dwelling cap that is commensurate to the availability of public utilities for the site.

The proposed clause is as follows:

7.Xx Development on certain land at Gables

(1) The objectives of this clause are as follows –

- (a) To provide for flexibility in the application of the minimum lot size standard for residential development in the R3 Medium Density Residential Zone*
- (b) To encourage a diversity of housing and allotment types that promotes residential amenity consistent with the suburb of Gables*
- (c) To ensure development is consistent with the capacity of public utility infrastructure*

(2) This clause applies to land identified as "Area X" on the "Clause Application Map"

(3) Despite Clause 4.1, land zoned R3 Medium Density Residential may be subdivided with development consent, resto create a lot(s) less than 450m² (but not less than 300m²) if –

- (a) The consent authority is satisfied that the lot can contain a building envelope, to enable the erection of a dwelling house, and*
- (b) The subdivision is for more than 3 lots, and*
- (c) No more than 4 contiguous lots in a row will have the same frontage width*

(4) Notwithstanding Clause 4.1B (3) (b), development consent may be granted to a single development application for the subdivision on land zoned R3 Medium Density Residential for a lot equal to or greater than 225 square metres.

(5) Development consent must not be granted to development that would result in the total number of dwellings within Area X exceeding a maximum of 1,260 dwellings.

Explanation of Provision:

Subclause (3) – Lots less than 450m² (but not less than 300m²)

This site-specific clause responds to the increasing demand for diverse and affordable housing product in the Hills Shire LGA. In particular, it acknowledges the urgent need to deliver housing in an efficient and orderly manner, in locations such as Gables.

Under the current planning framework that applies to Box Hill North, Clause 4.1 permits a base minimum lot size of 450m² within the R3 Medium Density Residential Zone. Exceptions to this standard for lots equal to or greater than 240m² are permitted under Clause 4.1B, provided that the subdivision is for 3 or more lots, and that a dwelling house is erected on the resultant lot. This clause is a mechanism that essentially allows for the delivery of smaller, more affordable lots, all while giving certainty to Council as to the ultimate built form outcome. Proposals submitted pursuant to this clause are referred to as 'Integrated Development Applications' and as of current, are the only development approval pathway to deliver smaller lots within the R3 zoned land in Box Hill North.

However, the requirement to erect the dwellings on each resultant lot through this approval pathway, has in effect, led to delays with assessment timeframes, and has also, placed considerable strain on project and Council resourcing. This has further resulted in passed down costs, lack of builder choice for consumers, as well as the industries' unnecessary absorption of builder risk.

This Planning Proposal has already noted that under the strategic planning framework, the Hills Shire LGA has a target of 38,000 dwellings to be delivered by 2036, with an estimated 3,200 dwellings required for Box Hill North. In the context of increasingly strong population growth, the Economic Analysis-Lot Size Report prepared by Urbis has also noted that there is an expected shortfall in housing supply within the Hills Shire and broader Greater Sydney Region. More specifically the report notes the following:

- **Residential Supply and Demand:** The latest DPE projections show that there will demand for an additional 858,000 new dwellings in Greater Sydney between 2021 and 2041, with current supply projections showing that there will be a shortage of 212,000 dwellings (high growth dwelling supply scenario) or 284,000 dwellings (low growth dwelling supply scenario). A pressing need will develop to deliver more dwellings across Greater Sydney, particularly in greenfield areas such as within the Hills Shire.
- **Future Dwelling Need in the Hills Shire LGA:** In addition, the requirement for 38,000 additional dwellings in the Hills Shire, is based on flawed household size assumptions. The 2021 ABS census data has revealed a trend of declining average household sizes across the Hills Shire LGA over the last five years, from 3.3 to 3.1. If the trend continues, the LGA will in fact need a further 3,000 dwellings, for a total of 41,000 additional dwellings to address this shortfall by 2036.

In light of the above, the overall intention of this site-specific clause is to build on some of the key existing provisions under the HLEP 2019 and provide a more streamlined and flexible mechanism to deliver housing and to ensure that Council can meet its strategic targets and address housing affordability and diversity. The proposed clause therefore seeks to:

- Remove the pre-requisite to construct a dwelling on each lot.
- Increase efficiency in the delivery of housing.
- Reduce assessment timeframes.
- Increase the supply of smaller and more affordable lots.
- Allow for greater consumer choice in housing and lot typologies.
- Reduce industry exposure to builder risk.

The proponent acknowledges that Clause 4.1B and its associated requirements provide certainty to Council as to the built form outcome of the smaller lots and ensures that a diversity of lots and housing can be achieved. The proposed site-specific clause will therefore provide safeguards to ensure Council can anticipate the building outcome and ensure that an undesirable precedent is not set for Council. The safeguards will ensure that:

- A diversity of housing and allotment types are delivered in Gables.
- The residential amenity and character of Gables Locality is preserved.
- Proponents demonstrate through a Building Envelope Plan, that a suitable dwelling, consistent with the surrounding residential development, can be erected on the lot.
- That subdivisions proposed under the clause, are not for single lots, and consider broader subdivision design outcomes.
- That street blocks are characterised by variations in lot frontage.

For clarity, Section (3) (a) (b) under the proposed clause will provide certainty to Council, as to the suitability of the lot and the design outcome of the dwelling. It will also ensure that the lot can accommodate a dwelling that is consistent with the design outcomes envisaged through the Box Hill North DCP. Council can subsequently, as a condition of consent, require that the Building Envelope Plan is placed as a restriction on the title of the lot.

Further, the proposed objectives under Section (1) (a) (b) of the proposed clause will also provide Council the opportunity to consider whether DAs have regard to the objectives of the clause. These objectives build on the objectives for the proposed R3 Medium Density Residential Zone, with one of the objectives of that zone being to “provide a variety of housing types within a medium density residential environment”. Therefore, even if technical compliance is achieved with the controls under Section (3) of the proposed

clause, proponents will still need to demonstrate consistency with the objectives of this clause and the R3 zone. It will ultimately be at Council's discretion to assess and approve development, consistent with the objectives of the clause and the zone.

Subclause (4) – Lots equal to or greater than 225m²

It is proposed to enable the opportunity, where appropriately justified and demonstrated to Council, to reduce the lot size achievable under Clause 4.1B, from 240m² to 225m², but specifically only for land identified within the West Gables. The intent is to allow for smaller lots, and a more efficient and economical use of land within this area. This would provide the opportunity to locate an appropriately denser form of housing product in locations that have high amenity and accessibility, and are in good proximity to open space, social infrastructure and public transport. It would also more distinctly add to the diversity of lots and housing in Gables.

The reduction in the achievable minimum lot size, will also lead to a greater supply of affordable lots. As outlined in the Lot Size Analysis Report, the median sale prices of the lots are meaningfully reduced once they are sized below 450m². With this correlation in mind, this site-specific amendment seeks to place further downward pressure on the median sales price for lots in Gables.

It is not proposed to alter the 'Integrated' assessment process for housing proposed pursuant to this clause. The amendment is ultimately attempting to bolster the supply of more affordable lots in the short term, in recognition of the challenges associated with delivering active supply in Gables.

Subclause (5) – Maximum number of dwellings

This site-specific clause is proposed as a direct response to the technical investigations that have been carried out as part of the preparation of this Planning Proposal. Driven primarily by the Services Infrastructure Plan, traffic and transport findings and recommendations, and the open space and community needs assessment, setting a statutory dwelling cap for the site is proposed.

The intention of the dwelling cap is to ensure that on the ground development and yield is commensurate with the servicing and infrastructure planning, commitments, and limitations.

There is established precedence for statutory dwelling caps, across various high growth greenfield areas in Greater Sydney. Precincts where dwellings caps have been introduced through environmental planning instruments, include Leppington and Wilton, and were introduced in part to respond to capacity limits.

7.3.2. Development Control Plan Lot Size Framework Summary

A series of site-specific amendments are proposed to the Box Hill North DCP, including Appendix A *Box Hill North Masterplan Controls*. The proposed amendments are designed to complement the proposed site specific LEP provisions set out in Section 7.3.1 above.

These controls will provide detailed design guidance for future development in West Gables, whilst providing assurance and certainty to Council that a good built form outcome will be achieved on the site.

The accompanying DCP framework corresponds to the proposed minimum lot sizes for the site as intended to be set out under Clause 4.1 and the Part 7 Additional Local Provisions, as summarised below (**Table 12**):

Table 12 LEP and DCP Framework

LEP Provision – Minimum Lot Size	Proposed Minimum Lot Size	Proposed DCP Section	Planning Pathway
Clause 4.1 Minimum Subdivision Lot Size (existing)	700m ² 450m ²	<u>Box Hill North DCP</u> Section 3.3.2 Large Lots (for lots equal to or greater than 700m ² Section 3.3.1 Standard Lots (for lots equal to or greater than 450m ² and smaller than 700m ² <u>Appendix A: Masterplan Controls</u> <ul style="list-style-type: none"> ▪ Table: <ul style="list-style-type: none"> – Lot width $\geq 8\text{m}$ for front accessed dwellings – Minimum Allotment Size: 450m² ▪ Table: <ul style="list-style-type: none"> – Lot width – 15m – Minimum Allotment Size – 700m² 	Future dwellings may use CDC or DA.
Additional Local Provisions Under Part 7	225m ²	<u>Box Hill North DCP</u> Section 3.4.1 Small Lots – Integrated Housing (for lots equal to or greater than 225m ² and smaller than 300m ²) <u>Appendix A: Masterplan Controls</u> Development Controls for Small Lots (R3) Integrated Housing <ul style="list-style-type: none"> ▪ Table: <ul style="list-style-type: none"> – >6m for rear accessed dwellings 	DAs for subdivision under this clause will be required to submit dwellings plans. Future DAs will be directed to the DCP which will provide detailed design guidance for dwelling plans.

LEP Provision – Minimum Lot Size	Proposed Minimum Lot Size	Proposed DCP Section	Planning Pathway
		<ul style="list-style-type: none"> – $\geq 225\text{m}^2$ and $< 300\text{m}^2$ ▪ Table: <ul style="list-style-type: none"> – Lot width $\geq 7\text{m}$ for front accessed dwellings – Allotment size $\geq 225\text{m}^2$ and $< 300\text{m}^2$ 	
Additional Local Provisions Under Part 7	300m ²	<p><u>Box Hill North DCP</u></p> <p>Section 3.4.2 Small Lots – Regular For lots equal to or greater than 300m² and smaller than 450m².</p> <p><u>Appendix A: Masterplan Controls</u></p> <ul style="list-style-type: none"> ▪ Table: <ul style="list-style-type: none"> – Lot width $\geq 9\text{m}$ and $\leq 15\text{m}$ for front accessed dwellings – Allotment Size $\geq 300\text{m}^2$ and $< 450\text{m}^2$ 	<p>DAs for subdivision under this clause will be required to submit high-level dwelling or 'Building Envelope Plans'. To prepare the Building Envelope Plans, future DAs will be directed to the DCP for design guidance.</p> <p>Future CDC applications will be required to be consistent with the Building Envelope Plan, subject to Council's use of enforcement mechanisms (i.e. restriction on title).</p>

7.4. PART 3 – JUSTIFICATION OF STRATEGIC AND SITE-SPECIFIC MERIT

7.4.1. Section A – Need for the planning proposal

Q1. Is the planning proposal a result of an endorsed local strategic planning statement, strategic study or report?

This Planning Proposal is a landowner-initiated precinct rezoning and is responding to a number of Government policies and actions focused on supporting the delivery of housing in the Hills LGA. Specifically, the proposal seeks to create a natural and logical extension of Gables and provide a link between Gables and Box Hill.

The Box Hill North area is identified as capable of delivering an additional 3,200 dwellings by 2036 under the LSPS. It is also strategically located along the periphery of the NWGA which forms part of the burgeoning northwest corridor of the Central City District.

It will therefore have an immense public benefit for the NWGA and Gables and presents an optimal opportunity to realise Council's commitments in a strategically significant location.

The rezoning of the site, the proposed housing, infrastructure and open space aligns with the objectives and directions of both the Region and District Plan.

The Hills Shire Local Housing Strategy informs the housing objectives identified in the LSPS. The Planning Proposal is consistent with the following planning priorities established within the draft Hills Shire Local Housing Strategy:

- *Priority 6 – Plan for new housing to support Greater Sydney's growing population*

The Hills Shire is required to deliver an additional 38,000 dwellings by 2036, of which 3,200 is anticipated in Box Hill North to accommodate the anticipated 128,400 new residents by 2036. The proposed rezoning seeks to progress the development of Gables through the delivery of 1,200-1,300 dwellings.

- *Priority 7 – Housing in the right location*

West Gables is located in one of the most strategically important parts of the Hills LGA, on the boundary of the NWGA and a short distance from Box Hill, Rouse Hill Town Centre and the Norwest Business Park. Growth within these locations will facilitate optimal support and liveability for new communities that are well connected and well located.

The site has the potential to provide a significant quantum of new, affordable and diverse housing in close proximity to the growing centres of Box Hill, Rouse Hill and Norwest. Through the progression of this planning proposal, future residents will benefit from the economic opportunities associated with being in proximity to these centres, as well as the supporting infrastructure, services and open space.

- *Priority 8 – Diversity of housing*

The site and accompanying site-specific framework provide an opportunity to deliver an active supply of new large and small lot housing. It will counter balance the strong pipeline of proposed apartment development, with a robust supply of detached and attached homes consistent with demand in the Hills Shire LGA. The proposed future dwellings will accommodate a variety of household types and needs, in particular, family groups and larger households which will comprise the majority of new households in the LGA over the next 15 years.

- *Priority 9 – Renew and create great places*

West Gables will deliver a thriving and connected community where residents are served by well-maintained infrastructure and open space, including walking proximity to a local town centre, schools and other key services. The local parks, riparian corridors and retained biodiversity will be the centre points of the West Gables, functioning as the ecological backdrop for the community.

- *Priority 10 – Provide social infrastructure and retail services to meet residents needs*

The site will provide social infrastructure that contributes to residents' quality of life and provides opportunities for social interaction. The proposed development supports this priority by providing infrastructure and spaces that address people's daily and changing needs. The Planning Proposal aligns

with council's aims to ensure social infrastructure keeps up with population growth. The West Gables will also be supported by existing and future retail in Gables, Box Hill and Rouse Hill to the south.

▪ **Priority 15 – Provide new and upgraded passive and active open space**

The Planning Proposal will deliver a mix of passive and active open space, particularly in the form of walking trails and open space parkland. Playing fields will also be delivered off-site through developer contributions. Higher density development will be concentrated in areas immediately surrounding open space, where the amenity is greater. Regardless, each dwelling will be within 400m of high quality public open spaces. The Social Impact Needs Assessment prepared by Urbis provides an overview of the new public open spaces and the sites connection to existing open space facilities.

▪ **Priority 17 – Protect areas of high environmental value and significance**

The Hills Shire is the only LGA in the Central City District that contains land in the MRA. It is made up of 900km of different waterway environments and a vast expanse of densely vegetated land. The site is located within the MRA, at the rural/urban interface between the NWGA and the MRA. The natural environment is an asset which requires protection and enhancement to ensure biodiversity is preserved for future generations. The Planning Proposal seeks to protect the ecological value of the site by co-locating the existing biodiversity communities with the open space, whilst simultaneously delivering on Council's requirements for new housing in the LGA.

Greenfield Areas

The Planning Proposal is also consistent with Council's priorities for Greenfield areas in Box Hill North. The Planning Proposal encompasses all the identified properties within Box Hill North as specified by the LHS. It also presents a singular Master planned vision for the whole site and is accompanied by a suite of technical studies in support of the Planning Proposal.

Q2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes. The Planning Proposal is consistent with Government policy and approaches to the rezoning of land and is considered the best means of achieving the objectives and intended outcomes.

The Hills Shire is experiencing significant growth and demand for housing, in particular within Gables and the surrounds. Demand has begun to outstrip supply, particularly as the supply of greenfield land becomes increasingly constrained. As a result, the objectives and intended outcomes cannot be fully realised under the current planning framework. Therefore, the proposed site-specific framework is needed to enable the more efficient delivery of housing. New housing will be supported by a robust provision of infrastructure and open space, which can only be coordinated and delivered in a holistic manner through a Planning Proposal. Similar to Gables, a Planning Proposal is considered necessary to enable the establishment of the West Gables.

7.4.2. Section B – Relationship to Strategic Planning Framework

Q3. Will the planning proposal give effect to the objectives and actions of the applicable regional, or district plan or strategy (including any exhibited draft plans or strategies)?

Yes, as summarised in **Table 13**, the Planning Proposal is consistent with the objectives and actions of *A Metropolis of Three Cities: Greater Sydney Region Plan (2018)*, and the *Central City District Plan (2018)*.

Table 13 Relationship to Strategic Planning Framework

Strategic Plan	Consistency
<i>A Metropolis of Three Cities: Greater Sydney Region Plan (2018)</i>	<p>The Planning Proposal is consistent with A Metropolis of Three Cities: Greater Sydney Region Plan and reflects the following directions and objectives:</p> <p>A City Supported by Infrastructure</p> <p>The Planning Proposal will be supported by infrastructure including, open space, road and traffic infrastructure.</p>

Strategic Plan	Consistency
	<p>Open space for active and passive recreation uses can be flexibly designed to allow for a range of social infrastructure including playing fields and community facilities. The precinct will also utilise the proposed road and traffic infrastructure to leverage its proximity to existing centres and infrastructure in Gables, Rouse Hill, Box Hill and Norwest. The site will therefore be supported by a range of nearby infrastructure, including health and education, in the form of hospitals and schools in Rouse Hill and Gables respectively, as well as the North-west Metro in Rouse Hill.</p> <p><i>Objective 3: Infrastructure adapts to meet future needs</i></p> <ul style="list-style-type: none"> ▪ <i>Objective 4: Infrastructure use is optimised</i> <p>A City for People</p> <p>The Planning Proposal concentrates higher density housing around open space and essential infrastructure. The site is already adjacent to Gables, which provides open space and playing fields, a high school, and will also accommodate a future primary school. The future town centre within Gables will also provide residents with access to supermarket and specialised retail. The West Gables is also in proximity to the future Box Hill town centre and established Rouse Hill town centre, all with respective, future and established supermarket, specialised retail and other services.</p> <ul style="list-style-type: none"> ▪ <i>Objective 6: Services and infrastructure meet communities' changing needs</i> ▪ <i>Objective 7: Communities are healthy, resilient, and socially connected</i> <p>Housing the City</p> <p>The West Gables precinct will deliver a mix of diverse housing typologies to cater for the changing needs of residents. Housing types proposed include:</p> <ul style="list-style-type: none"> – Detached and attached medium density dwellings – Detached large dwellings <p>The Precinct will contribute toward the Central City District 20-year target of 207,500 dwellings and support housing affordability and choice through increased supply in affordable lots, and a site-specific planning framework that improves efficiency.</p> <ul style="list-style-type: none"> ▪ <i>Objective 10: Greater Housing Supply</i> ▪ <i>Objective 11: Housing is more diverse and affordable</i> <p>A City of Great Places</p> <p>The Planning Proposal will provide a network of open space and active transport networks, alongside various community amenities. The integration of the built and natural environment will provide opportunities for residents to meaningfully connect with neighbours as well engage in physical activity through the various active and passive recreation spaces. This will be further complimented through the proposed town centre in Gables. As a result,</p>

Strategic Plan	Consistency
	<p>health and wellbeing as well as social and economic participation will be enhanced.</p> <p>The sites context will further evolve through the development of the NWGA over the next decade. With this in mind, the ILP has been sensitively designed to retain the elements of the area which complement the Hills and the broader MRA. For example, the biodiversity and riparian corridors that traverse the site are being retained and integrated with the urban design and open space network.</p> <ul style="list-style-type: none"> ▪ <i>Objective 12: Great places that bring people together</i> ▪ <i>Objective 13: Environmental heritage is identified, conserved and enhanced</i> <p>Jobs and Skills for the City</p> <p>The site will benefit from being a natural extension of the Gable. Gables will comprise a future town centre, high school and future primary school. Residents will therefore be in walking distance to jobs, primary and secondary education. The site is also in proximity to Box Hill, Box Hill Industrial and Rouse Hill to the south. Proximity to these centres will also provide residents with access to greater and more diverse employment opportunities as well as primary and secondary education. Proximity to the Northwest Metro in Rouse Hill will also more easily connect residents to tertiary education such as Macquarie University, which is located along the Metro corridor.</p> <ul style="list-style-type: none"> ▪ <i>Objective 22 – Investment and business activity in centres</i> <p>A City in its Landscape</p> <p>The proposal considers the surrounding landscape and context. The proposal has retained and imbedded the natural topography, riparian and biodiversity corridors within the site. This land comprises 13.83 ha of open space in good ecological condition and which forms part of the retained natural features, due to its biodiversity values. It will also provide the opportunity to promote a robust tree canopy, where practical.</p> <p>In order to improve the management of vegetation, ecological habitats and waterway health, a secure future ownership arrangement is important. This is to be further worked through as part of the precinct planning process.</p> <ul style="list-style-type: none"> ▪ <i>Objective 31 – Public open space is accessible, protected and enhanced</i>
Central City District Plan	<p>The Planning Proposal is consistent with Central City District Plan and reflects the following planning priorities:</p> <p>Infrastructure and collaboration</p> <p>The site benefits from proximity to the Northwest Metro. As demonstrated in Gables Services Infrastructure Plan, adequate local infrastructure including water, sewer, electrical, gas and telecommunications can be provided or</p>

Strategic Plan	Consistency
	<p>augmented to service the future community. Local contributions will form part of future discussions with the Hills Shire Council.</p> <ul style="list-style-type: none"> ▪ <i>Planning Priority C1: Planning for a city supported by infrastructure</i> ▪ <i>Planning Priority C2: Working through collaboration</i> <p>Liveability</p> <p>The ILP has been informed by several detailed technical studies which inform the housing, social and economic needs of the community, these include:</p> <ul style="list-style-type: none"> - Social Infrastructure Needs Assessment (Appendix K), and - Economic Lot Size Analysis (Appendix L) <p>These investigations have sought to ensure that the future housing and social infrastructure demand is addressed within the precinct.</p> <p>As summarised in Section 6 of this report, the provision of dwellings, open space and infrastructure will adequately meet the needs of the population and provide for a self-sufficient community.</p> <ul style="list-style-type: none"> ▪ <i>Planning Priority C3: Providing services and social infrastructure to meet people's changing needs</i> ▪ <i>Planning Priority C4: Fostering healthy, creative, culturally rich and socially connected communities</i> ▪ <i>Planning Priority C5: Providing housing supply, choice and affordability with access to jobs, services and public transport</i> ▪ <i>Planning Priority C6: Creating and renewing great places and local centres, and respecting the District's heritage</i> <p>Productivity</p> <p>Whilst the site is not identified as a strategic or local centre, the master planning process adopts a number of the principles of centre establishment in order to create a productive and successful community that will be integrated seamlessly with Gables. It incorporates a range of supporting infrastructure and amenities and as a result, Gables will be a desirable place to work and invest.</p> <p>The success of the community will also increase activity within adjoining centres, such as Gables, Box Hill and Rouse Hill, creating further employment, business and investment in those centres.</p> <ul style="list-style-type: none"> ▪ <i>Planning Priority C10 Growing investment, business and opportunities and jobs in strategic centres</i> <p>Sustainability</p>

Strategic Plan	Consistency
	<p>The Planning Proposal retains approximately 13.83 ha of open space to ensure that the green and blue grid is embedded within the precinct. Local parks will deliver high quality open space and urban tree canopy coverage.</p> <ul style="list-style-type: none"> ▪ <i>Planning Priority C13: Protecting and enhancing bushland, biodiversity and scenic and cultural landscapes</i> ▪ <i>Planning Priority C17: Delivering high quality open space</i>

Source: Urbis

Q4. Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GSC, or another endorsed local strategy or strategic plan?

Yes, the Planning Proposal is consistent with the following relevant local strategy and planning studies as summarised in **Table 14** below.

Table 14 Relationship to Local Strategic Plans and Planning Studies

Strategic Plan	Consistency
<i>The Hills Shire Local Strategic Planning Statement</i>	<p>The Planning Proposal aligns with the LSPS as it has been developed in response to the LSPS's local priorities and is consistent with the following:</p> <p>Economy</p> <p>As above, while the site is not identified as a strategic or local centre, the existing and future public transport network, such as the Northwest Sydney Metro, will promote connectivity to various strategic centres, such as Rouse Hill, Norwest and Castle Hill. The highest job growth is anticipated to occur in these centres. The proponent group will continue to work with Council and TfNSW to ensure transport connects future residents to future jobs.</p> <ul style="list-style-type: none"> ▪ <i>Priority 2 – Build strategic centres to realise their potential</i> <p>Shaping growth</p> <p>The Hills Shire is required to provide 38,000 dwellings by 2036, in line with the Central City District Plan. In the same period the LGA will also experience an 80% increase in population. The Proposal aligns with the local and district targets by proposing to create 1,200-1,300 dwellings over a staged period. Supporting this growth requires the precinct to cater to a diversity of lifestyles and incomes. As such, the proposal seeks to provide flexibility in dwelling type by providing a site-specific planning framework that will improve efficiency in the delivery of housing, particularly smaller and affordable lots, consistent with the strategic targets, objectives and intended outcomes discussed in Section 7.2.1.</p> <p>The Planning Proposal supports the objectives of the LSPS by creating a well-planned, attractive and convenient neighbourhood. The proposal will deliver active and passive recreational spaces that aligns with Council's commitment to delivering social infrastructure which contributes to quality of life and facilitates opportunities for social interactions. This is also achieved by the site</p>

Strategic Plan	Consistency
	<p>being an extension of Gables, which will compound on the social and economic benefits associated with the Planning Proposal.</p> <ul style="list-style-type: none"> ▪ <i>Priority 6 – Plan for new housing to support Greater Sydney’s growing population</i> ▪ <i>Priority 7 – Housing in the right location</i> ▪ <i>Priority 8 – Diversity of housing</i> ▪ <i>Priority 9 – Renew and create great places</i> ▪ <i>Priority 10 – Provide social infrastructure and retail services to meet residents needs</i> <p>Delivering and maintaining infrastructure</p> <p>The site also benefits from significant transport infrastructure investment. This includes the development of a robust and active transport and road network within the precinct, that is seamlessly integrated with Gables.</p> <ul style="list-style-type: none"> ▪ <i>Priority 13 – Expand and improve the active transport network</i> ▪ <i>Priority 14 – Plan for a safe and efficient regional road network</i> ▪ <i>Priority 15 – Provide new and upgraded passive and active open spaces</i> <p>Valuing The Shire and it’s surroundings</p> <p>The site is identified as part of the MRA, which functions as a transition area between urban and rural land. The proposal will be sympathetic to the MRA, as its design and planning only seeks to build upon the established built form and character established in Gables. It further seeks to retain and imbed key existing ecological features into the site through the retention and enhancement of existing biodiversity and riparian corridors. It is further, consistent with the vision for Gables, and is therefore considered suitable in its context.</p> <p>Of particular importance to the site is the existing biodiversity corridors. The Hills Shire LGA comprises 900km of different waterway environments and a vast expanse of densely vegetated land. The natural environment is an asset which requires protection and enhancement to ensure biodiversity is protected for future generations. The ILP has prioritised the protection of the biodiversity corridors, such as those along Boundary and Old Pitt Town Road. These corridors will be further integrated into the open space strategy, and as a result, biodiversity on the site will be protected and enhanced.</p> <ul style="list-style-type: none"> ▪ <i>Priority 16 – Manage and protect the rural/urban interface</i> ▪ <i>Priority 17 – Protect areas of high environmental value and significance</i>

Q5. Is the planning proposal consistent with any other applicable State and regional studies or strategies?

The site is consistent with other notable strategies and regional studies. This includes but is not limited to the following:

- Future Transport 2056
- Sydney Water Growth Servicing Plan (GSP)
- National Housing Accord 2022

The Planning Proposal notes that within the GSP that the site has not been identified for potable water and wastewater servicing. The Planning Proposal acknowledges this and has proposed solutions to address this.

The Planning Proposal is also consistent with the Commonwealth Government's National Housing Accord, announced in October 2022. The accord sets a strategic aim to build one million new, well-located homes and 20,000 affordable housing dwellings over 5 years from 2024. The accord recognises the importance of states, territories and local government to expedite zoning, planning and land releases for social and affordable housing.

The Planning Proposal is seeking to unlock land that can deliver new, affordably priced and well-located homes.

Q6. Is the planning proposal consistent with the applicable SEPPs?

Yes, the Planning Proposal is consistent with the following applicable State Environmental Planning Policies.

Table 15 Consistency with State Environmental Planning Policies

State Environmental Planning Policy	Comment
SEPP (Biodiversity and Conservation) 2021	Consideration of the relevant provisions of the SEPP will be required during the DA stage.
SEPP (Building Sustainability Index BASIX) 2004	Detailed compliance with the BASIX SEPP mandated levels of energy and water efficiency requirements will be demonstrated within all future and relevant development applications for the site.
SEPP (Exempt and Complying Codes) 2008	Not applicable.
SEPP (Housing) 2021	Not applicable at this stage. Provisions for affordable or diverse housing may be considered as part of the future residential subdivision and development of the site.
SEPP (Industry and Employment) 2021	Not applicable.
SEPP No 65 – Design Quality of Residential Apartments	Not applicable. The proposal is unlikely to facilitate residential flat buildings. If required, consideration of design quality for residential apartments to be considered at development application stage.
SEPP (Planning Systems) 2021	Not applicable.
SEPP (Precincts) 2021	Not applicable. The site is not within a growth area precinct.
SEPP (Primary Production) 2021	Not applicable. The proposal does not result in any of the following: <ul style="list-style-type: none"> ▪ Primary production and rural development

State Environmental Planning Policy	Comment
	<ul style="list-style-type: none"> State significant agricultural land; or Marine waters or oyster aquaculture
SEPP (Resilience and Hazards) 2021	<p>The Preliminary Site Investigation (PSI) identified that the site can be made suitable (from a contamination perspective) for residential land uses subject to further assessment. Further assessment could be triggered by the Contaminated Land Planning Policy requirements outlined in the State Environmental Planning Policy (Hazards and Resilience) 2021. Detailed Site Investigations (DSI) will be undertaken at future DA phases, for 2 & 4 Cataract Road and 99, 101 and 109-113 Old Pitt Town Road.</p> <p>An Asbestos Management Plan and Hazardous Materials Surveys will also be undertaken at the DA phase to manage potential risks and implement controls to prevent contamination during future demolition.</p>
SEPP (Resources and Energy) 2021	Not applicable. The proposal does not result in any mining, petroleum production and/or extractive industries.
SEPP (Transport and Infrastructure) 2021	Consideration of the relevant provisions of the SEPP will be required during the DA stage.

Q7. Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 directions)?

Yes – the Planning Proposal is consistent with relevant Ministerial Directions under section 9.1 of the EP&A Act as identified and summarised in the following table.

Table 16 Consistency with Section 9.1 Directions

Local Planning Directions	Assessment	Consistency
1.1 Implementation of Regional Plans	The proposal is consistent with the land use strategy, goals, directions and actions contained within the Greater Sydney Region Plan and Central City District Plan.	Yes
1.2 Development of Aboriginal Land Council Land	<p>The site is not identified within the land application area of the State Environmental Planning Policy (Aboriginal Land) 2019.</p> <p>Not applicable to this Planning Proposal.</p>	Yes
1.3 Approval and Referral Requirements	This direction aims to ensure that LEP provisions encourage the efficient and appropriate assessment of development. The relevant requirements of this direction have been considered in the preparation of this Planning Proposal and proposed site-specific LEP amendments.	Yes
1.4 Site Specific Provisions	The objective of the direction is to discourage unnecessarily restrictive site-	Yes

Local Planning Directions	Assessment	Consistency
	<p>specific planning controls. This Planning Proposal refers to an ILP that is subject to change during the future preparation and assessment of future DAs. The ILP has the role of illustrating what is potentially achievable with the proposed amendments to the HLEP 2019.</p> <p>The proposal seeks to apply an R2 Low Density and R3 Medium Density Residential Zone as well as a minimum lot size of 450m² throughout the site and 700m² along Old Pitt Town Road. These development standards exist already within the HLEP 2019 and will not result in restrictive planning controls to the subject site. The proposed site-specific clause s only to build on what is working under the existing controls and improve mechanical efficiency.</p>	
1.5 Parramatta Road Corridor Urban Transformation Strategy	Not applicable to this Planning Proposal.	N/A
1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	The site is located on the fringe of the NWGA. While the site falls just outside of the NWGA, the site will function as the transition between the NWGA and MRA, and will undoubtedly be influenced by its adjacency.	Yes
1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable to this Planning Proposal.	N/A
1.8 Implementation of the Wilton priority Growth Area Interim Land Use and Infrastructure Plan	Not applicable to this Planning Proposal.	N/A
1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor	Not applicable to this Planning Proposal.	N/A
1.10 Implementation of the Western Sydney Aerotropolis Plan	Not applicable to this Planning Proposal.	N/A
1.11 Implementation of Bayside West Precincts 2036 Plan	Not applicable to this Planning Proposal.	N/A
1.12 Implementation of Planning Principles for the Cooks Cove Precinct	Not applicable to this Planning Proposal.	N/A

Local Planning Directions	Assessment	Consistency
1.13 Implementation of St Leonards and Crows Nest 2036 Plan	Not applicable to this Planning Proposal.	N/A
1.14 Implementation of Greater Macarthur 2040	Not applicable to this Planning Proposal.	N/A
1.15 Implementation of the Pyrmont Peninsula Place Strategy	Not applicable to this Planning Proposal.	N/A
1.16 North West Rail Link Corridor Strategy	The NWGA has been identified as an area for employment and housing growth to support the NWRL corridor (Northwest Sydney Metro). The proposed housing will unlock future opportunities for residential and employment growth within proximity to the Northwest Metro.	Yes
1.17 Implementation of Bays West Place Strategy	Not applicable to this Planning Proposal.	N/A
1.18 Implementation of the Macquarie Park Innovation precinct	Not applicable to this Planning Proposal.	N/A
1.19 Implementation of the Westmead Place Strategy	Not applicable to this Planning Proposal.	N/A
3.1 Conservation Zones	Not applicable to this Planning Proposal.	N/A
3.2 Heritage Conservation	Not applicable to this Planning Proposal.	N/A
3.3 Sydney Drinking Water Catchments	Not applicable to this Planning Proposal.	N/A
3.4 Application of C2 and C3 zones and Environmental Overlays in far North Coast LEPs	Not applicable to this Planning Proposal.	N/A
3.5 Recreation Vehicle Areas	Not applicable to this Planning Proposal.	N/A
3.6 Strategic Conservation Planning	Not applicable to this Planning Proposal.	N/A
4.1 Flooding	An assessment against Ministerial Direction 4.1 is provided in the Flood Modelling Assessment prepared by Northrop (Appendix D). The assessment concludes that the proposed rezoning is expected to satisfy the principles of the NSW Flood Prone Land Policy and Floodplain Development Manual 2005 through the adoption of appropriate flood mitigation and development controls as detailed in the Water Cycle Management and Flood	

Local Planning Directions	Assessment	Consistency
	<p>Management Strategy prepared by Enspire (Appendix D).</p> <p>The topography of the site has been modified to locate development outside of the floodway in line with the rest of Gables.</p>	
4.2 Coastal Management	Not applicable to this Planning Proposal.	N/A
4.3 Planning for Bushfire Protection	The Bushfire Strategic Study prepared by Blackash Bushfire consulting has been prepared in accordance with the aims and objectives of Planning for Bushfire Protection 2019 and the Ministerial Direction 4.3. The site is located within a low bushfire risk area.	Yes
4.4 Remediation of Contaminated Land	Based on the PSI undertaken by JBS&G and other previous investigations, widespread contamination has not been identified on the site that would make the site suitable for rezoning.	Yes
4.5 Acid Sulfate Soils	The PSI was informed by a review of geology maps, soil maps and site topography. The review concluded that it is unlikely that acid sulfate soils would be present on the site and no further considerations for the management of acid sulfate soil is required.	Yes
4.6 Mine Subsidence and Unstable Land	Not applicable to this Planning Proposal.	N/A
5.1 Integrating Land Use and Transport	Not applicable to this Planning Proposal.	N/A
5.2 Reserving land for public purposes	Not applicable to this Planning Proposal.	N/A
5.3 Development near regulated airports and defence airfields	Not applicable to this Planning Proposal.	N/A
5.4 Shooting ranges	Not applicable to this Planning Proposal.	N/A
6.1 Residential Zones	The proposal has the capability to flexibly support and deliver a diverse mix of well-designed and adaptive housing choice that is commensurate to infrastructure capacity and supports local growth.	Yes
6.2 Caravan Parks and Manufactured Homes Estates	Not applicable to this Planning Proposal.	N/A
7.1 Business and Industrial Zones	Not applicable to this Planning Proposal.	N/A

Local Planning Directions	Assessment	Consistency
7.2 Reduction in non-hosted short-term rental accommodation period	Not applicable to this Planning Proposal.	N/A
7.3 Commercial and Retail Development along the Pacific Highway, North Coast	Not applicable to this Planning Proposal.	N/A
8.1 Mining, Petroleum Production and Extractive Industries	Not applicable to this Planning Proposal.	N/A
9.1 Rural Zones	Not applicable to this Planning Proposal.	N/A
9.2 Rural Lands	Not applicable to this Planning Proposal.	N/A
9.3 Oyster Aquaculture	Not applicable to this Planning Proposal.	N/A
9.4 Farmland of State and Regional Significance on the NSW Far North Coast	Not applicable to this Planning Proposal.	N/A

7.4.3. Section C – Environmental, Social and Economic Impact

Q8. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely because of the proposal?

Flora

A biodiversity Certification Assessment Report (BCAR) has been prepared by ELA (**Appendix C**). The report findings indicate that the Biodiversity Certification Assessment Area (BCAA) predominantly comprises exotic grasslands. An additional field survey also identified scattered remnant and regrowth vegetation including three vegetation community types:

- PCT 849 – Grey Box – Forest Red Gum grassy woodland
- PCT 1395 – Narrow-leaved Ironbark – Broad-leaved ironbark
- PCT 1071 – Phragmites australis and Typha orientalis coastal freshwater wetlands of the Sydney Basin Bioregion

No threatened flora species were recorded during the targeted surveys.

Fauna

Three threatened microchiropteran bats were recorded as present across the BCAA during surveys including the Eastern Coastal Free-tailed Bat, Large Bent-winged Bat and Southern Myotis. An additional four threatened microbat species were also deemed to be potentially present on the site. A hollow bearing tree was also identified in the southwestern portion of the BCAA and was assumed to provide habitat for Owl species.

While portions of remnant vegetation are proposed for retention in open space areas, the clearing of native vegetation will require offset provisions. Ecosystem credits will be required for PCT 849, 1395 and 1071, as well as the Southern Myotis, Barking Owl, Powerful Owl, Masked Owl and Sooty Owl. A total of 149 species credits are required to meet these offsets including:

- 121 species credits for Southern Myotis
- 6 species credits for Barking Owl
- 6 species credits for Powerful Owl
- 6 species credit for Masked Owl

- 10 species credits for Sooty Owl

The proposed offsets will be met via purchasing credits off the markets or by discharging the credit obligation via payment into the Biodiversity Trust Fund.

Matters of National Environmental Significance (MNES)

The report also provided an assessment against the EPBC Act where MNES may be affected as a result of the proposed rezoning. The following MNES were assessed as either having the potential to occur within the BCAA, likely to occur or known from the BCAA:

- *Anthochaera phrygia* (Regent Honeyeater)
- *Lathamus discolor* (Swift Parrot)
- *Callocephalon fimbriatum* (Gang-gang Cockatoo)
- *Hirundapus caudacutus* (White-throated Needletail)
- *Pteropus poliocephalus* (Grey-headed Flying-fox).

The findings determined that the proposed rezoning is unlikely to have a significant impact on the threatened species list above.

Based on the Biodiversity Assessment, it is considered that the Planning Proposal results in an acceptable impact to the potential ecological communities. Further investigations will be undertaken at the development application stage to mitigate and/or minimise impacts where possible.

Q9. Are there any other likely environmental effects of the planning proposal and how are they proposed to be managed?

Flooding

The Planning Proposal is accompanied by an Integrated Water Cycle Management and Flood Management Strategy prepared by Enspire and Northrop (**Appendix D**). The site is within the Flood Planning Area and as such, the provisions of the NSW Flood Prone Land Policy and Floodplain Development Manual 2005 are applicable. This has been a key consideration for the development of the structure plan and the subject of ongoing discussions with Council.

Enspire have been advising the consultant group on the overland flow paths, the requirements for bio-swales, stormwater management and the water sensitive urban design principles which are to be incorporated at the early master planning phase of West Gables. This is fundamental to creating a resilient community on this site whilst also ensuring offsite and downstream impacts are not exacerbated.

Based on Enspire's Water Cycle Management and Flood Management Strategy, the ILP has been prepared to suitably locate urban development outside of any key hazard areas. The topography of the site has also been modified to locate development outside of the floodway, in line with Gables.

The proposed water management strategy for West Gables incorporates the following key elements:

- Detention basins for each of the seven catchments to manage increased stormwater runoff in the post development case.
- Water quality controls including bio-retention and proprietary devices for each of the seven catchments.
- Integrated stormwater quantity and quality control measures throughout the development that tie in with the existing stormwater management strategy for Gables.
- Utilise redundancies in downstream control measures to reduce requirements within the West Gables site and provide an optimised treatment train for the wider precinct.

Specifically, the following stormwater management measures have been put in place:

- One (1) online storage infrastructure provided within the proposed riparian corridor
- Five (5) offline detention basins
- Six (6) water quality basins

- Ten (10) gross pollutant traps

The proposed stormwater quality management strategy is capable of achieving performance criteria and with refinement as part of detailed design, has the potential to create high amenity infrastructure that integrates infrastructure with the natural environment.

Contamination

A PSI has been prepared for the site by JBS&G and is provided at **Appendix E**. The PSI included a desktop review of the site history, site condition records and historical investigation reports to identify areas of environmental concern (AEC) and contaminants of potential concern (COPCs).

A site inspection was also undertaken on 14 April 2022. The site inspection identified the following AECs on the site:

- Historical fill materials including:
 - Fill to create current site levels
 - Imported fill
 - Dam walls
 - Backfilled/reshaped dams
 - Filled in drainage channels between dams
 - Driveways
- Structures, including garden maintenance
- Surface water and sediments in dam
- Agricultural land use (grazing and market gardens)
- Anthropogenic material storage areas
- Burn pit areas
- Former use as a bus depot/parking lot (1 Cataract Road)
- Potential storage of equipment/chemicals/fuel in shed

Isolated impacts that require management have been identified at the site, however, in regard to the contamination potential, JBS&G concludes that the site has a generally low potential for gross or widespread contamination. In addition, based on previous DSI's, the assessment considers that the site is suitable for a rezoning, and can further, be made suitable for residential use.

Following a rezoning, the following is recommended to support future DAs on the site

- Detailed Site Investigations are recommended for 2 and 4 Cataract Road, 99, 101 and 109-113 Old Pitt Town Road.
- Contamination assessment is required at the previously excluded residential area at 151 Boundary Road
- A Remediation Action Plan will be required with future DAs to render the site suitable for the proposed uses.
- 105 Old Pitt Town Road is suitable for the proposed residential uses subject to limited soil sampling in accessible areas to confirm current site conditions are consistent with those reported when the area was validated
- An Asbestos Management Plan to manage potential asbestos risks
- Hazards Material Surveys should be completed for all buildings to prevent contamination during future demolition works.

Geotechnical

A Desktop Geotechnical Assessment has been prepared by JBS&G to assess the geotechnical features of the site. The results of the assessment are as follows:

Table 17 Desktop study results

Site	Consideration	Recommendation
Greenfield sites (Lot 4 DP 39157, Lot 5 DP 39157, Lot 21 DP 609902, Lot 10A DP 39157, Lot 20 DP 609902)	Earthworks	Earthworks should be undertaken in accordance with the consent conditions and earthworks specifications prior to development.
	Existing dams and basins	A few existing basins have been identified for backfill as part of the bulk earthworks. The desktop study confirms that any soft sediments should be removed to expose natural subgrade prior to filling.
	Existing fill (uncontrolled fill)	Bunds and raised platforms are likely to comprise fill. Uncontrolled fill should be managed through Bulk Earthworks Specification or be removed.
Brownfield sites (Lot 2 DP1213569, Lot 19 DP 255616)	Performance of earthworks	Further investigation is required in relation to previous earthworks documentation.
	Level 1 testing GITA	Confirm level 1 Testing has been undertaken.
	Existing fill	Further investigation should be undertaken to classify fill.

In summary, the results of the geotechnical assessment have not identified any major issues that would preclude the rezoning of the site. Where there is a constraint, recommendations have been provided which can be efficiently implemented. Further investigation will be required during the subsequent DA stage.

Traffic

Positive Traffic have prepared a Traffic Impact Assessment (TIA) Report in support of the Planning Proposal. The TIA considers the proposed transport network in the context of the existing surrounding road network and expected travel demands. Positive Traffic can confirm that the proposed road network can accommodate the anticipated future population and traffic generation.

Road network and hierarchy

The draft ILP proposes to build on the east-west road established in the initial Gables rezoning. It will connect Valetta Drive at Gables to Boundary Road, to allow for efficient travel between the West Gables and the broader Gables, and further, ensure that the main intersections along Boundary and Old Pitt Town Road, are accessible.

The upgrade to Boundary Road and Old Pitt Town Road includes the following:

- Capacity improvements to the existing intersections with additional turning lanes and/or increased lane storage
- Intersection treatment upgrades
- Road widening, clearway treatments and condition improvements
- Bus accessible routes and bus stops throughout the West Gables

Public Transport network

The existing transport network includes several bus stops located along Boundary Road, Cataract Road and Old Pitt Town Road. Dwellings within the site will be conveniently located within walking distance to these bus services which will continue to grow in patronage as Gables and NWGA grow.

The internal road network is designed ultimately to accommodate the growth of future public transport operations. This will be achieved by strategically locating bus stops within approximately 400m to dwellings. The upgrades to the road network will ensure that there is capacity to support the future public transport demand and bus routes.

The TIA ultimately confirms that the proposed new roads, intersections, and upgrades will be capable of supporting the anticipated transport growth.

Active transport network

West Gables will deliver a comprehensive active transport network, comprised of both walking and cycling trails. The verges of all the proposed roads will have footpaths, with the sub-arterial roads to have share paths to accommodate both pedestrians and cyclists. A priority has been placed on enabling the riparian corridor to accommodate the active transport network, to enhance the amenity and visual appeal of the network. The network will ultimately provide the missing link between Sundowner Parkway and Bloomsdale Circuit.

Trip generation

Positive Traffic have undertaken traffic modelling for the precinct, in line with the to date assumptions for potential traffic generation contained within the Box Hill/Box Hill Industrial Traffic Impact Report and Box Hill North (Gables) Report. Based on the modelling, the total trip generation for West Gables is expected to be 716 trips in the AM and PM peak periods two-ways. It is estimated that of these 716 trips, 80% (572) would be outbound in the AM peak and 20% (144) would be inbound. The reverse would occur in the evenings.

The anticipated traffic demand is considered acceptable subject to the following package of works being delivered:

- Signalised intersection at Old Pitt Town Road and Boundary Road
- Works towards the upgrading of Boundary Road to collector road status and to accommodate two travel lanes in each direction
- Upgrade of Old Pitt Town Road to accommodate two travel lanes in each direction
- Mount Carmel Road extension would occur by year 2024 prior to occupation of any development within the proposal

Positive Traffic also anticipate that the early development of Gables Town Centres will result in trip containment within the Box Hill North, as a proportion of retail, educational, social and employment related trips (both origins and destinations) will ultimately be contained within Box Hill North.

Aboriginal Heritage

EcoLogical has been engaged to complete an Aboriginal Cultural Heritage Assessment Report (ACHAR) (**Appendix H**) in support of the Planning Proposal. Based on previous local archaeological assessments in the surrounding area, archaeological potential has been identified on lower slopes and terraces near creeks and excavated areas.

An AHMIS search of the site was undertaken on 17 March 2022. The search identified two (2) aboriginal sites located within the study area including a PAD located on a hillcrest along Old Pitt Town Road (PAD 1016-6) and a crest overlooking a dammed drainage line (PAD 1017-6).

During a subsequent archaeological survey undertaken by EcoLogical, the site was found to have undergone moderate to high ground disturbance, primarily due to vegetation clearance and activities associated with its prior market gardening, agricultural and residential use. The two PAD areas were re-identified at 95 and 97 Old Pitt Town Road, situated within the crest landform overlooking a dammed drainage line to the north-east. The other surveyed lots indicated no archaeological potential.

The assessment concluded that the site generally has low archaeological potential due to major ground surface disturbance, with some areas however, considered to have high to moderate potential. The assessment also noted that despite some low surface visibility from dense vegetation, areas of exposure revealed no surface artefacts. It is unknown at this stage what the future impacts to potential Aboriginal objects in these areas would be.

EcoLogical therefore recommends the following:

- Masterplanning should consider avoiding and conserving areas of high archaeological potential identified by this report, as Aboriginal objects are likely present in those areas
- If it is anticipated that future development will impact on areas of high to moderate potential, then further archaeological investigations will need to be conducted prior to the lodgement of DAs
- If Aboriginal objects are identified through future test excavation and Archaeological investigations, then an Aboriginal Cultural Heritage Assessment is required.

Bushfire

Blackash Bushfire Consulting were engaged to complete a Bushfire Strategic Study (**Appendix I**) in support of the rezoning for the site. The study considers the suitability of the Planning Proposal with respect to bushfire risk. The report has been prepared in accordance with the Planning for Bushfire Protection 2019 (PBP) and the Rural Fires Act 1997.

The site is considered bushfire prone land, and further, adjoins areas mapped as bushfire prone to the northwest as shown in **Figure 9** below.

Figure 9 Bushfire Prone Land



Source: Blackash Bushfire Consulting

In accordance with the requirements of the PBP 2019, consideration of bushfire protection measures and principles have been incorporated into the ILP to ensure that future development of the site protects human life and minimises impacts to property from the threat of bushfire. The Bushfire Strategic Study determined that the site is considered a low bushfire risk area due to the following:

- Past and present rural management practices, which have resulted in limited bushfire behaviour potential within or surrounding the site
- Limited vegetation growth, which is contained to low-risk riparian vegetation and areas of grassland

The assessment notes that the Planning Proposal and ILP employs a well-considered design and is appropriate in the context of low bushfire risk. The ILP is also considered appropriate in regards to the aims and objectives of PBP 2019, and that it provides for the protection of life and property whilst considering development potential, site characteristics and environmental protection. The assessment makes the following conclusions:

- **Asset Protection Zones:** The site has sufficient room to provide compliant Asset Protection Zones (APZ) and practical building envelopes for the entire site. An APZ of 12-16m will be provided along Boundary Road as well as the proposed areas of open space throughout the site.

- **Access and Evacuation:** There are existing connections to the arterial and local road networks that service the region. It is capable of servicing the traffic generated by future subdivisions and can also support the evacuation of residents as emergency service response.
- **Emergency Services:** Since the bushfire risk for the site is low, it does not create a potential increase in demand for emergency services. While not considered to be required, the local road network is capable of accommodating the evacuation of residents and concurrently the response of emergency services in the event of a bushfire.
- **Infrastructure:** The site will be serviced by reticulated water which given the low bushfire risk, is considered appropriate for the level of bush fire risk. Future DAs for the site will detail utility provision and how it complies with PBP. No high voltage power lines or gas lines are on the site.
- **Adjoining Land:** The proposed rezoning will have no unacceptable impacts to adjoining land from a bushfire perspective. Bushfire protection measures for the site will be fully self-sufficient and will not pose additional bushfire risk.

In summary, future development facilitated by the proposed rezoning will not pose or be subjected to an unacceptable risk; or provide for 'inappropriate development' outcomes. Small areas of remnant bushland will be retained within the site and along the riparian corridor. While not a significant risk, they will be provided with appropriate APZs as per PBP 2019. The Planning Proposal is consistent with the strategic planning principles of PBP 2019 and allows adequate bushfire protection measures to reduce the residual risk to an appropriate level.

Utilities and Servicing Infrastructure

A Services Infrastructure Assessment has been prepared by Enspire (**Appendix L**). The purpose of the report is to review existing services infrastructure networks and investigate any future infrastructure servicing requirements for the proposed rezoning and future development on the site.

The site can be readily serviced by all essential utilities, including electricity, water, sewer and telecommunications. The proponent is currently liaising with Sydney Water to determine the augmentation works required for potable water.

Similar to Gables, the community will adopt a sustainable and self-sufficient approach to its wastewater servicing. The proposed provider, Altogether Group, already services Gables through its Package Treatment Sewage Plant, which provides servicing for recycled water and pressure sewer. The treatment plant removes waste and then recycles the purified water back into the community for use in laundry, gardens and other green sites across Gables. There is sufficient supply to service the West Gables through an augmentation of the existing treatment plant and installation of new recycled water and pressure sewer mains.

Q10. Has the planning proposal adequately addressed any social and economic effects?

Social Impacts

Urbis have prepared a social infrastructure needs assessment that outlines the positive social impacts of the proposal on the immediate and broader community. In summary:

- Potential to deliver approximately 1,200-1,300 new dwellings to the local housing stock. The proposed concept plan will accommodate a variety of lot typologies and dwellings.
- Increased diversity of housing to meet demographic and cultural change. In particular the provisions of small and large format lots in an area characterised by a variety of social and commercial facilities which are easily accessible.
- The proposal will provide 13.83 hectares of open space which will comprise active open space (playing field), pocket parks and passive open space (linear open space).
- The planning proposal identifies the riparian corridor as a valuable natural asset. The maximisation of its use will provide immense public benefit, particularly through increased recreational, leisure and community building opportunities.

Economic Impacts

Urbis have prepared an Economic Lot Size Analysis that outlines the positive economic impacts of the proposal to the locality and the broader region. In summary, the proposal will have the following economic benefits:

- The proposal will result in direct and indirect jobs during the construction phase of the project.
- Dwelling growth in the Hills Shire is currently inhibited by significant fragmentation that is preventing land from being developed efficiently. By unlocking the site, future subdivision will ensure the site maximises its contribution to housing supply and the local economy.
- The site-specific LEP standards will accelerate the delivery of diverse housing typologies
- The provision of additional housing in the LGA will in turn stimulate investment. The proposal has the potential to raise the profile of the Hills LGA and support a wide range of economic multipliers which would support investment in associated industries.

7.4.4. Section D – Infrastructure

Q11. Is there adequate public infrastructure for the planning proposal?

The West Gables will be supported by a robust provision of public infrastructure. Some of which is to be delivered through a voluntary planning agreement. The proposed and existing public infrastructure in proximity to the site includes:

- Public utilities, including, potable water, wastewater, electricity, telecommunications
- A future public primary school in Gables and a co-located public primary and secondary school on Terry Road, Box Hill
- A Metro Station, general medical services and a public hospital in Rouse Hill
- A suite of local and collector roads and intersections
- Existing public transport networks, including 3 bus routes (Route 643, 740 & 741)
- Pedestrian and cycleway paths
- An integrated Water Cycle Management System
- Active and passive open/recreational space

Further discussions with Council are proposed to identify the further delivery or augmentation of existing infrastructure.

7.4.5. Section E – State and Commonwealth Interests

Q12. What are the views of state and federal public authorities consulted in order to inform the Gateway determination?

The Gateway Determination will advise the public authorities to be consulted as part of the Planning Proposal process. Any issues raised will be incorporated into this Planning Proposal following consultation in the public exhibition period.

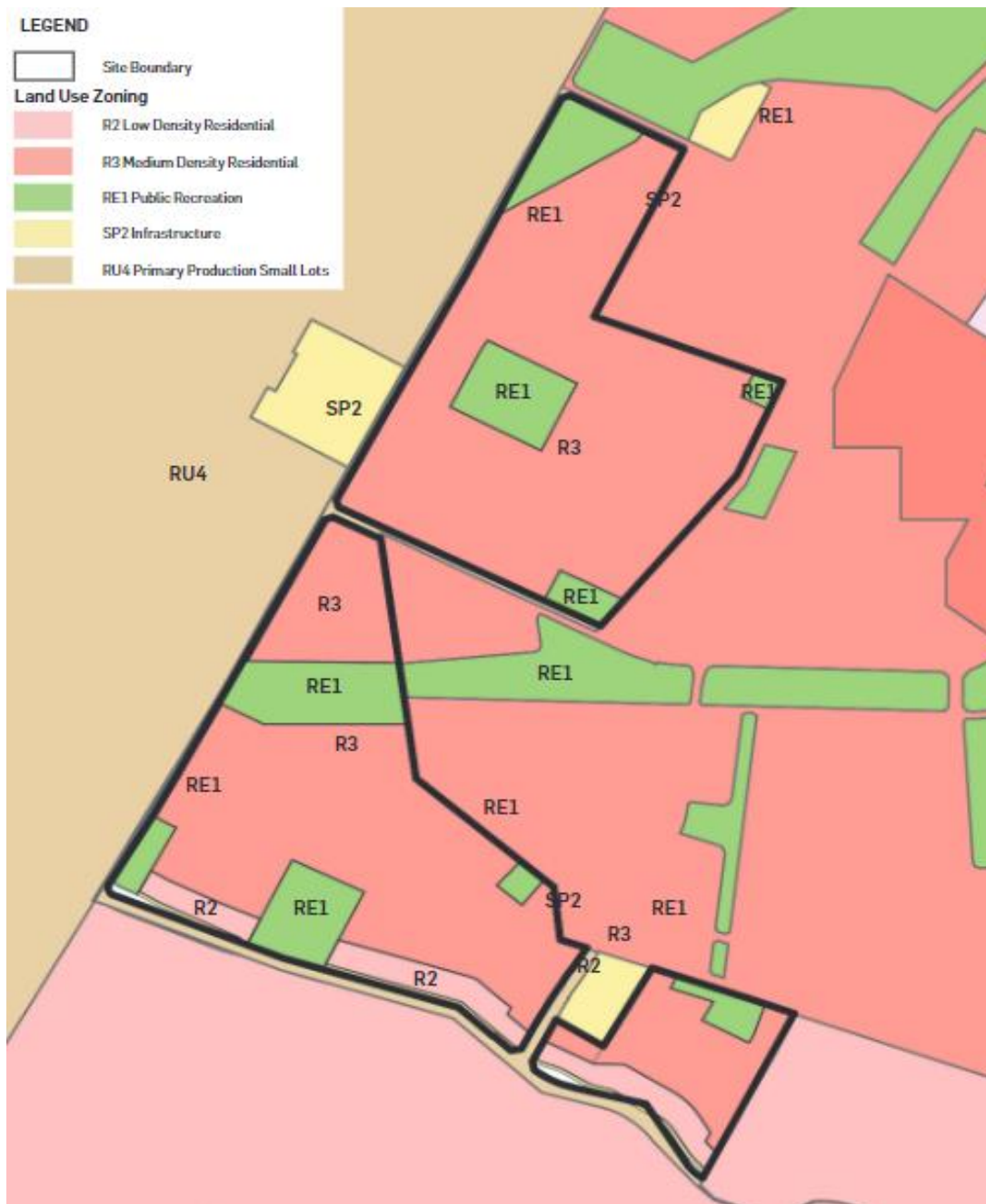
7.5. MAPPING

As outlined in **Section 1.1**, the following maps in the Hills Shire LEP 2019 will require amendments:

- Land Zoning Map
- Minimum Lot Size Map
- Clause Application Map

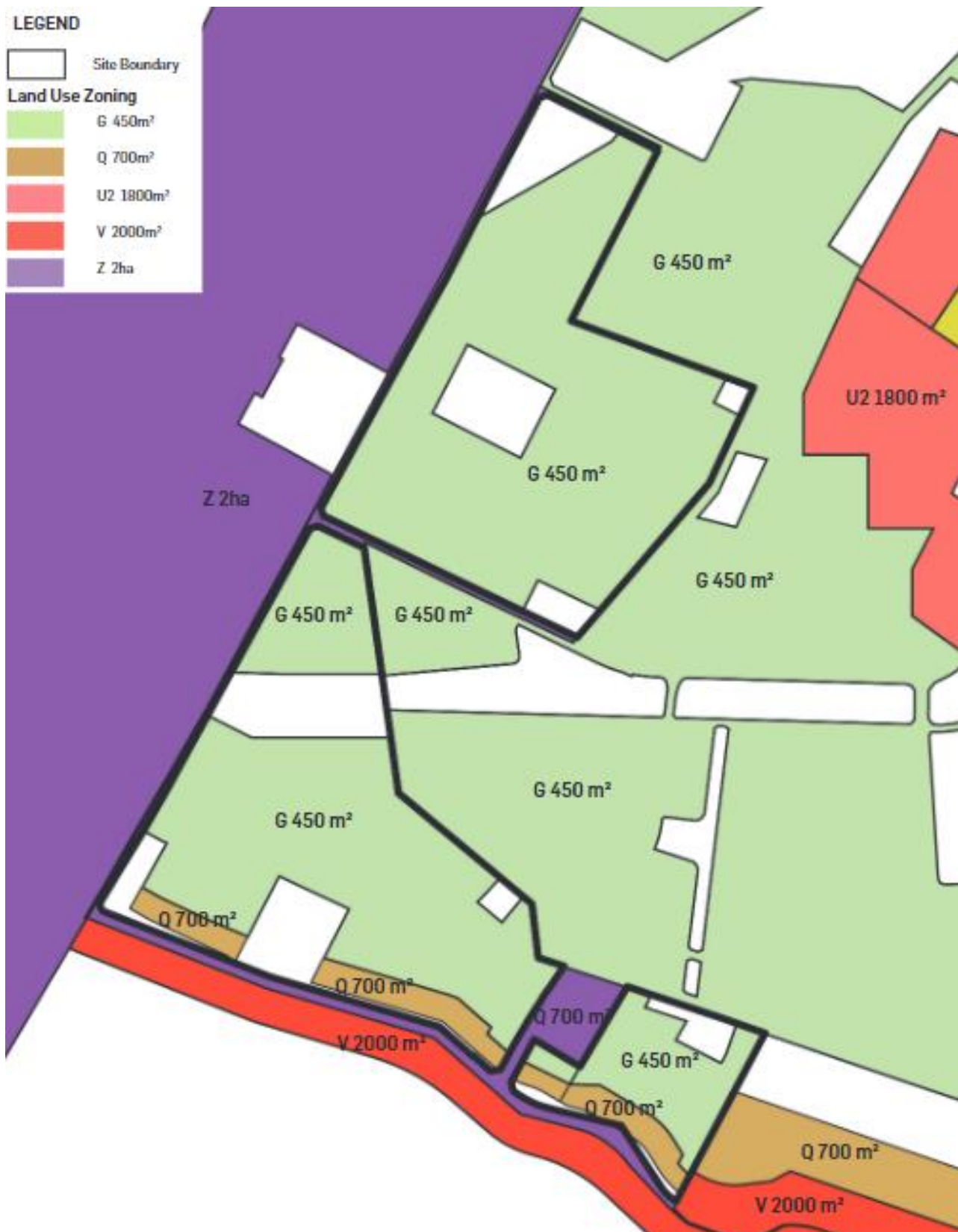
The proposed LEP Maps are included in the Urban Design Report prepared by Urbis (**Appendix A**) and an extract provided at **Figure 10** below.

Figure 10 Proposed mapping



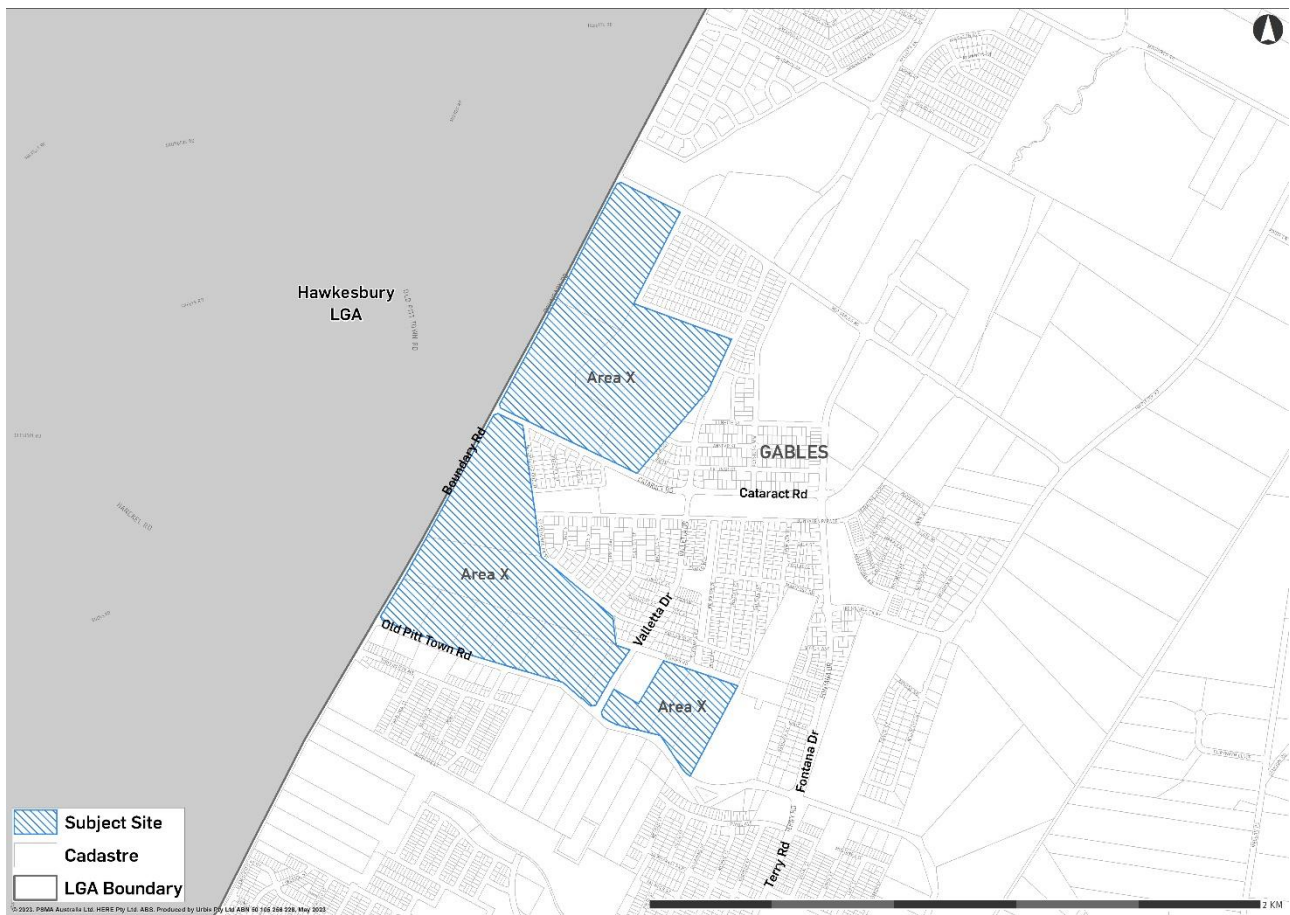
Picture 1 Zoning map

Source: Urbis



Picture 2 Minimum lot size map

Source: Urbis



Picture 3 Clause Application map

Source: Urbis

7.6. PART 5 – COMMUNITY CONSULTATION

Division 3.4 of the EP&A Act requires the relevant planning authority to consult with the community in accordance with the gateway determination. It is anticipated that the amended Planning Proposal will be publicly exhibited for at least 28 days in accordance with DPE Guidelines: *A Guide to Preparing Local Environmental Plans*.

At a minimum, the notification of the public exhibition of the Planning Proposal is expected to involve:

- A public notice in local newspaper(s);
- Notification on the Hills Shire Council website; and
- Written correspondence to owners and occupiers of adjoining and nearby properties and relevant community groups.

In terms of consultation with Council, the proponent has had some informal meetings with Council staff and a formal Pre-Lodgement Meeting prior to the lodgement of this Planning Proposal.

7.7. PART 6 – PROJECT TIMELINE

In accordance with the requirements set out in ‘*LEP Making Guideline September 2022*’, **Table 18** sets out the anticipated project timeline, in order to provide a mechanism to monitor the progress of the Planning Proposal through the plan making process.

Table 18 Project timeline

Stage	Indicative Timeframe
Planning Proposal Submitted to The Hills Shire Council	July 2023
Council endorsement	August 2023
The Hills Shire Council forward Planning Proposal to the NSW Department of Planning, Industry and Environment	October 2023
Gateway Determination	December 2023
Public Exhibition and Consultation	February 2024
Public Hearing (if required)	February 2024
Post Exhibition Review (Consideration of submissions)	March 2024 – May 2024
Submission to the NSW Department of Planning and Environment for finalisation	June 2024
Legal drafting of the proposed LEP amendments	August 2024
Gazettal and Notification	September 2024
Total	15 months

8. CONCLUSION

The planning proposal seeks to deliver a natural extension to Gables, that will function as a community in its own right, comprised of 1,200 – 1,300 homes, on a 78 hectare site.

The Planning Proposal seeks to achieve this vision by amending the planning controls that apply to the site under the HLEP 2019 as follows:

- Rezone the site from RU6 Transition Zone to the following mix of land use zones:
 - R2 Low Density Residential
 - R3 Medium Density Residential
 - RE1 Public Recreation
- Amend the HLEP Minimum Lot Size Map applicable to the proposed residential land to 450sqm and 700sqm.
- Insert a new site-specific Additional Local provision clause under Part 7 that:
 - Enables the delivery of lots in between 300m² and 450m² by submitting a Building Envelope Plan
 - Enables the delivery of lots equal to or greater than 225m² through the 'Integrated Development Application Pathway'.
 - Sets a maximum dwelling cap for the site

The purpose of the Planning Proposal is to build and extend upon Gables in a natural and logical way, and further, create a new community on a site that is strategically located in proximity to the NWGA and established growth.

The Planning Proposal will enable to delivery of a new community that is supported by housing choice and affordability, and a sustainable transport network that integrates the site with the adjoining roads and networks, and the broader region.

The West Gables will be a thriving and connected community where residents live in healthy and walkable neighbourhoods served by well-serviced active and passive open space and parks, co-located with riparian and biodiversity corridors.

A key and fundamental aspect to this Planning Proposal is to unlock the remainder of Gables, particularly through the site-specific LEP standards and DCP planning framework that will enable the efficient and orderly delivering of more diverse and affordably priced housing.

Another priority of this proposal is its integration with Gables. The ILP has been designed so that the proposed layout, transport network, open space and environmental networks, are fully integrated with Gables.

Further work and collaboration with Council is required to be undertaken to prepare a reasonable and equitable infrastructure delivery framework for the site, including the formalisation of a planning agreement.

The Planning Proposal request has been prepared in accordance with DPE guidelines and is considered appropriate as it has significant strategic and site-specific merit as set out in the Planning Proposal report.

Accordingly, it is **recommended** the Planning Proposal is endorsed by Council to enable a gateway determination by the Department of Planning and Environment.

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All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

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This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

APPENDIX A

URBAN DESIGN REPORT AND INDICATIVE LAYOUT PLAN

APPENDIX B

APPLICATION FORM AND OWNERS CONSENT

APPENDIX C

BCAR REPORT

APPENDIX D

WATER CYCLE MANAGEMENT AND FLOOD MANAGEMENT STRATEGY

APPENDIX E

PRELIMINIARY SITE INVESTIGATION

APPENDIX F

GEOTECHNICAL DESKTOP STUDY

APPENDIX G

TRAFFIC IMPACT ASSESSMENT

APPENDIX H

ABORIGINAL HERITAGE ARCHAEOLOGICAL ASSESSMENT

APPENDIX I

BUSHFIRE STRATEGIC STUDY

APPENDIX J

GABLES SERVICES INFRASTRUCTURE PLAN

APPENDIX K

SOCIAL INFRASTRUCTURE NEEDS ASSESSMENT

APPENDIX L

ECONOMIC LOT SIZE ANALYSIS

APPENDIX M

BOX HILL NORTH DCP

APPENDIX N

PRELODGE MENT LETTER

APPENDIX O

INFRASTRUCTUE DELIVERY PLAN