



URBIS

WEST GABLES PRECINCT REZONING URBAN DESIGN REPORT

PREPARED FOR

STOCKLAND & ALLAM PROPERTY GROUP

27 JUNE 2023

FINAL

Urbis acknowledges the traditional country of the Dharug people. We recognise and respect their cultural heritage, beliefs and continuing relationship with the land, and pay our respect to their Elders, both past and present.

The project development team of West Gables, including Stockland and Allam Property Group, recognises the recent release of the *Draft Connecting with Country Framework* by Government Architect NSW (GANSW). The draft framework has been developed in close collaboration with senior knowledge holders from the Indigenous communities.

The draft framework aims to guide project teams to gain better understanding of, and to better support, a strong and vibrant Aboriginal culture in our built environment through place-led design approaches.

DESIGNING WITH COUNTRY

CONNECTING WITH COUNTRY

The First Nations Strategy is a statement of the West Gables proponent group's commitment to building meaningful and sustainable relationships with the Darug people and the broader First Nations community. The Strategy details the project's engagement approach and ways in which the proponent group will work alongside the Darug community through The West Gables project.

The Strategy will be developed over a series of workshops with the Darug representatives and The West Gables team to ensure that it is reflective of the aspirations of all stakeholders associated with the project. It's anticipated that this process can be aligned with the Designing with Country / Cultural Overlay workshop series to enable both processes to be completed on a similar timeframe.

Key features of the Darug First Nations Strategy include:

- Early-stage community consultation and engagement to build a strong awareness of the project and ensure community have opportunities to reconnect to the West Gables site
- A detailed monitoring and tracking process that ensures that project staff are meeting their targets and milestones set against the FNEF
- Guidance on the establishment of a First Nations Working Group that is comprised of Traditional Custodians, knowledge holders and leaders from the local community.

The First Nations Strategy will be the foundational strategic document developed for West Gables as it will act as a key driver for the Darug community's aspirations throughout the life of the project.



EXECUTIVE SUMMARY

PROJECT BACKGROUND

A COLLABORATIVE APPROACH TO PRECINCT PLANNING

Stockland and Allam Property Group (the Proponents) engaged Urbis and technical consultant team in March 2022 to prepare a planning proposal in support of a proposed amendment to the Hills Shire Local Environmental Plan suburb of Gables.

The Proponents and the project development team have worked closely with Hills Shire City Council to prepare a Draft Master Plan for the site, consistent with the adjacent Gables suburb and informed by a collective vision and design strategies, to ensure a resilient environment is created within the subject landholding.

The following technical consultant team were involved in this process:

- Urban Design Report and Draft Master Plan by Urbis
- Landscape Master Plan Report By Urbis
- Survey Plan by RPS Group
- Civil Engineering (Stormwater / Utilities) by Enspire
- Flood Modelling by Northrop
- Traffic and transport by Positive Traffic
- Geotechnical / Contamination by JBS & G
- Biodiversity and Riparian Assessment by Ecological Australia
- Heritage (Aboriginal) Assessment by Ecological Australia
- Social Infrastructure and Open Space Assessment by Urbis
- Bushfire Assessment by Blackash Bushfire Consulting
- Planning Report by Urbis

AN OVERVIEW OF THE VISION AND OVERARCHING DESIGN PRINCIPLES

The initial urban design investigations focused on the analysis of the key place characteristics and surrounding context to establish the existing and desired future characteristics of the site.

Through our detailed context analysis, we captured the key opportunities and constraints of the site, which informed the design principles and development options. In identifying the future development potential of the site, we have undertaken a place-based approach by considering the existing and established context i.e. roads and open space networks, managing interfaces with surrounding areas, and carefully considered response to residential density to achieve housing diversity.

The outcome of the masterplan is an Indicative Layout Plan (ILP), consistent with the outcome of the surrounding growth area precincts.

The proposed Master Plan is guided by the following four design principles:

INTEGRATION WITH GREEN AND BLUE

Reinforcing the blue-green grid along existing waterways, whilst promoting a healthier, liveable, and sustainable environments for future communities.

RESPOND TO THE LANDFORM AND VIEWS

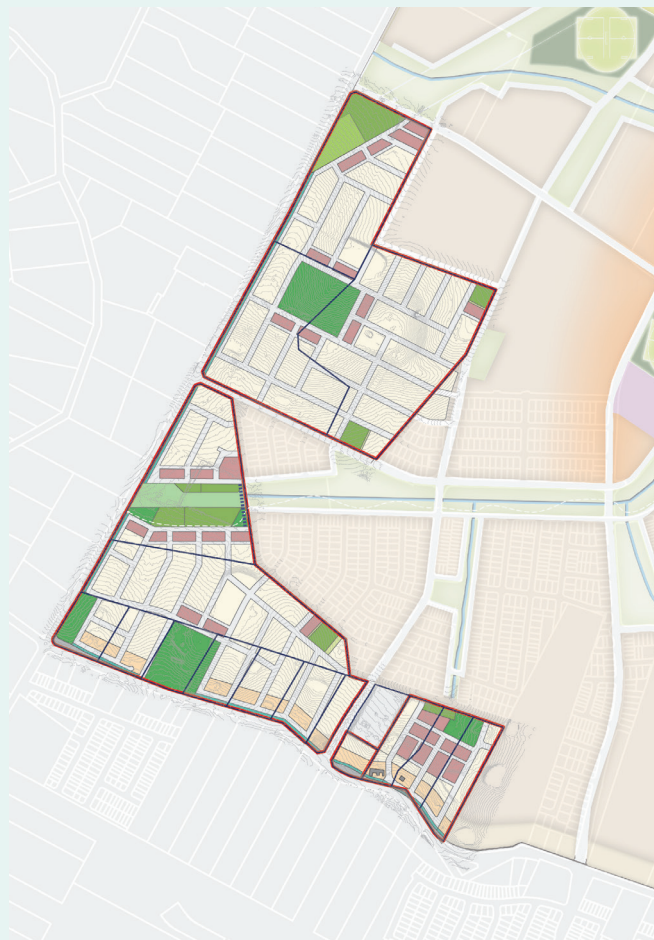
Responding to the natural topography, landform and the existing open views to the surrounding context particularly to the north and east.

CONNECTED AND ACCESSIBLE

Enhancing 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.

HOUSING DIVERSITY AND CHOICE

Catering to a variety of household types and needs by offering housing diversity and choice.



INTRODUCTION

Stockland and Allam Property Group engaged Urbis and a technical consultant team in March 2022 to prepare a detailed masterplan to inform the preparation of a planning proposal (to be lodged with The Hills Shire Council) for the rezoning of an 78.01 hectare parcel of land that immediately adjoins the developing suburb of Gables. Stockland and Allam Property Group, and the project development team have worked closely with The Hills Shire Council to prepare a Draft Master Plan for the site , informed by a collective vision and design strategies.

The Draft Master Plan informs the proposed amendments to The Hills Local Environmental Plan 2019 (i.e. zones, minimum lot size, etc), and Box Hill North Development Control Plan.

© Urbis 2022

This publication is subject to copyright. Except as permitted under the Copyright Act 1968, no part of it may in any form or by any means (electronic, mechanical, photocopying, recording or otherwise) be reproduced, stored in a retrieval system or transmitted without prior written permission. Enquiries should be addressed to the publishers.

URBIS.COM.AU

PURPOSE OF THIS REPORT

The purpose of this report is to outline the master planning process for the site and provide the design rationale for the planning proposal.

The Master Plan proposes future land uses, infrastructure services, and development objectives for the site, in response to the strategic planning context, technical studies, and inputs from stakeholders.

This report has been informed by the following investigations and analysis:

- Aboriginal cultural heritage
- Traffic and transport
- Topography and views
- Geotechnical and contamination
- Ecology and bushfire
- Flooding and stormwater
- Social infrastructure
- Infrastructure and Services
- Urban planning requirements

This report is structured into three parts:

▪ **Part A: Urban Context Analysis**

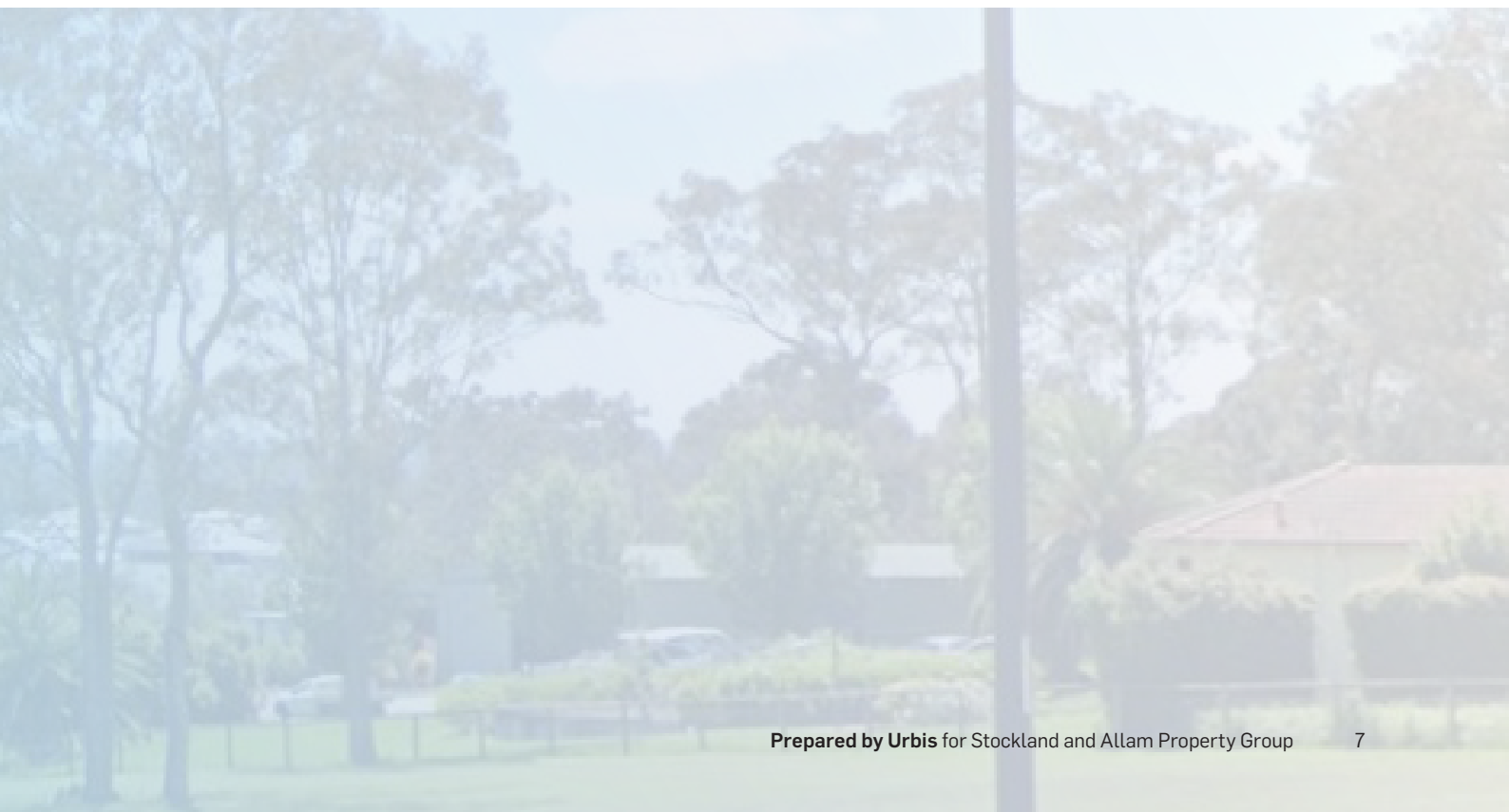
Collates the key findings from the technical studies into a series of site opportunities and constraints maps, with the aim to identify a developable land area for the site.

▪ **Part B: Indicative Master Plan**

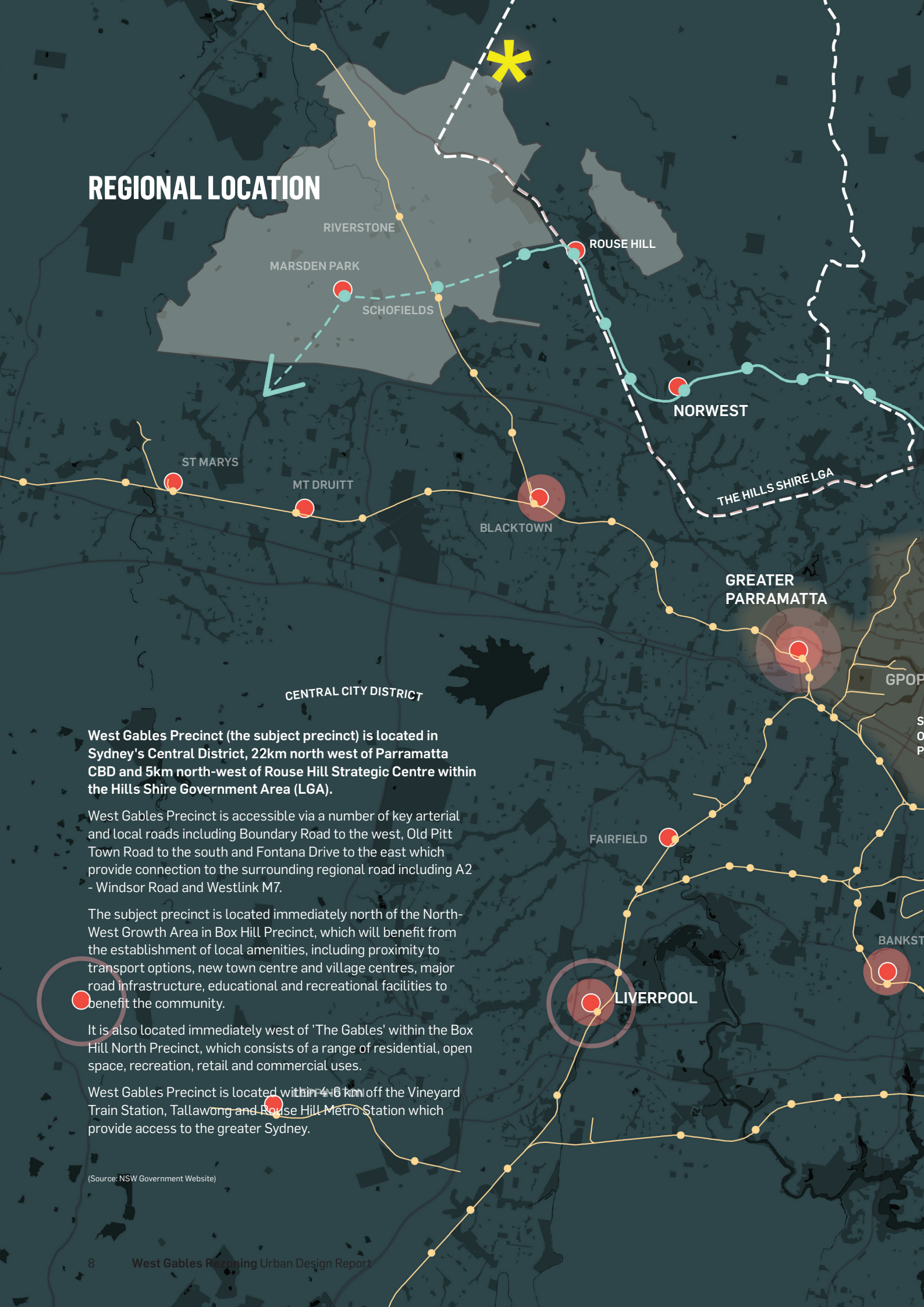
Provides an overview of the vision and key outcomes of the Master Plan as a series of layered strategies.

▪ **Part C: Proposed LEP Amendments**

Provides an overview of the proposed changes to The Hills Local Environmental Plan (LEP) 2019.



REGIONAL LOCATION



West Gables Precinct (the subject precinct) is located in Sydney's Central District, 22km north west of Parramatta CBD and 5km north-west of Rouse Hill Strategic Centre within the Hills Shire Government Area (LGA).

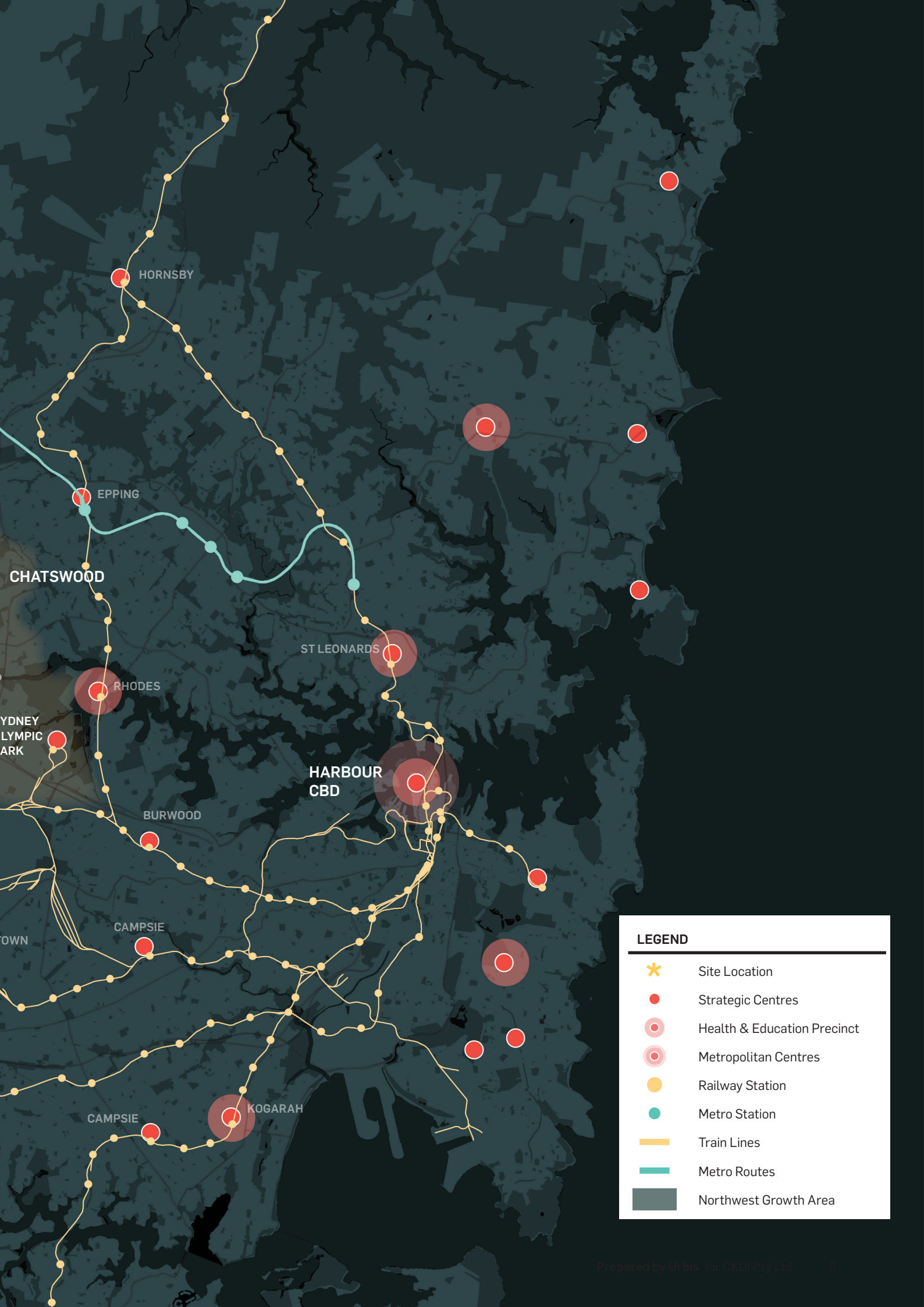
West Gables Precinct is accessible via a number of key arterial and local roads including Boundary Road to the west, Old Pitt Town Road to the south and Fontana Drive to the east which provide connection to the surrounding regional road including A2 - Windsor Road and Westlink M7.

The subject precinct is located immediately north of the North-West Growth Area in Box Hill Precinct, which will benefit from the establishment of local amenities, including proximity to transport options, new town centre and village centres, major road infrastructure, educational and recreational facilities to benefit the community.










It is also located immediately west of 'The Gables' within the Box Hill North Precinct, which consists of a range of residential, open space, recreation, retail and commercial uses.

West Gables Precinct is located within 4-6 km off the Vineyard Train Station, Tallawong and Rouse Hill Metro Station which provide access to the greater Sydney.

(Source: NSW Government Website)



LEGEND

-  Site Location
-  Strategic Centres
-  Health & Education Precinct
-  Metropolitan Centres
-  Railway Station
-  Metro Station
-  Train Lines
-  Metro Routes
-  Northwest Growth Area

SITE DESCRIPTION

SITE DESCRIPTION

The site is approximately 78 ha in area, made up of multiple lots, which are represented by the proponent group under separate arrangements. For ease of reference this report refers these lots as Sites 1-3. The site is located on the south-western edge of the 'The Gables', within the Box Hill North Precinct.

The subject site is legally described as:

- Site 1 :
 - Lot 11 DP 593517
 - Lot 20 DP 255616
 - Lot 19 DP 255616
- Site 2
 - Lots 13 & 14 DP 255616
 - Lot 12 DP 1157044
 - Lots 2, 3, 4, 5, 6 DP 39157
 - Lot 2 DP 1213569
- Site 3
 - Lots 20 and 21 in DP 609902
 - Lot 10A DP 39157

Site 1 is bound by:

- Red Gables Road to the north, Boundary Road to the west and Cataract Road to the south;
- Existing and future development comprising primarily residential uses to the east;
- Existing rural and farming zoned lands to the west.

Site 2 is bound by:

- Cataract Road to the north, Boundary Road to the west and Old Pitt Town Road to the south;
- Existing and future development comprising of primarily residential uses to the south and north-east;

- Existing rural and farming zoned lands to the west.

Site 3 is bound by:

- Triumph Road to the north, and Old Pitt Town Road to the south;
- Existing and future development comprising primarily residential uses to the north and south.

LAND FORM CHARACTERISTICS

The subject site consists mainly of cleared land, farm dams, remnant native vegetation, exotic vegetation and built structures.

Site 1 has a ridgeline running east-west from Boundary Road through the heart of the site at a height of RL 65m which gradually falls to the edges of the site at a height of RL 40m.

Sites 2 and 3 are situated on sloping land, which falls away from the southern edges of Old Town Pitt Road at RL 64m to the lowest point near Cataract Road at RL45m.

IMMEDIATE CONTEXT

The site's western edge interfaces with predominantly rural and agricultural uses, whilst the southern edge interfaces with predominantly large residential lots as per the Box Hill Precinct Plan (2012)¹. The Northern and Eastern edges of the sites interface existing and future residential development and a series of creek lines and open spaces.

1. Source: <https://www.planning.nsw.gov.au/-/media/Files/DPE/Plans-and-policies/box-hill-and-box-hill-industrial-precinct-plan-post-exhibitions-planning-report--2012-12.pdf?la=en>



1. View from Boundary Road



2. View from Cataract Road



3. View from Old Pitt Town Road



4. View from Valletta Drive



Figure 1 Site Context Map

CONTENTS

EXECUTIVE SUMMARY

INTRO

PART A:

URBAN CONTEXT ANALYSIS

A.1	LOCAL CONTEXT	14
A.2	INDIGENOUS AND EUROPEAN HERITAGE	16
A.3	LANDSCAPE FEATURES	18
A.4	LANDFORM AND TOPOGRAPHY	20
A.5	VIEW CORRIDORS	22
A.6	ROADS AND PUBLIC TRANSPORT	24
A.7	SURROUNDING USES	26
A.8	BIODIVERSITY ASSESSMENT	28
A.9	BUSHFIRE ASSESSMENT	30
A.10	FLOODING AND STORMWATER MANAGEMENT	32
A.11	SOCIAL INFRASTRUCTURE	34
A.12	INFRASTRUCTURE AND SERVICES	36

B.8	OPEN SPACE NETWORK STRATEGY	52
B.9	BIODIVERSITY STRATEGY	60
B.10	BUSHFIRE STRATEGY	62
B.11	HOUSING DIVERSITY STRATEGY	64

PART C:

PROPOSED LEP AMENDMENTS

C.1	PROPOSED ZONING	70
C.2	PROPOSED MINIMUM LOT SIZE	71

PART B:

STRUCTURE PLAN AND LAYERED STRATEGIES

B.1	VISION STATEMENT	39
B.2	DESIGN PRINCIPLES	40
B.3	FINAL MASTERPLAN	42
B.4	LAND USE STRATEGY	44
B.5	ACCESS AND MOVEMENT NETWORK STRATEGY	46
B.6	STREET SECTIONS	48
B.7	WATER SENSITIVE URBAN DESIGN STRATEGY	50



PART A: **URBAN CONTEXT ANALYSIS**

KEY OPPORTUNITIES AND CONSTRAINTS

A.1 LOCAL CONTEXT

The site is located in the suburb of Box Hill North. It is currently characterised by rural land with sparse vegetation scattered throughout the site. Surrounding development includes new residential, retail and business premises in the Box Hill and Gables precincts.

The Gables Precinct

Located within the Box Hill North Precinct, the Gables is a residential-led mixed use development that is one of the largest master planned communities in The Hills District. It is planned to accommodate a primary school, two sports fields, a 5.5Ha town centre and a lake central to the development.

The West Gables is within a 1km walkable catchment to these local amenities, and the integrated shared path network provides key infrastructure to support an active, healthy and connected community.

Sites 1 to 3 primarily sit abutting 1-2 storey detached dwellings, however some sites interface with key open spaces, creek lines and other site features that will be considered in the design response.

It is important to note that Site 1 has an existing transgrid pylon dissecting the north of the site which would suggest an easement would be required.

Box Hill Precinct












The Box Hill Precinct lies immediately south of Old Pitt Town Road. The south of Sites 2 and 3 interface with larger rural lots that are typically 1000-2000m². An appropriate design response should be considered to maintain the character of Old Pitt Town Road and this sensitive rural interface.

Terry Road provides direct access to the heart of the planned future development of Box Hill. Approximately 1km further south towards Windsor Road, Terry Road connects to the Box Hill Industrial Precinct providing access to local services and job opportunities for local residents from the surrounding neighbourhood.

KEY CONSIDERATIONS

- The site is considered as an integrated part of Box Hill and Box Hill North Precincts.
- Convenient access and proximity to the surrounding precincts provides an opportunity for the future development of the site to take advantage of the high level of amenity within the neighbouring precinct to benefit the future residents.
- Key local roads and connections are critical to provide access from the subject site to the surroundings.

LEGEND

	Site Boundary
	Open Space Interface
	Large Lot Residential Interface
	Conventional Residential Interface
	Easement
	Potential Easement
	Potential Riparian Corridor
	Box Hill North Shared Path Network
	Box Hill North Precinct Boundary
	Box Hill Industrial Precinct Boundary
	2-3 Radius in KM

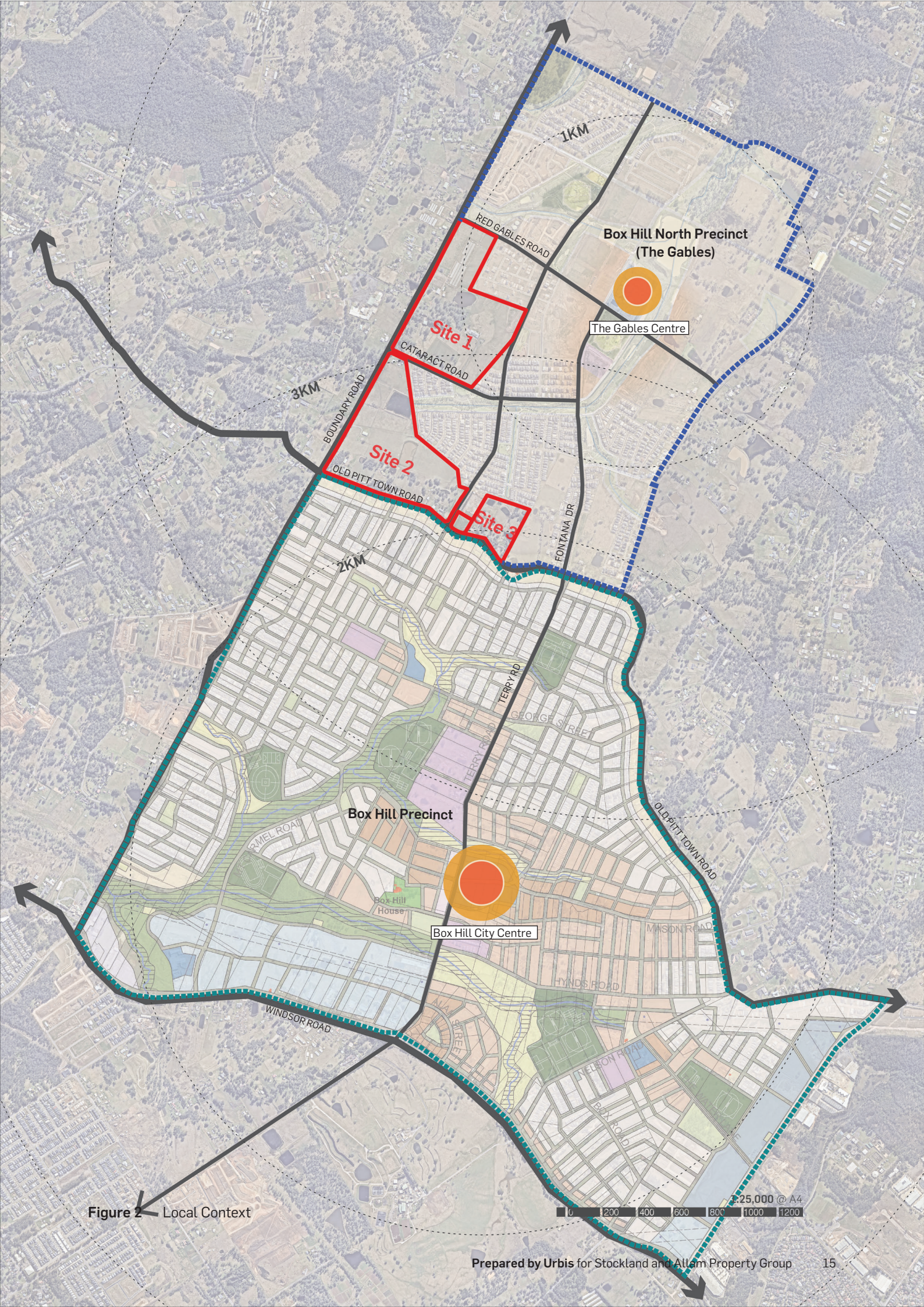


Figure 2 Local Context

A.2 INDIGENOUS AND EUROPEAN HERITAGE

Aboriginal Heritage

EcoLogical Australia has been engaged to complete an Aboriginal Heritage Cultural Assessment (PACHA) (Appended to the Planning Proposal Report) to support the planning proposal. No aboriginal objects were identified during the archaeological survey. Within the areas of low disturbance, two previously registered PADS, AHIMS ID 45-5-4077 and AHIMS ID 45-5-4078, were re-identified during the survey.

Most of the study area was found to have undergone moderate to high ground disturbance primarily due to vegetation clearance, agricultural and residential use. The assessment found the proposed impacts to Aboriginal objects is unknown, however areas assessed as having high to moderate potential to contain Aboriginal objects will likely be impacted by future development.

Due to the intensive market gardening and agricultural activities, the assessment notes there is low archaeological potential due to the major ground surface disturbance. It concludes most of the study area has low surface visibility resulting from dense vegetation, but in areas of exposure reveal no surface artefacts found.

European Heritage

There is no evidence of any European Heritage on site.

KEY CONSIDERATIONS

- The site is not identified within the land application area of the State Environmental Planning Policy (Aboriginal Land) 2019.
- Densely vegetated areas have been assessed as having high to moderate potential to contain Aboriginal objects which will likely be impacted by future development.

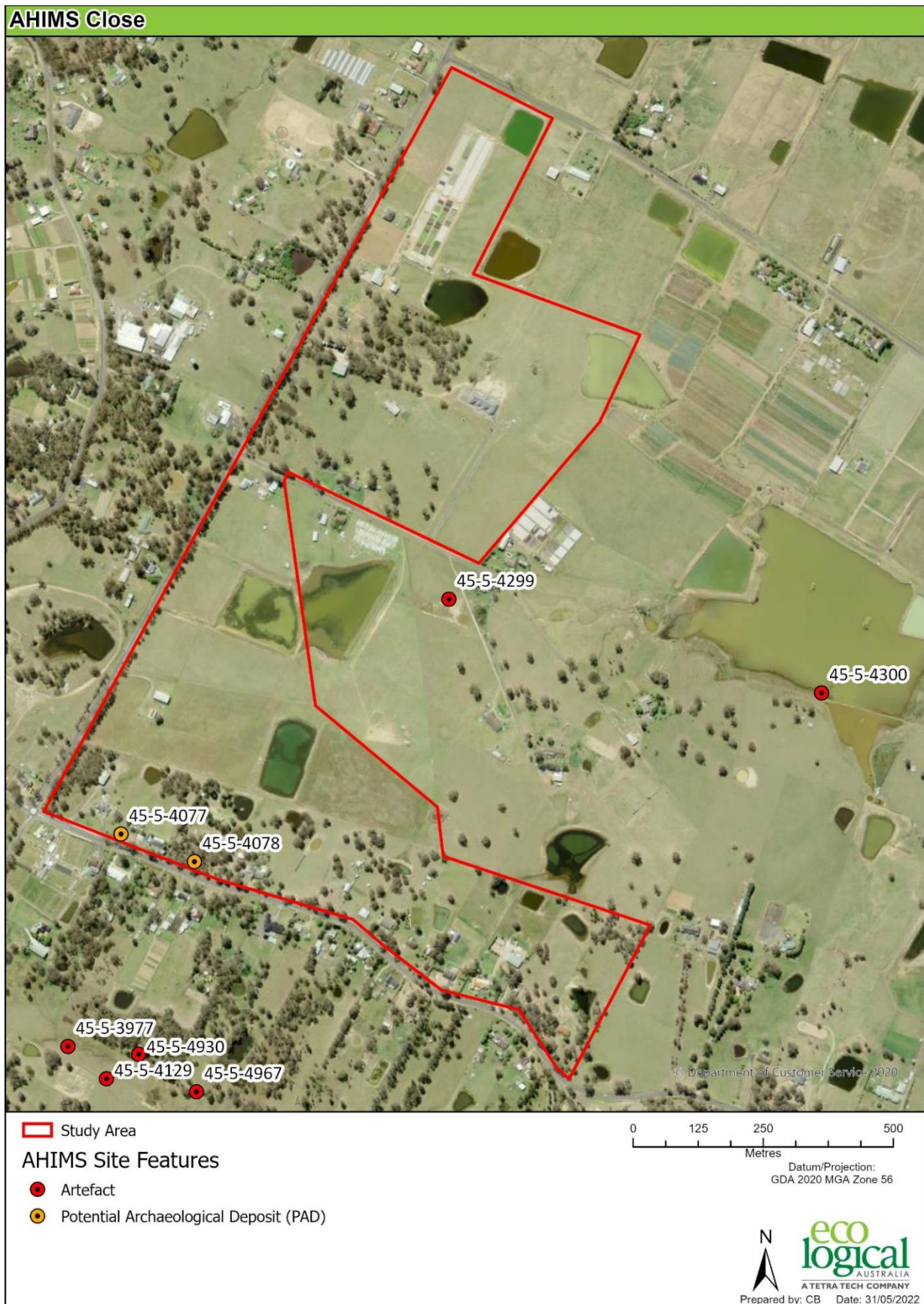


Figure 3 Aboriginal Heritage Mapping(Source: Eco Logical)

A.3 LANDSCAPE FEATURES

Landscape Character

Historically the site was primarily used for agricultural uses with potentially contaminating activities. The sites consist of open paddocks, a riparian corridor, various pockets of existing vegetation and scattered bushland, and rows of trees along the western and souther boundaries of the site.

Green and Blue Grids

There are 4 large dams that reside across the subject sites along with several smaller water bodies which are largely visible from Old Pitt Town Road and Boundary Road.

A riparian corridor intersects Site 2 which runs east-west. An appropriate setback between the riparian corridor and any development will be required.

The remnant vegetation and bushland are varying in ecological value . They should be retained where practical to support existing local habitats and further enhance biodiversity value and character of the future development.








Easements

TransGrid 330kV transmission line traverses the northern-most part of Site 1. Restrictions are imposed on the land within the TransGrid easement. All works within and surrounding the easement will be subject to review by Transgrid.

KEY CONSIDERATIONS

- Leverage the presence of the creek traversing across the core of Site 2 by expanding views towards this unique landscape feature.
- Retain the existing vegetation that is of significant value and integrate into the proposed green open space where feasible.
- Respond to the required easement and development setbacks to the existing transmission line.
- Provide sensitive design response along the riparian corridor interface.

LEGEND

	Site Boundary
	Existing Vegetation/trees
	Major Water bodies
	Water bodies
	Riparian Corridors
	Easement
	Potential Easement

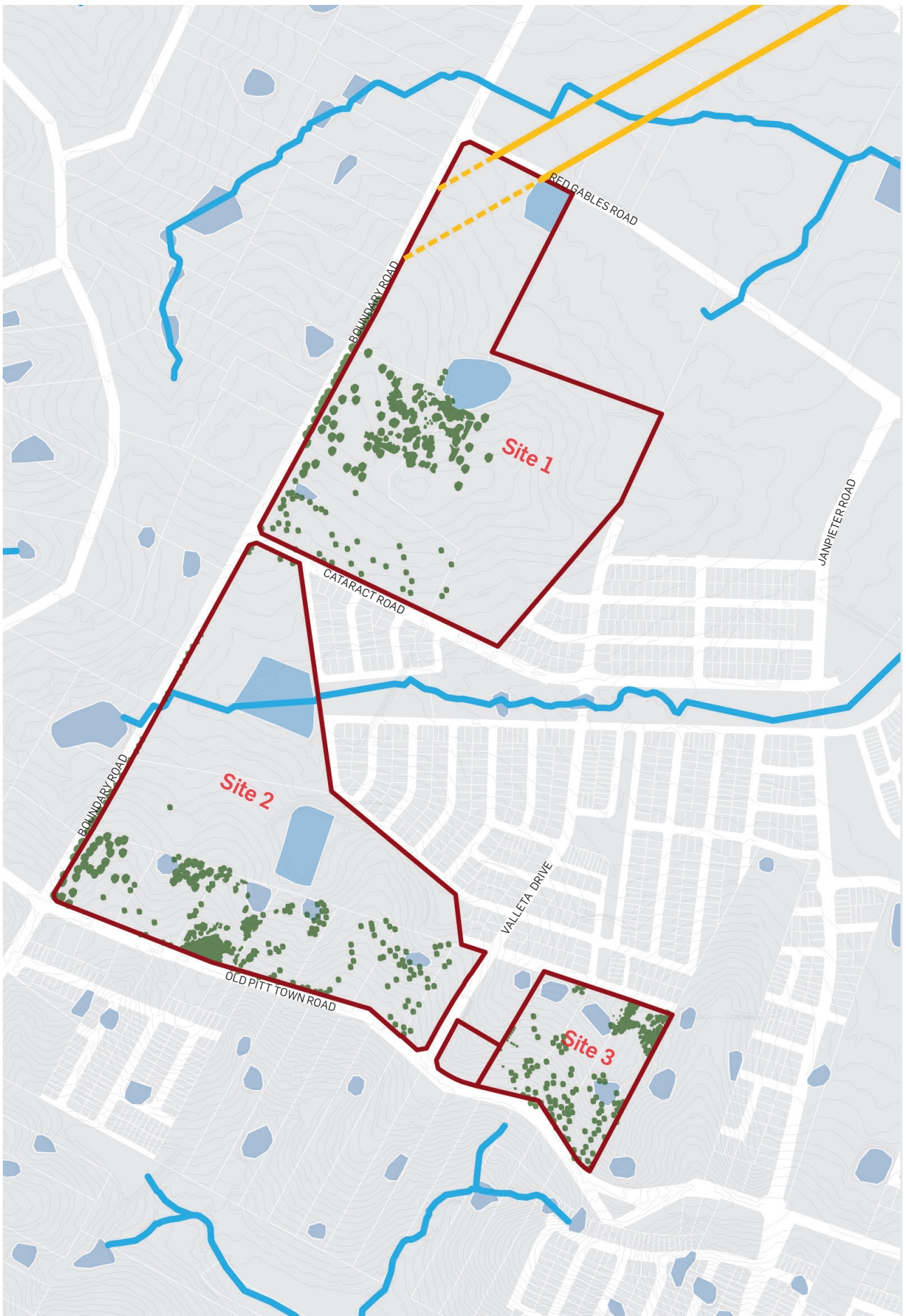


Figure 4 Landscape features



A.4 LANDFORM AND TOPOGRAPHY

West Gables precinct features two prominent east-west ridgelines.

The first high point runs east-west from Boundary Road through the heart of Site 1 at RL 64.0m. This hilltop slopes gradually down to the edges of Site 1 to varying elevations between RL 42-46m.






The south-eastern and eastern edges of Site 1 has the steepest terrain, with an average slope of 12.2 %, i.e. a 22m fall over a distance of 180m.

Old Pitt Town Road is the second high point along the southern periphery of Sites 2 and 3 at approximately RL 62.0 m. From this ridgeline, the topography gradually falls to the lowest point on Site 2, along the southern side of Cataract Road (RL 38.0 m). Site 3 falls at a slightly steeper gradient with an average slope of 8.7% i.e. a 20m fall across a distance of 230m.

KEY CONSIDERATIONS

- Maximise views from key vantage points along Old Pitt Town Road and the hilltop running east-west through Site.
- Co-locating open space within Site 1 hilltop to enhance wayfinding and legibility.
- Co-locating open space within Sites 2-3 low points with flatter terrain.

LEGEND

	Site Boundary
Elevation	
	Highest Lowest
	Ridgelines
	High Points
	Low Points

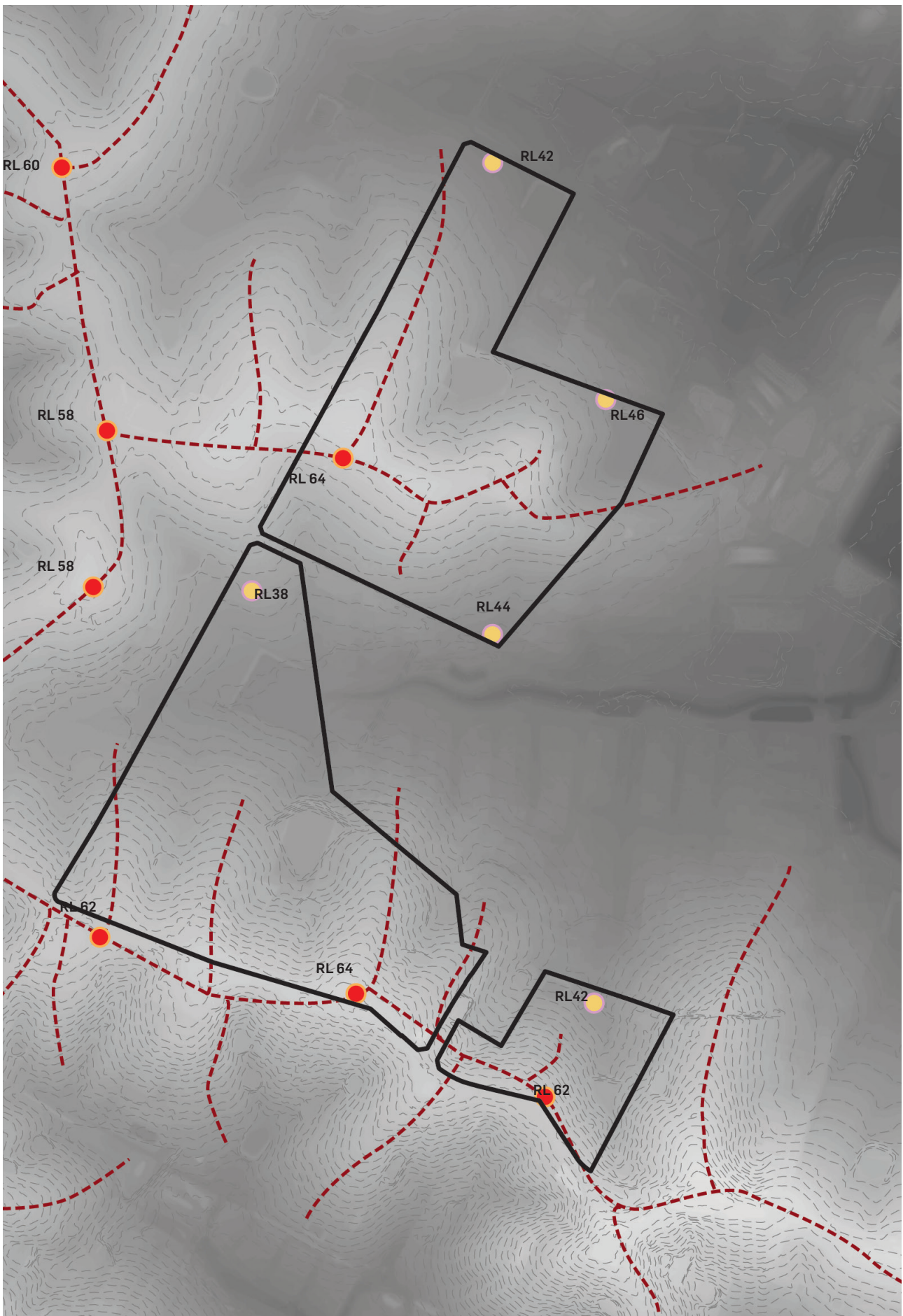


Figure 5 Landform and Topography



A.5 VIEW CORRIDORS

There are two prominent high points within West Gables, as follows:

The Northern Ridgeline - the first vantage point

Views 1-2 provide an outlook up towards the first high point where the ridgeline runs east-west from Boundary Road through the heart of Site 1.

View 3 along Boundary Road shows the prominence of the hilltop and views from this ridgeline out to the east across the whole of the Box Hill North Precinct, including 'The Gables' development.

Old Pitt Town Road - the second vantage point

The southern boundary of the precinct offers a vast view out to the North. Views of the The Gables, creeks and the existing water bodies can be seen from Old Pitt Town Road (Views 4-6).

Preserving and maximising these view corridors should be an integral part of the design response.

KEY CONSIDERATIONS

- Preserve and maximise view corridors through a responsive street network.
- Expand views to key landscape features including creeklines, hilltops and areas of significant vegetation
- Co-location of open spaces along view corridors.



View 01



View 02



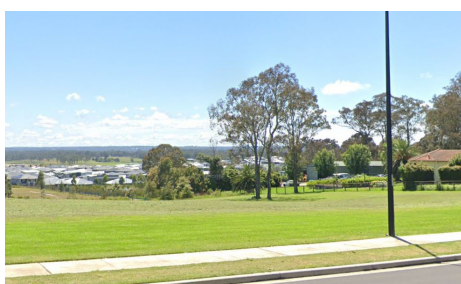
View 03



View 04



View 05



View 06

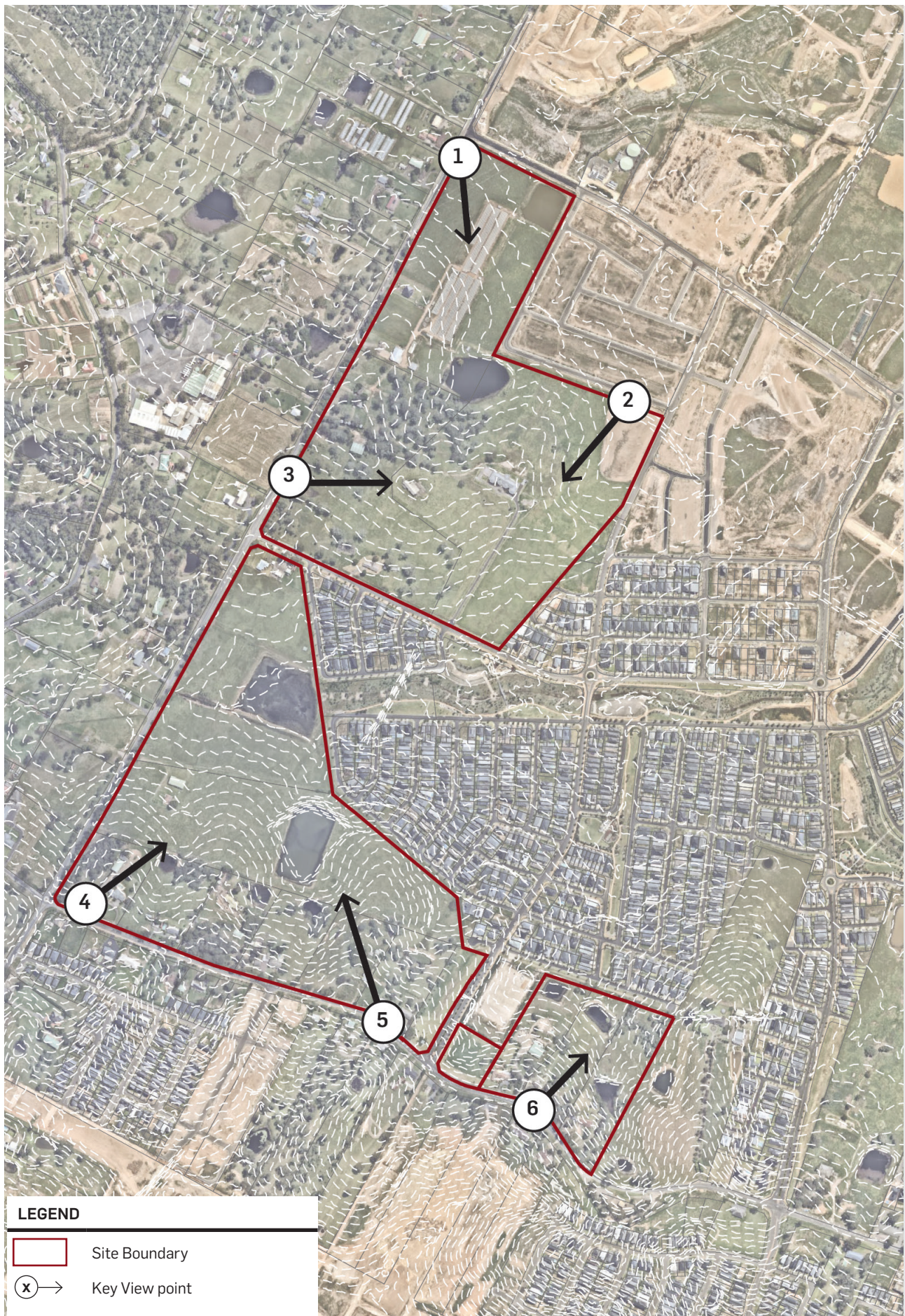


Figure 6 View Corridors

A.6 ROADS AND PUBLIC TRANSPORT

Road Hierarchy

The site is well-served by an existing street network with two key primary roads providing direct connections to the wider region.

- Boundary Road along the Western edge of site, connecting to Windsor Road (A2) to the south and Cattai Ridge Road to the north.
- Old Pitt Town Road along the south of site connecting to Rouse Hill and the future Box Hill Industrial Precinct in the south-west.

There are three secondary collector streets which serve the local area providing key internal circulation.

- Valletta Drive running north-south connecting 'The West Gables' and 'The Gables' to Old Pitt Town Road and Red Gables Road.
- Cataract Road running East-West through the site connecting from Boundary Road to 'The Gables' development in the east.

Access to the site

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

Public Transport

The area is serviced by two bus routes that run along Boundary Road and Old Pitt Town Road/Fontana Drive intersection to Rouse Hill station (Service 643) and Riverstone station (Service 741).

The site is located within 4-6 km off the Vineyard Train Station Tallawong and Rouse Hill Metro Station which provide access to the greater Sydney.

Creek Crossing

The undulating topography and existing waterways provide a unique landscape offering for the site. However the presence of these east-west creeks create a barrier in the site permeability, particularly for north-south connectivity.

There are no existing crossing points over the creek line.










Major Intersections and Future Upgrades

Intersection upgrade and road widening are proposed to Boundary Road and Old Pitt Town Road. This would support the future community within the site by increasing road capacity and improving travel time reliability and efficiency.

KEY DIRECTIONS

- Accessibility to the wider area through primary roads surrounding the site.
- Limited vehicular connections off Boundary Road and Old Town Pitt Road.
- Reinforce connectivity to the adjoining local street networks within The Gables development.
- Provide a network of shared pathways along key streets, open spaces and creek lines that integrates with the Box Hill North Precinct.

LEGEND

	Site Boundary
	Primary Road
	Potential Future Connection (Box Hill Precinct)
	Local Road
	Existing Bus Route
	Major Intersections
	Potential Road Widening
	Potential Vehicular Access
	2km-3km Radius to the Site

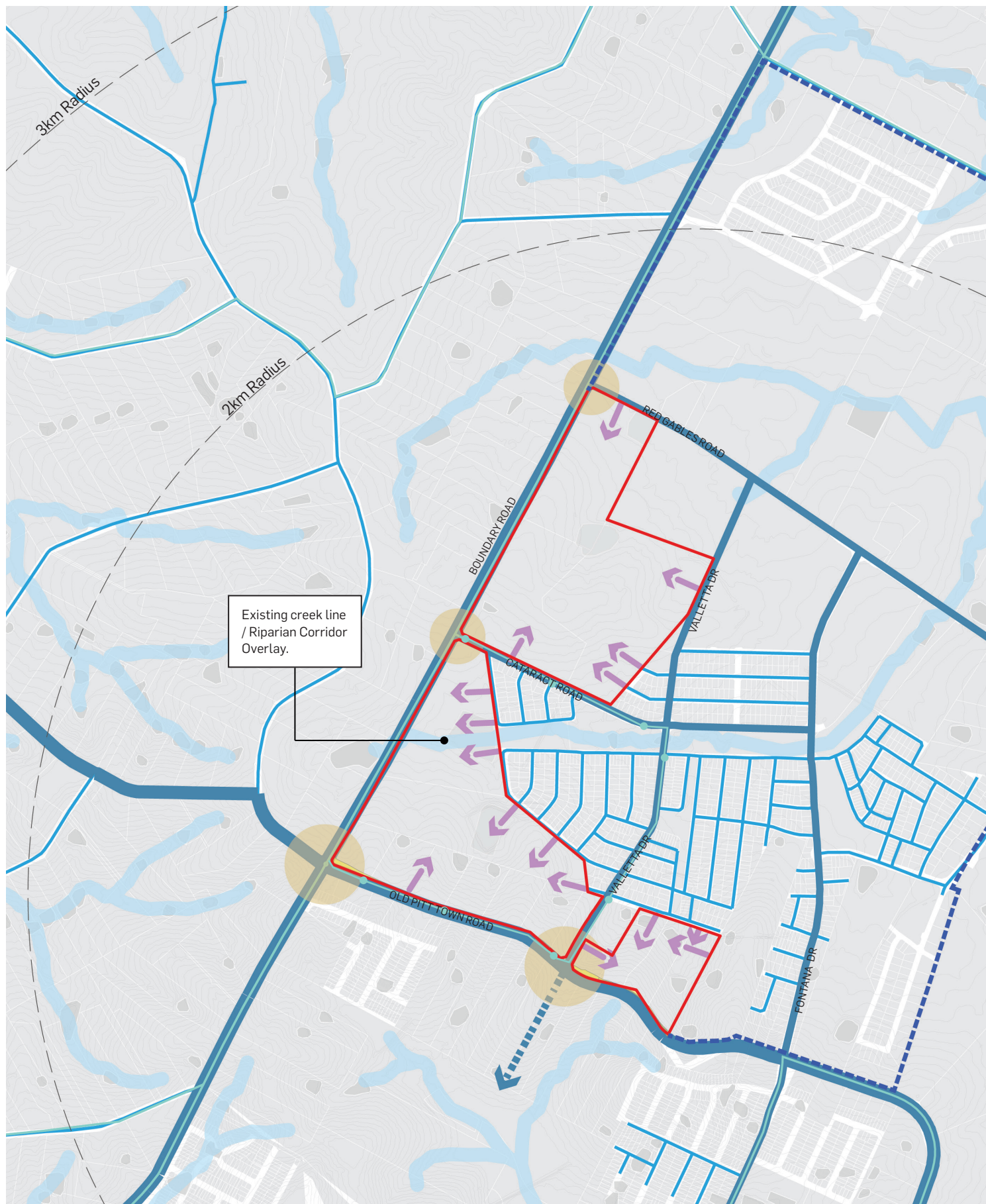
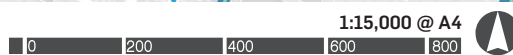


Figure 7 Access and Movement Plan



A.7 SURROUNDING USES

West of Boundary Road

Immediately west of Boundary Road is RU4 - Primary Production Small Lots zoned land. The land is outside of the Hills Shire Local Government Area (LGA) and within the Hawkesbury LGA. It comprises agricultural uses and large lot rural living and nature reserves beyond. The interface to Boundary Road is generally tree lined with some significant trees, which will be considered in our design response.

South of Old Pitt Town Road

Low density residential (R2 zoned land) lies immediately south of Old Pitt Town Road within Box Hill and Box Hill Industrial Precinct. Large lots run along the south of this key east-west road interfacing the site.

North of the Red Gables Road

A transmission line easement and creek line runs immediately north of the site. The surrounding future uses are predominantly R3 zoned land, future medium density residential development with associated active / passive open space as per the 'Box Hill North Indicative Layout Plan' under the Hills DCP 2012 Part D.





East of 'The West Gables'

An interface of one and two storey detached residential development along the eastern side of the subject sites (R3 zoned land) is progressing with a network of creek lines and open spaces. Approximately 1km east of is the future town centre for the Box Hill North structure plan comprising a local school, mixed use/retail, various community facilities and higher density residential development.











KEY CONSIDERATIONS

- The site is adjacent to R3 Medium density residential to the east and low density residential to the south. This provides an opportunity for the site to respond to the surrounding density and lot size pattern to create a harmonious urban context.
- Future development of the site requires a sensitive density transition in response to the rural character of the land on the interface of Old Pitt Town Road.
- There is an opportunity for the site to integrate with the green characteristics of the surrounding context through sensitive land uses.

LEGEND

	Site Boundary
	Box Hill North Precinct Boundary
	Box Hill Industrial Precinct Boundary
	Walking Catchments

Land Use Zoning

	R2 Low Density Residential
	R3 Medium Density Residential
	R4 High Density Residential
	RE1 Public Recreation
	RU6 Transition
	SP2 Infrastructure
	RU4 Primary Production Small Lots
	B2 Local Centre
	C1 National Parks
	C4 Environmental Living

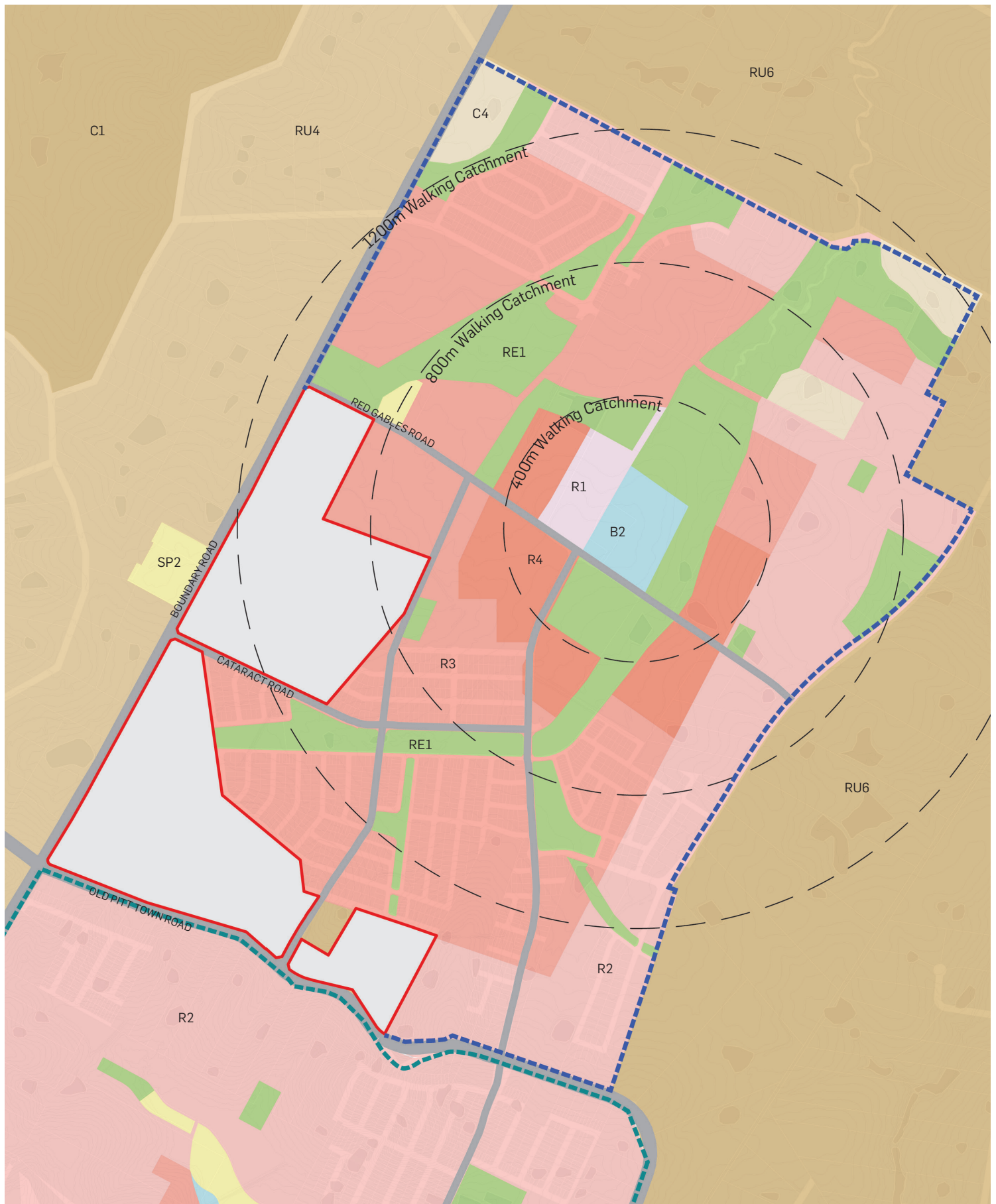
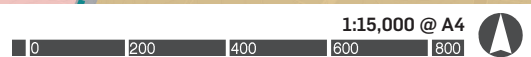


Figure 8 Surrounding Uses



A.8 BIODIVERSITY ASSESSMENT

Existing vegetation character




The Ecological Assessment Report by ELA describes the ecological values present within the study area. This provides an assessment of threatened flora and fauna species likely to occur and outlines the requirements for additional survey and reporting at the development application stage.

The report identifies the following Plant Community Types across the site in varying quality:

- PCT 849 – Cumberland Shale Plains Woodland
- PCT 1071 - *Phragmites australis* and *Typha orientalis* coastal freshwater wetlands of the Sydney Basin
- PCT 1395 – Cumberland Shale Sandstone Ironbark Forest

The report states that the PCT 849 and 1395 conform to the definition of critically endangered ecological communities under Biodiversity Conservation Act 2016.

The table below provides a description of the critical vegetations:

PCT ID/NAME	Vegetation Formation	Vegetation Class	Vegetation on site (ha)
 PCT 849 – Cumberland Shale Plains Woodland	Grassy Woodland	Coastal Valley Grassy Woodland	1.15
 PCT 1395 – Cumberland Shale Sandstone Ironbark Forest	Grassy Woodland	Coastal Valley Grassy Woodland	9.41
 PCT 1071 - <i>Phragmites australis</i> and <i>Typha orientalis</i> coastal freshwater wetlands of the Sydney Basin Bioregion	Freshwater Wetland	Coastal Freshwater Lagoons	0.57

KEY CONSIDERATIONS

- Protect critically endangered ecological communities, particularly vegetations with high and medium quality within the site, where practical.
- Provide quality open spaces that build upon the unique landscape experience offered by the riparian corridor.
- Co-locate the proposed open spaces in areas with sensitive vegetations to preserve the ecological character of the site.

LEGEND

-  Existing Trees
-  Impacted Area (from ELA) - High Quality
-  Impacted Area (from ELA) - Medium Quality
-  Impacted Area (from ELA) - Low Quality
-  Impacted Area (from ELA) - Other



Figure 9 Vegetation Impact Area



A.9 BUSHFIRE ASSESSMENT

Blackash Bushfire Consulting has prepared a Strategic Bushfire Study (SBS) to assess the site condition and the requirements for future development to satisfy the bushfire requirements under the current legislation and planning policies.

The assessment has been undertaken in the following areas:

- Bushfire landscape and slope assessment
- Land use assessment
- Access and egress
- Emergency and services
- Infrastructure
- Adjoining land

The assessment summarises that:

- The site and its surrounding areas present a low bushfire risk.
- There is limited bushfire behaviour potential within or surrounding the site.
- There is excellent public road access to the site and all future development.
- The Planning Proposal meets the acceptable solutions for Asset protection ones (APZs).
- There are no large, connected corridors of vegetation able to carry fire into the site.
- Due to the nature of the site and the limited bushfire risk, there are no key access roads which will be impacted by bushfire in a manner that will cause issues for residents or responding brigades.
- The site provides for travel in all directions with limited bushfire risk.

KEY CONSIDERATIONS

- The risk of bushfire within the site and its immediate surrounding is low.
- Additional APZ areas will be provided to mitigate any potential bushfire impact on the site and future development.



Legend

- | | |
|---|---|
|  Watercourse |  Vegetation Category 2 |
|  Subject Land |  Vegetation Category 3 |
|  Cadastre | |
| Bushfire Prone Land | |
|  Vegetation Buffer | |
|  Vegetation Category 1 | |


N
 **DKGIS**
 Date: 30/06/2022
 0 125 250 500
 Metres
 Coordinate System: GDA 1994 MGA Zone 56
 Imagery: © Nearmap

Figure 10 Bushfire Prone Land Map(Source: Balckash)

A.10 FLOODING AND STORMWATER MANAGEMENT

The site is, in part, subject to flooding and overland flow (Figure 12). This has been a key consideration for the development of the structure plan. We understand the emergence of environmental hazards arising from climate change, increased frequencies of natural hazards and the need to create more resilient communities.

The proposed stormwater quality management strategy is capable of achieving performance criteria for the proposed development and with refinement in future detailed design, it has the potential to provide high quality green infrastructure, that enhances the site amenity, connecting future development to the natural landscape setting.

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

KEY CONSIDERATIONS

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

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

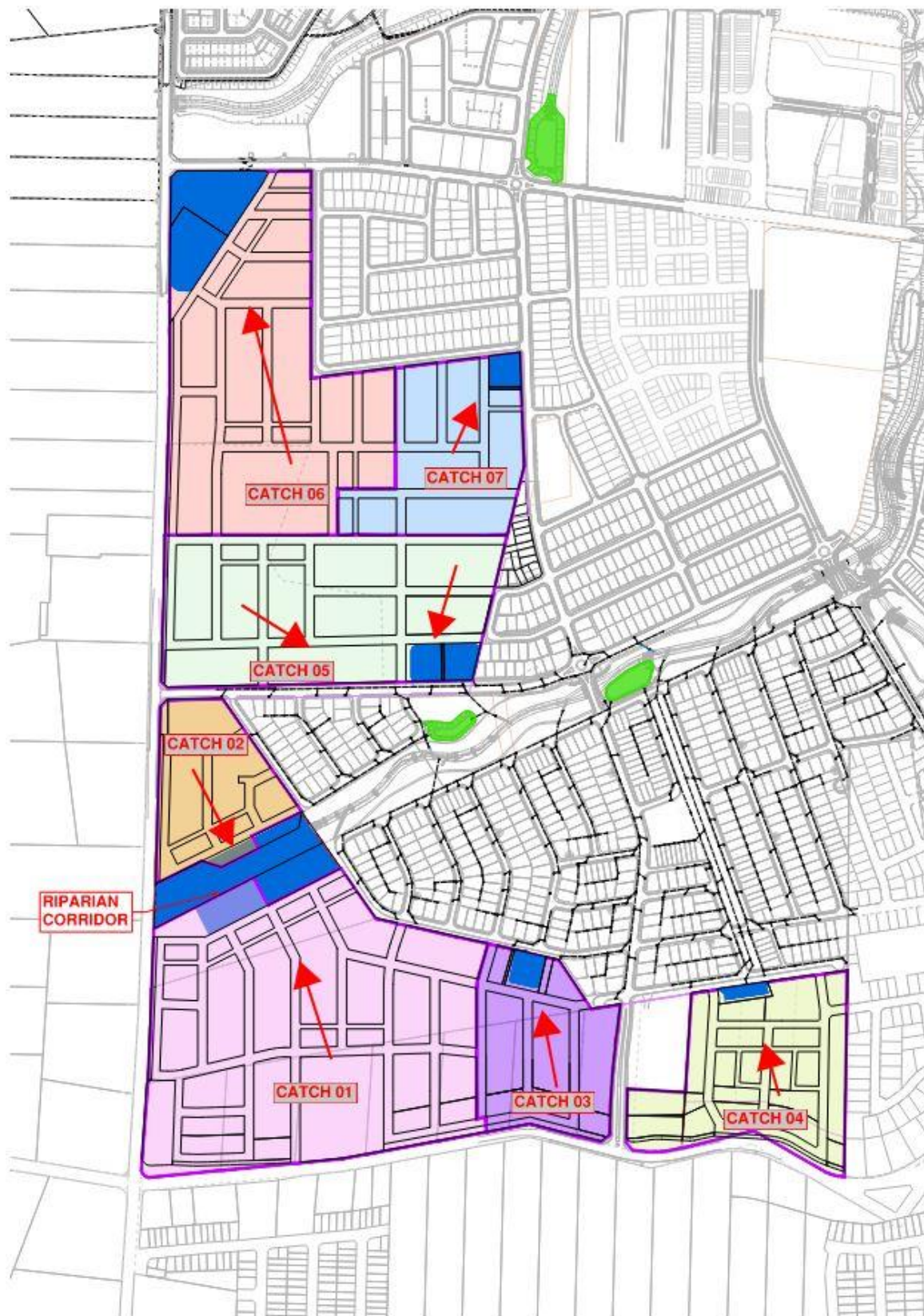


Figure 11 Flooding Catchment Plan(Source: Enspire)



A.11 SOCIAL INFRASTRUCTURE

Urbis Social Infrastructure Team has provided an assessment of the existing infrastructure and open spaces and the opportunities for the future development of the site.

The analysis concludes the following:

- Open space and recreation facilities
 - Alignment with Council's Recreation Strategy, considering quality of the proposed open spaces as a priority over quantity.
 - Accessibility within 400-500m catchment from passive open space.
 - Functionality of the proposed open spaces in terms of amenity and use.
 - Integration with the riparian and drainage spaces as long as a functional, quality space is achieved.
- Community facilities
 - Larger, consolidated facilities preferred.
 - Council uses the Growth Centres community facility benchmark provision – 1 facility per 6,000.
 - There is a community centre planned for The Gables (Box Hill North) that also will include a satellite library services and spaces. It has not been planned to accommodate the additional population of Gables West
- Childcare
 - No gaps in provision in the area identified
- Schools
 - Council noted issues with under-provision of schools in new release areas, and was supportive of consultation with SINSW.

There is a deficiency in active open space in the Gables/ Box Hill North. Council proposes a benchmark of 1 sportsfield/2,500 people. The key need/gap in the area and focus for Council is an indoor sports facility/indoor sports courts. The Horsecworld site nearby in Maraylya has been planned (by Council) for an indoor recreation facility.

KEY CONSIDERATIONS

- The subject site is within easy access to the educational facilities in the surrounding precincts to support future development.
- The site has the capacity to meet Council's open space requirements for the envisaged future population.
- The site takes advantage of the social infrastructure within The Gables Precinct to meet its future population demand.
- The potential active and public transport networks within the site are to connect the site to surrounding development and amenities.

A.12 INFRASTRUCTURE AND SERVICES

A Services Infrastructure Assessment has been prepared by Enspire Solutions and appended to the Planning Proposal Report. It concluded that the site has access to all major service infrastructure, including sewer, electrical, water and gas.

The plan has been prepared based on information available to date and advice received from the respective utility service providers.

- Potable Water: The rezoning development is outside of the current Sydney Water Growth Servicing Plan and the existing network does not currently have capacity to services the Subject Land. The Proponent Group is liaising with Sydney Water to determine the required augmentation works.
- Recycled Water and Wastewater: Altogether has indicated that the Subject Land can be serviced from its existing Package Sewage Treatment Plant, through a series of new recycled water and pressure sewer mains.
- Electrical reticulation: The Gables Zone Substation is expected to be commissioned by the end of 2023 and will have sufficient capacity to service the Subject Land;
- Telecommunications: NBN Co has indicated that the existing surrounding network has sufficient infrastructure to service the Subject Land;
- Natural Gas: Jemena has indicated that its existing network does not have capacity to cater for the Subject

Land. The Proponent Group has opted to not deliver gas reticulated to the future dwellings.

Planned utility provisions were established for the rezoning and the Gables proposal did not consider the development of the site, therefore additional upgrade and augmentation works are expected to be required.

As part of this proposal, Infrastructure Contributions Plan will be developed in collaboration with the Hills Shire Council.

With regards to transport infrastructure, the site will benefit from considerable investment in transport and service infrastructure within proximity, namely the Sydney Metro Northwest with Tallawong and Rouse Hill Metro Stations.

KEY CONSIDERATIONS

- Leverage on upgrading the existing services to support the proposed development, as much as feasible.
- Respond to the required easement and development setbacks to the existing transmission line.

THE PAGE INTENTIONALLY LEFT BLANK

PART B: MASTER PLAN

A.13 VISION STATEMENT

The West Gables Precinct is located on the eastern side of Boundary Road, approximately 5 km to the north of Rouse Hill Strategic Centre. Building on its foundations as a place with rich environmental and landscape character, the site will reflect best practice in design and environmental outcomes in new community development.

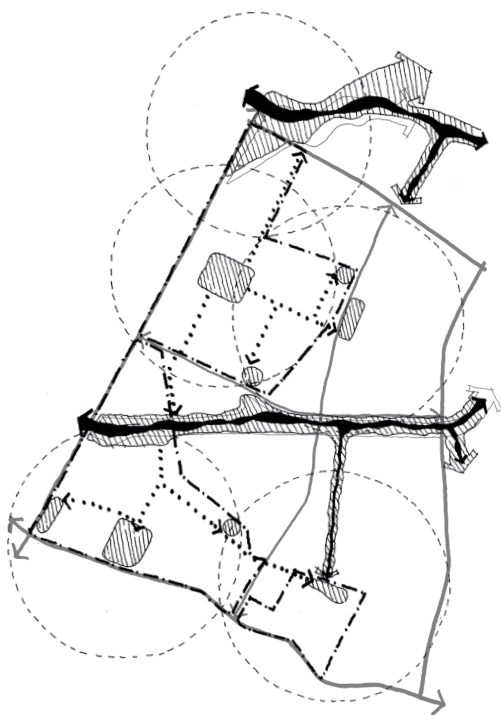
It will be a place where the natural environment integrates seamlessly with the built environment, reflecting the early landscape character of the site. Given its proximity to the Box Hill North Precinct, this new neighbourhood will provide an opportunity to deliver housing diversity and supported by sustainable infrastructure in a highly accessible location close to various local and regional roads including Boundary Road, Terry Road and Windsor Road.

The precinct will exemplify a dynamic and thriving community where residents live in walkable neighbourhoods served by well-maintained public spaces within the precinct as well as community facilities, additional parks and sports fields, retail and mixed uses, schools and other recreational spaces as part of Box Hill North neighbourhood to the east.

Residents will be offered a variety of housing choices to cater for a range of socio-economic backgrounds and lifestyles to support future growth of Box Hill North Precinct. They will be well connected with permeable road networks and convenient access to public transport, public spaces, facilities, and amenities. Cycleways and footpaths will be provided across the site to promote a walkable community.

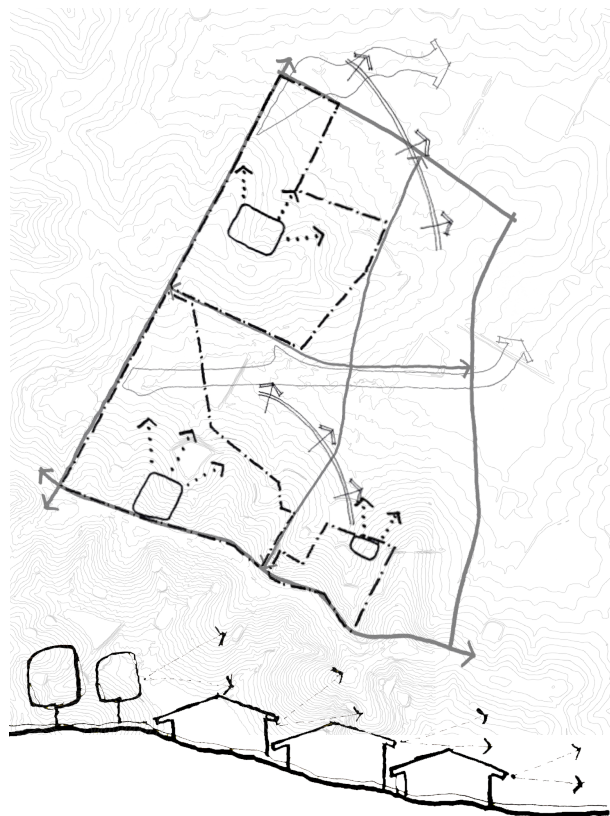
The West Gables Precinct celebrates its natural environment through the dedicated conservation of significant trees, vegetations and riparian corridors. By embracing the natural green systems, The West Gables community will benefit from cooler climate, promoting environmental resilience and supporting biodiversity, as well as creating a unique sense of place.

B.1 DESIGN PRINCIPLES



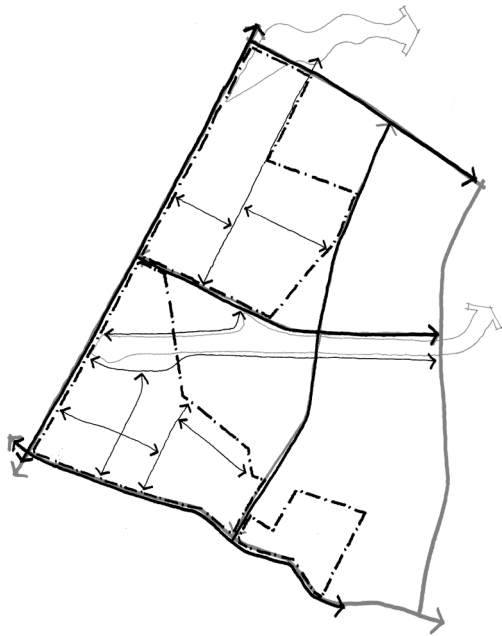
INTEGRATION WITH GREEN AND BLUE

- Protect the significant natural characteristics of the site.
- Incorporate the existing green and blue grid into the primary urban structure of the site.
- Create a range of active and passive recreation facilities within and connected to the natural features of the site.
- Create a connected network of local/pocket parks within the site.
- Respond to the sensitive ecological character of the subject site.



RESPOND TO THE LANDFORM AND VIEWS

- Respond to the site's natural topography and slope.
- Maintain and enhance the existing open views to the surrounding context particularly to the north and east as part of the street network design and block/lot orientation.
- Place local parks and open spaces in naturally flat areas to enhance the amenity of the open space.
- Co-locate open spaces and recreation areas with view corridors.

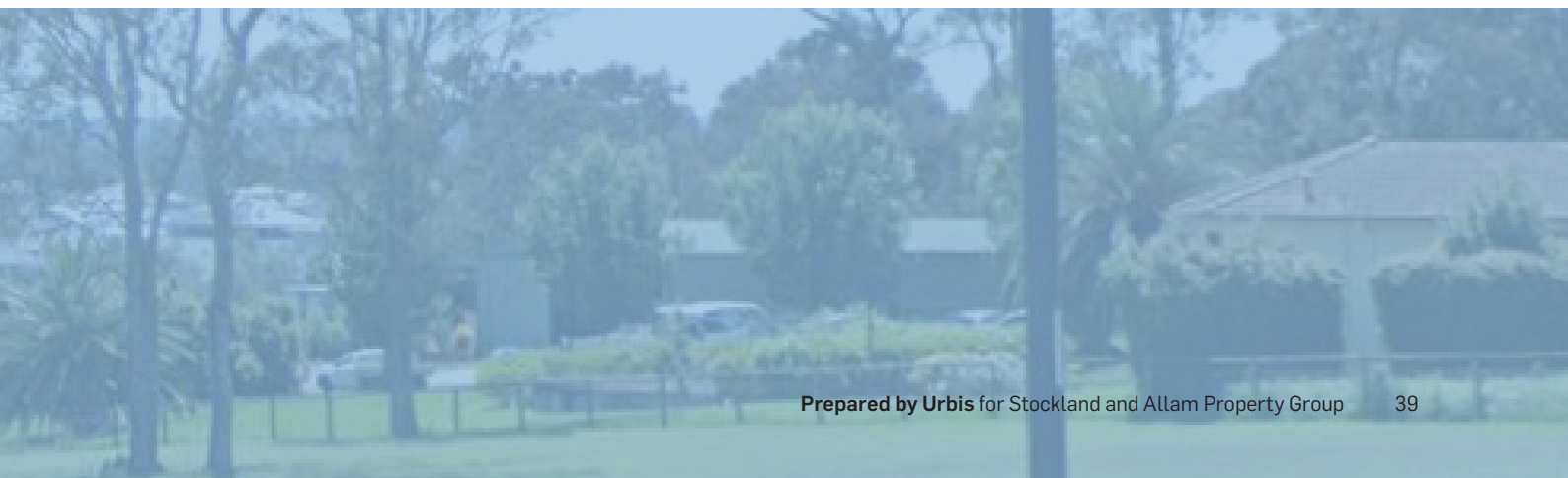


CONNECTED AND ACCESSIBLE

- Maintain the continuation of the collector roads from the Gables Precinct to the site.
- Provide a series of local streets to connect the site to its surrounding context.
- Create a network of pedestrian friendly streets to enhance the safety and activation within the site.

HOUSING DIVERSITY AND CHOICE

- Support a variety of household types and needs by providing housing diversity and choice.
- Accommodate density in right location to take advantage of the site amenity.
- Provide sensitive transition to the surrounding rural context by locating larger sites along the southern site boundary.



B.2 FINAL MASTERPLAN

LEGEND


-  Site Boundary
-  Low Density Residential Lots(>700m²)
-  Standard Residential Lots(300m²-700m²)
-  Small Residential Lots(<300m²)
-  Local Parks
-  Riparian Corridor
-  Water Management Infrastructure
-  Transmission Easement
-  Landscape Road Buffer
-  Local Roads and Laneways
-  Existing Building
-  Current Lot Boundaries
-  Potential Pedestrian Bridge
-  Potential Cycleway



Figure 13 Indicative Masterplan



B.3 LAND USE STRATEGY

Residential

The majority of the precinct will be standard single dwelling allotments, with medium density dwellings surrounding green open space and large lot residential along Old Pitt Town Road, opposite the Box Hill precinct to the south.

Roads

The plan proposed to continue the east-west connections indicated in the Gables precinct rezoning that connects Valetta Drive at The Gables to Boundary Road for inter-precinct connectivity and site permeability, ensuring that vehicles can access the main intersections along Boundary Road and Old Pitt Town Road.

The upgrade to Boundary Road and Old Pitt Town Road indicated three intersection adjustments. The ILP demonstrates that the proposed residential subdivision will integrate effectively with the existing and future road network upgrades.








Landscape

The open spaces proposed under the ILP are designed around a landscape program that works together with surrounding amenities to encourage an active, connected and inclusive neighbourhood. The ILP proposes a 6.15 Ha of passive open space in the form of local parks. It also provides a further 6.78 Ha of landscape buffer, water management infrastructure and riparian corridor, which offers additional recreational opportunities.

Infrastructure Easement

Additional open space located along the electricity easement across the site.

LEGEND

	Site Boundary		
Landuse		Area(ha)	%of the Site
	Residential (Net Developable Area)	64.18	82%
	Water Management Infrastructure	4.05	6%
	Local Parks	6.15	9%
	Landscape Buffer	1.33	2%
	Riparian Corridor	1.40	2%
	Infrastructure Easements	0.9	1%
TOTAL		78.01	100%

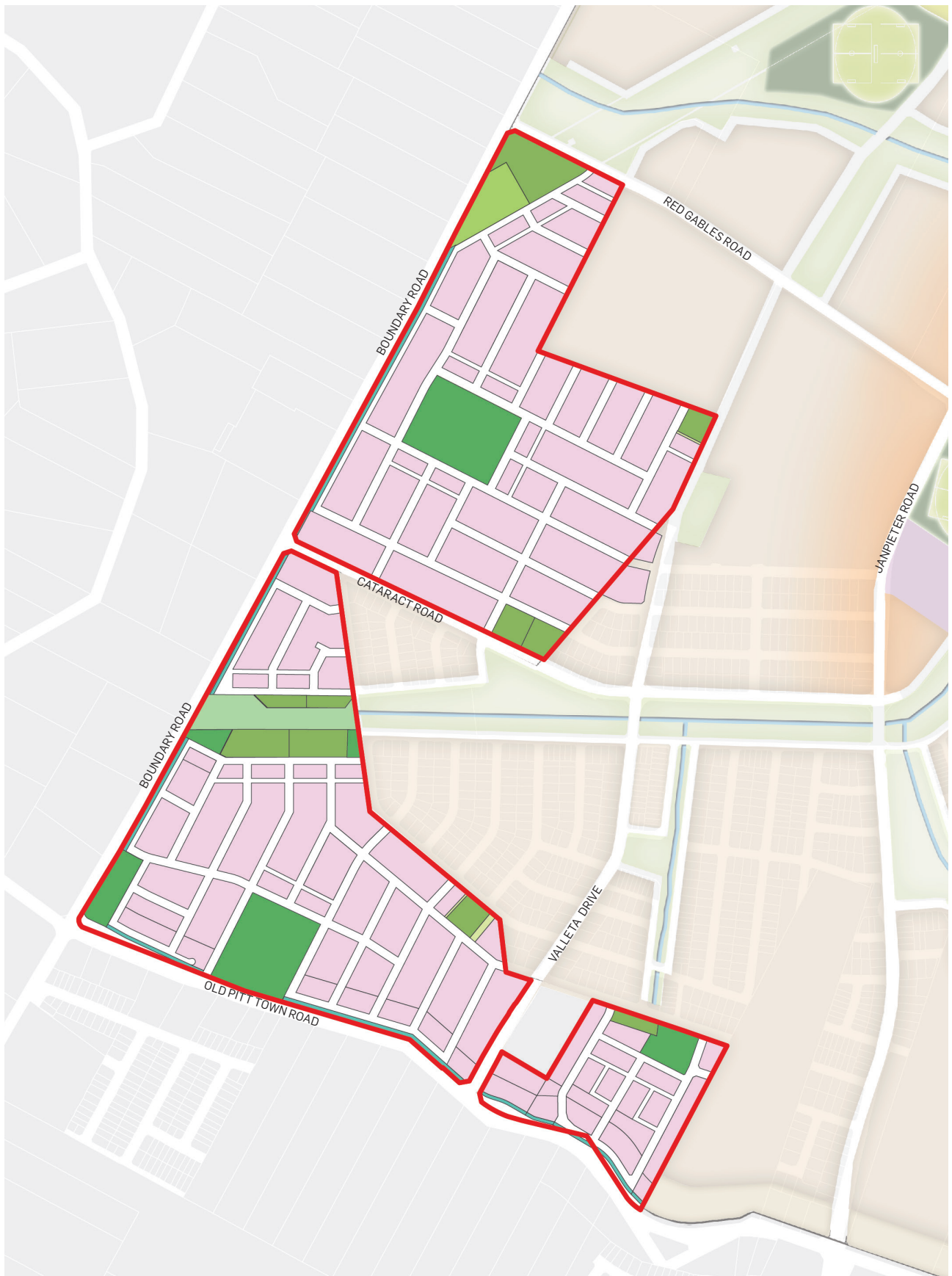









Figure 14 Indicative Land Use Plan

B.4 ACCESS AND MOVEMENT NETWORK STRATEGY

The indicative movement network aims to provide legible, connected and pedestrian/cyclist friendly connection. The movement network is categorised as below:

MOVEMENT NETWORK

Road Network

	Local Street - Residential (15.3m reserve) The local street will provide access off existing main roads and connections within the site.
	Drainage / Riparian Corridor Interface Road (12.8m reserve) The drainage/riparian interface roads are located along major basin and easement along Boundary road.
	Service Road (12.8m reserve) The service roads are designed to provide access for residential lots along Boundary road and the Old Pitt Town Road.
	Laneway (8m) The laneway will provide access for rear-loaded small residential lots.
	Collector Road (20.1m reserve) The collector road provides main entry point to West Gables precinct.
	Collector Road with Median
	Existing Main Road

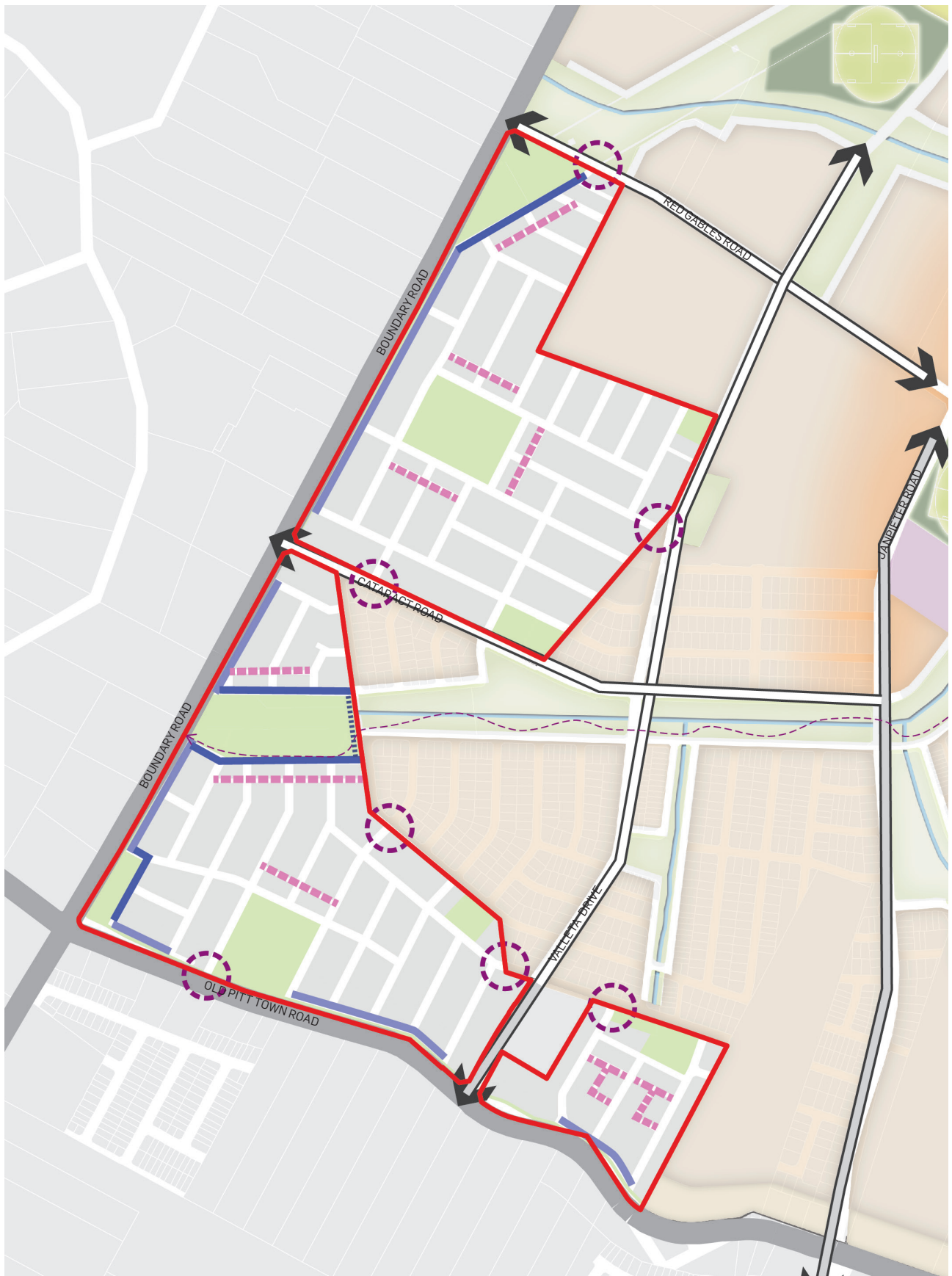


Figure 15 Access and Movement Network



B.5 STREET SECTIONS

A detailed characteristics of each road/street category has been identified and illustrated in the following diagrams, which is consistent with the Hills Shire DCP.

We have also illustrated an indicative section for Boundary Road and Old Pitt Town Road to demonstrate Council's vision in protecting the existing vegetation along the roads.

COLLECTOR ROAD (20.1M)

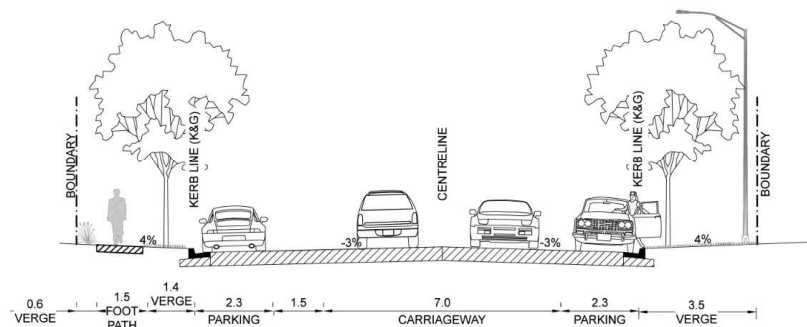


Figure 16 Collector Road (20.1m) - Source: The Hills Shire DCP (2012)

DRAINAGE INTERFACE ROAD (12.8M)

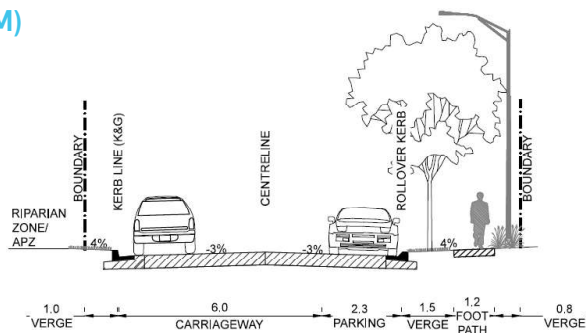


Figure 17 Drainage Interface Road (12.8m) - Source: The Hills Shire DCP (2012)

LANEWAY (8M)

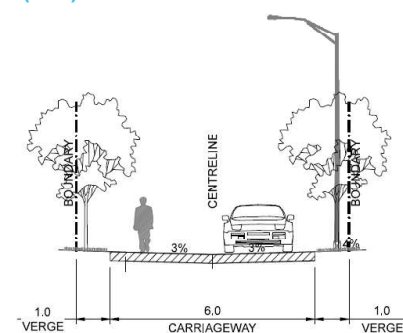


Figure 18 LANEWAY (8m) - Source: The Hills Shire DCP (2012)

LOCAL STREET (15.3M)

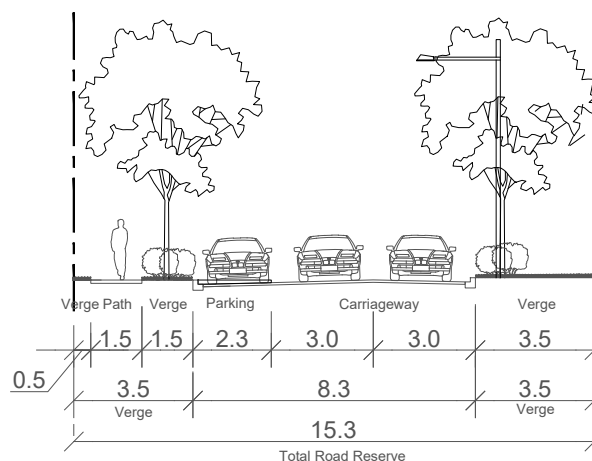


Figure 19 Local Street (15.3m) - Source: The Hills Shire DCP (2012)

SERVICE ROAD (12.8M) IN COMBINATION WITH BOUNDARY ROAD

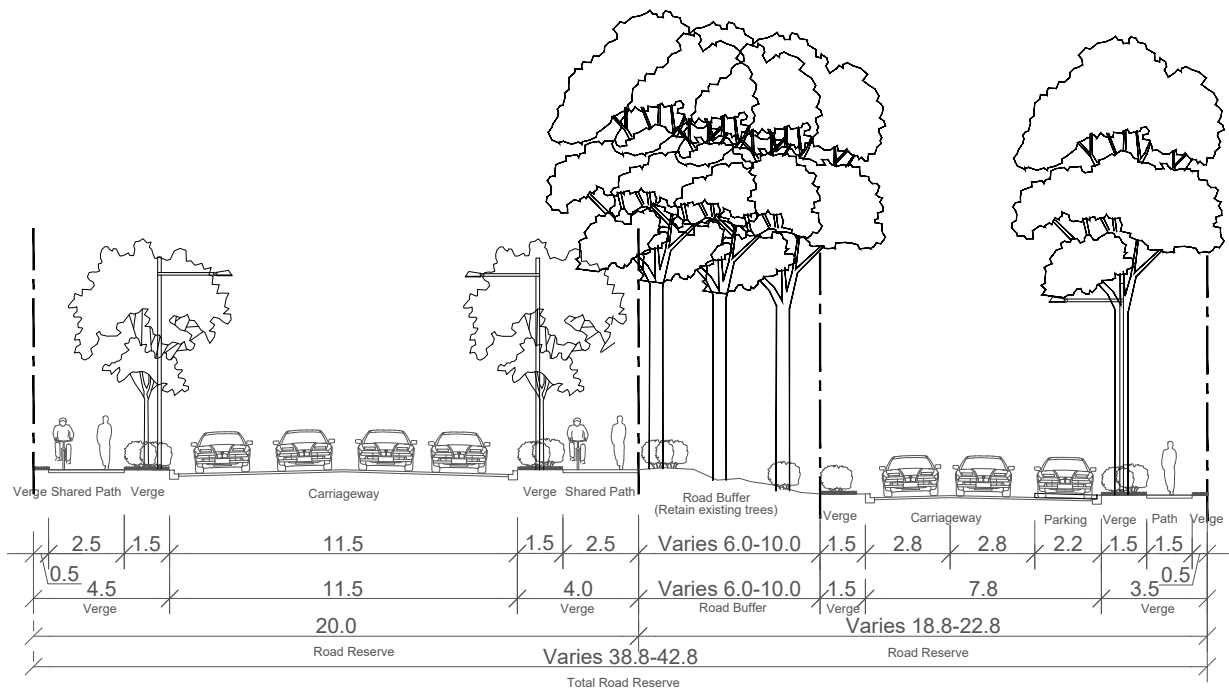


Figure 20 Service Road (12.8m) in combination with Boundary Road (26m) - Source: Urbis

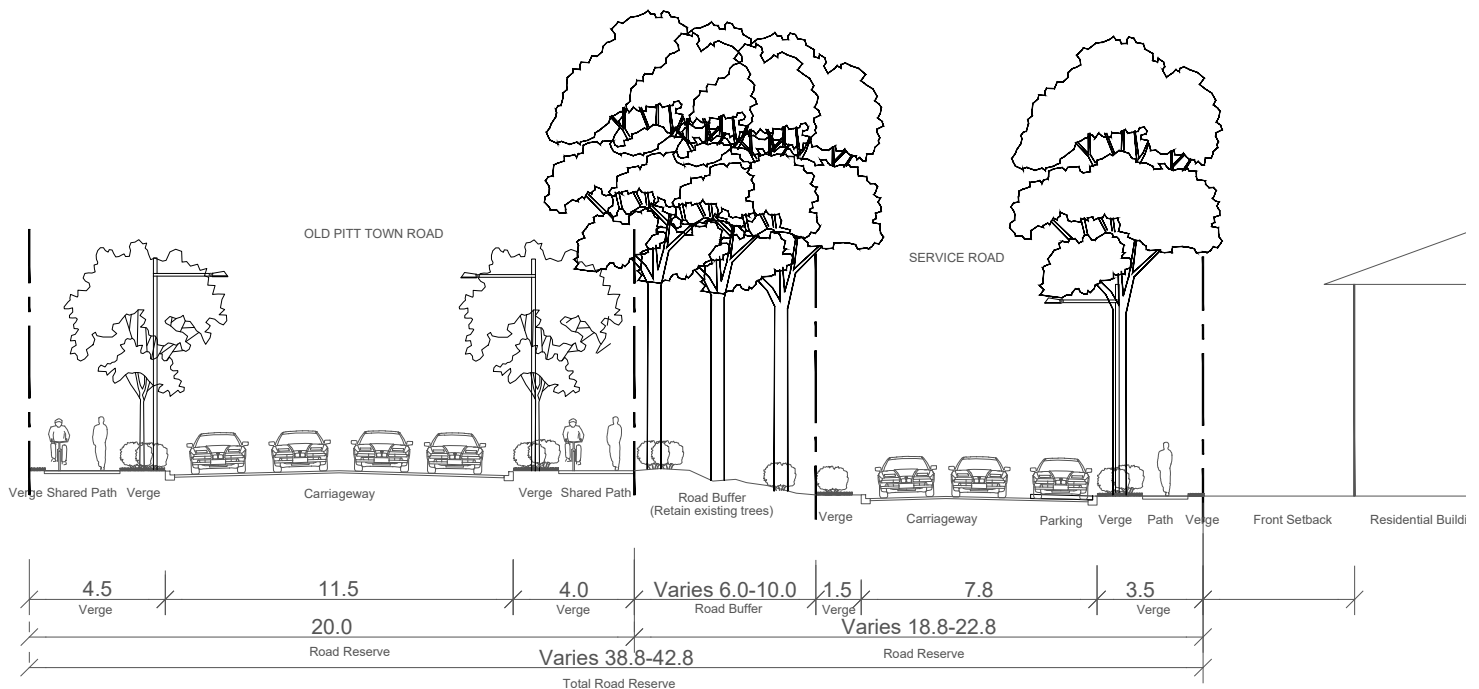


Figure 21 Service Road (12.8m) in combination with Old Pitt Town Road (20m) - Source: Urbis

B.6 WATER SENSITIVE URBAN DESIGN STRATEGY

Riparian Corridor

The riparian corridor cuts through the centre of Site 2 and will be retained as part of the open space strategy.

Water Management Infrastructure

The ILP proposed a water management system that is integrated into the open space network.

Basins 01 & 02

Located to the north and south of the riparian corridor in Site 2. These basins will incorporate water quantity and quality control measures, including bio-retention pond and devices to reduce direct impact of the proposed development on the creek.

Basins 03, 04, 05 & 07

These basins are incorporated in the local open spaces throughout the proposed residential development on the lower parts of the sites.

Basin 06

Located within the transmission easement which will be retained as an ecological reserve, providing a bioretention pond leading into the lower land to the north of Red Gables Road.

LEGEND




	Site Boundary		
Water management Infrastructure		Area(ha)	%of the Site
	Riparian Corridor	1.40	2%
	Water Management Infrastructure Basin	4.05	6%
	BS01	1.06	
	BS02	0.36	
	BS03	0.32	
	BS04	0.21	
	BS05	0.69	
	BS06	1.10	
	BS07	0.27	
TOTAL		5.07	8%



Figure 22 Water Management Infrastructure

B.7 OPEN SPACE NETWORK STRATEGY

The proposal includes a network of green open space throughout the sites, providing a 400m open space catchment for the proposed residential development.

Local Parks

Local parks are located throughout the sites as active and / or passive open space areas. Co-located with the preserved vegetations as much as practicable, they aim to:

- Provide amenity for the proposed residential development
- Incorporate the detention basins
- Further enhance biodiversity value and character of the future development.








Landscape Buffer

Landscape buffers are provided to protect sensitive areas of vegetation along Boundary Road and Old Pitt Town Road.

Infrastructure Easement

Green open area within the transmission easement will be retained as an ecological reserve and incorporate a detention basin.

LEGEND

	Site Boundary		
Landscape		Area(ha)	%of the Site
	Local Parks	6.20	9%
	OS01	2.34	
	OS02	2.23	
	OS03	0.58	
	OS04	0.66	
	OS05	0.23	
	OS06	0.16	
	Riparian Corridor	1.40	2%
	Landscape Buffer	1.33	2%
	Infrastructure Easements	0.9	1%
TOTAL		9.83	14%
	400m Catchment		
	Cycleway		

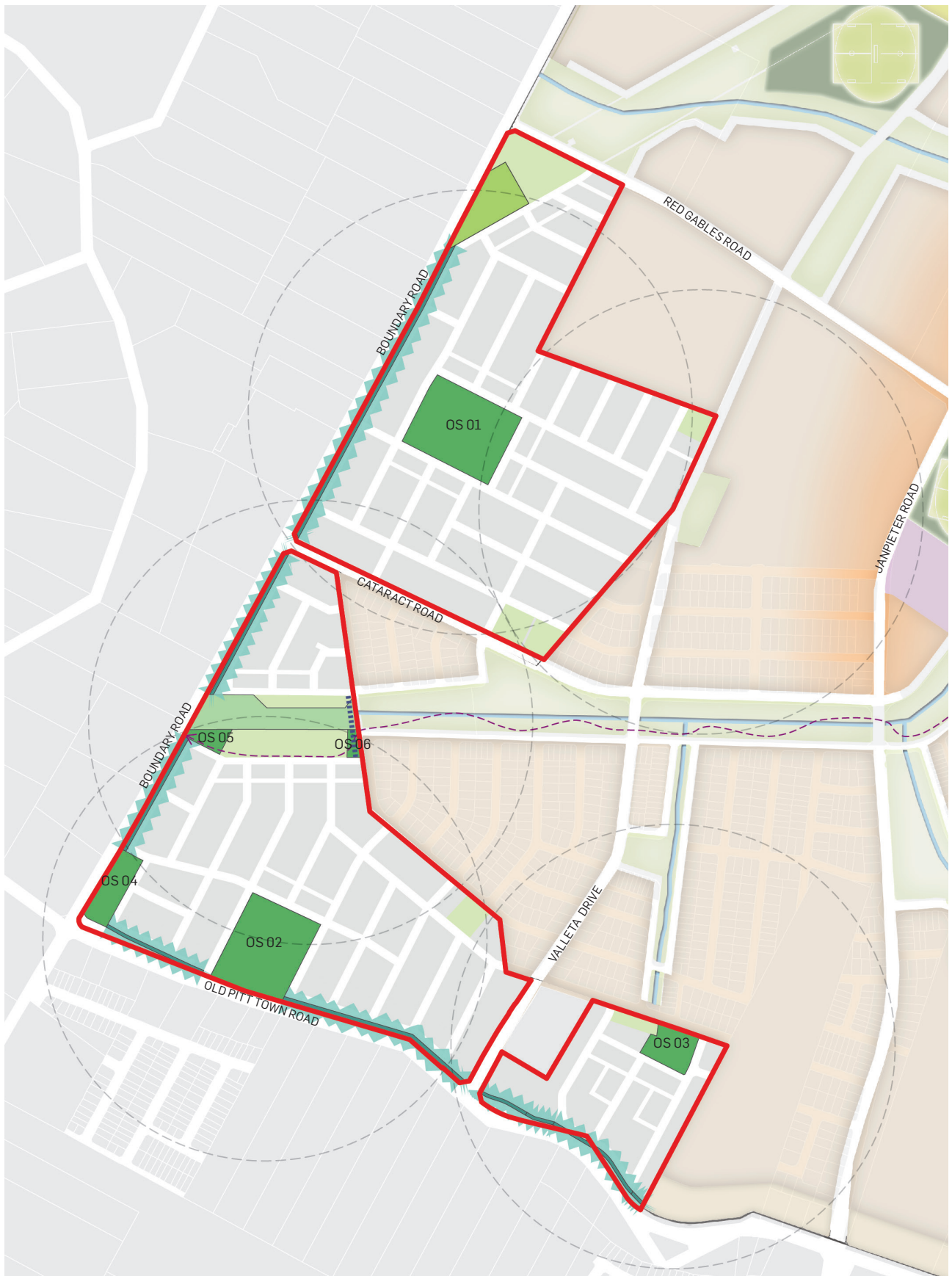


Figure 23 Open Space Network Plan

LANDSCAPE CONCEPT DESIGN FOR PARKS

B.7.1 OS01 - THE NORTHERN PARK

The Northern park is the largest active green open space provided in the development site. It retains the natural parkland character and designed to minimise disturbance to its natural landscape setting. Paths meander along the existing topography and amongst remnant canopies, providing access and unique experience for walking, cycling and exercising.

A deliberate landscape feature of a man-made creek integrated into the overland flowpath, enriches the ecological fabric of the park. It integrates several nature play elements along its path. Despite the limited amount of level open space area, flexible open play areas are provided to accommodate various recreational activities.



Figure 24 Contour Analysis



Figure 25 Path and Contours

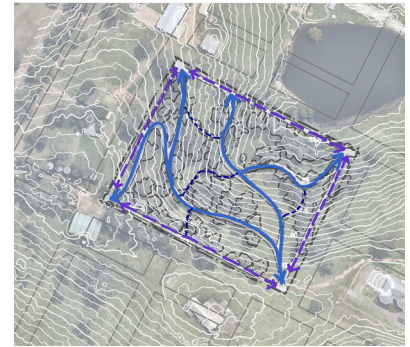


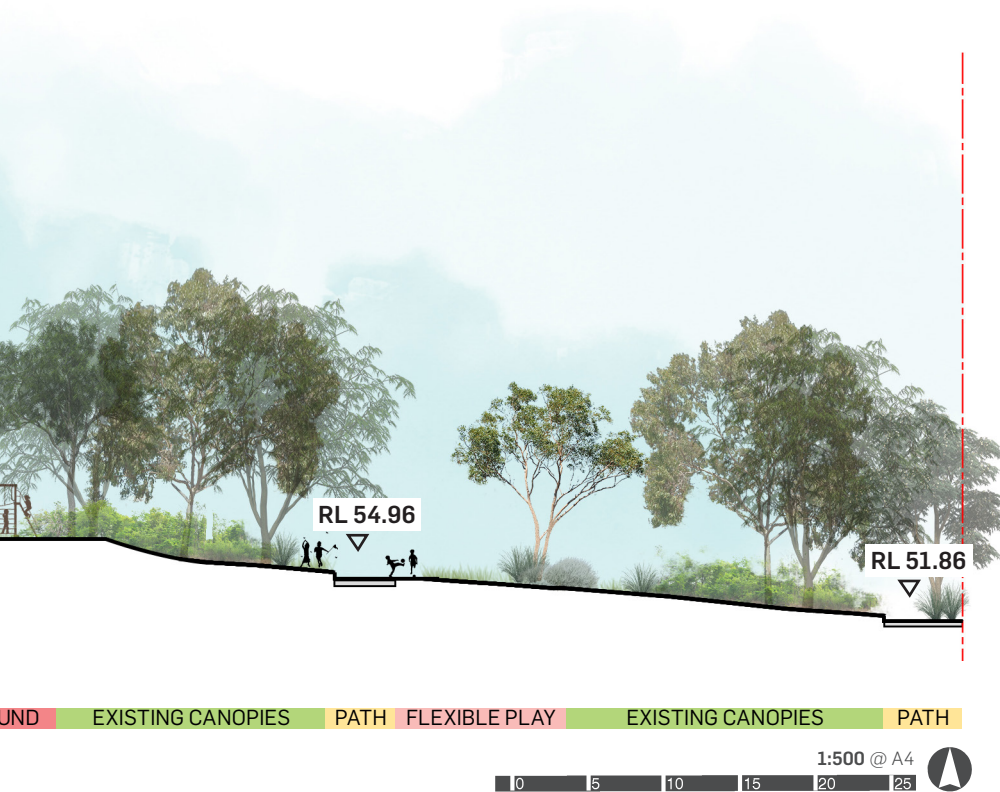
Figure 26 Circulation Analysis



Figure 27 Section A-A'



Figure 28 Illustrative plan of the Northern Park



B.7.2 OS02 - THE SOUTHERN PARK

Incorporating nature play programs with respect to the existing topography, the Southern Park offers fun nature play experiences for different ages and abilities. By retaining and curating play journey around the existing vegetation, the Southern Park encourages a more intimate interaction with nature, hence a deeper understanding of the place. Generous open flexible play areas allow various outdoor activities and are capable to accomodate events of various scale in the future. BBQ/Picnic facilities are strategically located on site to facilitate social activities and gathering for all ages.



Figure 29 Contour Analysis

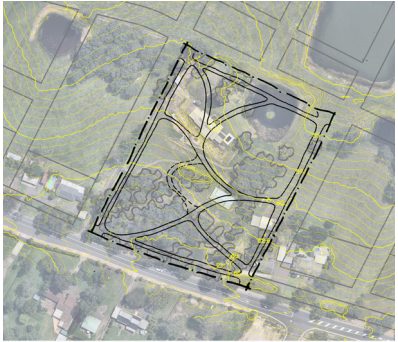


Figure 30 Path and Contours



Figure 31 Circulation Analysis



Figure 32 Section B-B'



Figure 33 Illustrative plan of the Southern Park



B.7.3 OS03 - THE EASTERN PARK

The Eastern Park provides both recreational and ecological values to the local community, by incorporating various play programs, such as playground on the higher ground, flexible green open areas and a rich experience along the shared paths amongst the remnant and proposed canopies. BBQ and picnic facilities are provided to cater for group activities and social gatherings.

On the western side of the park a bio-detention basin is proposed to slow down, capture and filter the overland flow during wet seasons. The filtered water will be discharged into a similar sized detention basin located on the lower end. Stepping stones and paths across the basin provide another landscape feature that enrich the outdoor experience and activate the open space.

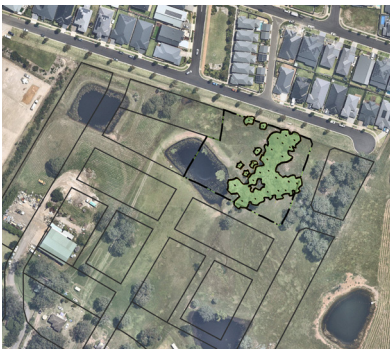


Figure 34 Retained Trees



Figure 35 Contour Analysis

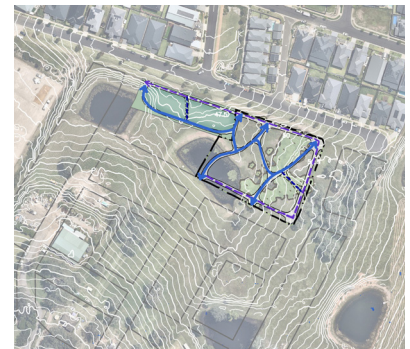


Figure 36 Circulation Analysis

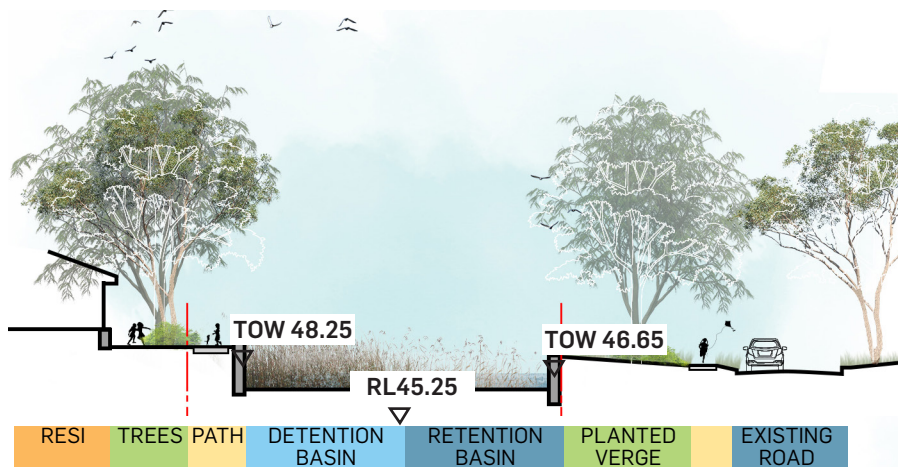


Figure 37 Section C-C'

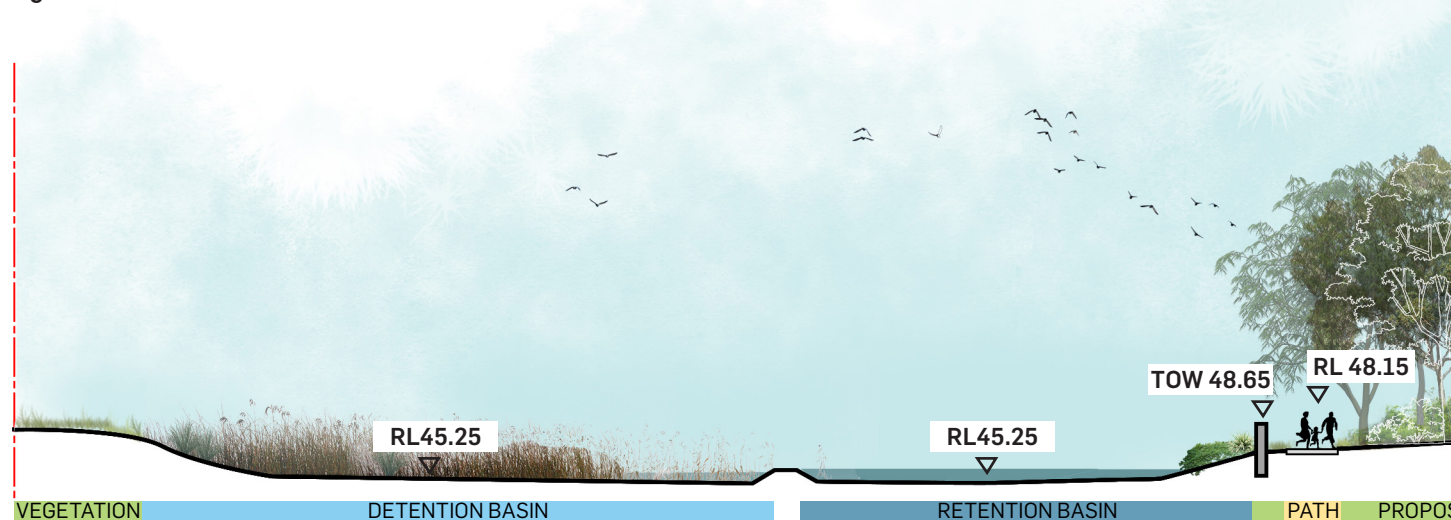
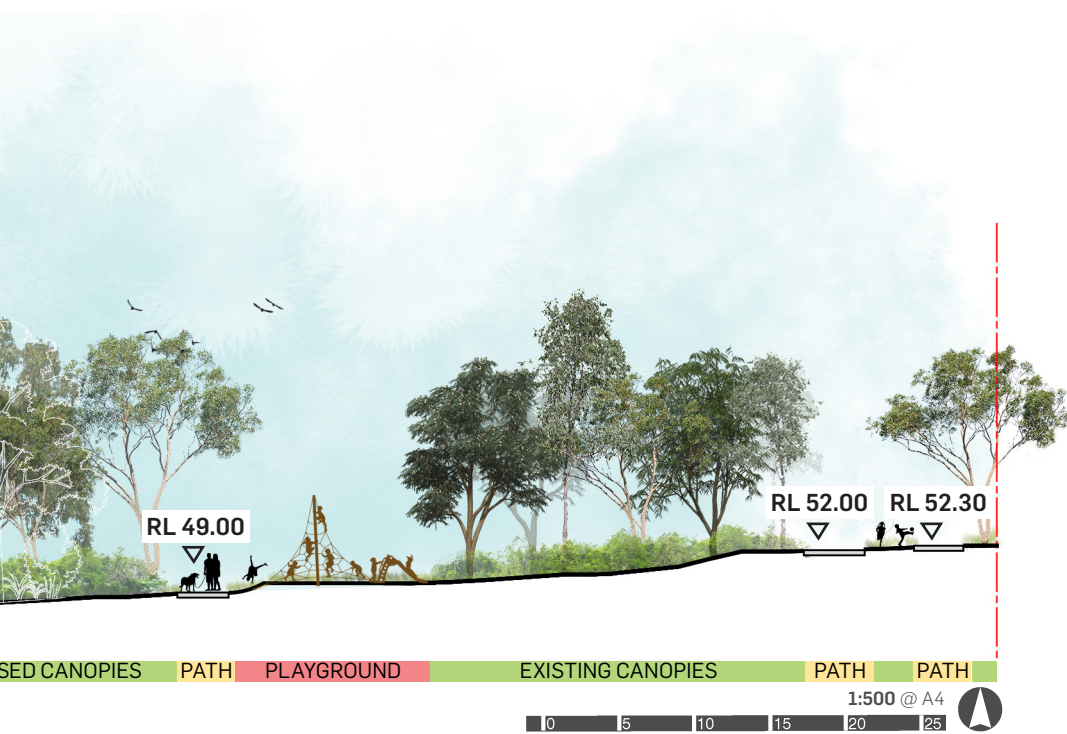


Figure 38 Section D-D'



Figure 39 Illustrative plan of the Eastern Park



B.8 BIODIVERSITY STRATEGY

Strategically Located Open Space Areas and Landscape Buffer

The development has been located to avoid impacts to areas of higher biodiversity value, where possible, including the avoidance of the largest patches of intact high quality native vegetation where possible.

Landscape buffers are provided to protect sensitive areas of vegetation along Boundary Road and Old Pitt Town Road.

LEGEND

<div><div></div>Site Boundary</div>				
Vegetation Impact Area		Existing Area Vegetation(ha)	<div></div> Vegetation to be Retained(ha)	Vegetation to be Removed(ha)
<div></div>	Impacted Area (from ELA) - High Quality	0.63	0.62	0.01
<div></div>	Impacted Area (from ELA) - Medium Quality	1.50	0.67	0.84
<div></div>	Impacted Area (from ELA) - Low Quality	7.02	2.24	4.78
TOTAL		9.15	3.53	5.63



Figure 40 Vegetation Impact and Retained Area

1:10,000 @ A4
 0 100 200 300 400 500

B.9 BUSHFIRE STRATEGY

Blackash Bushfire Consulting has prepared a Strategic Bushfire Study (SBS) to support the rezoning of the subject site.

The site is on Bushfire Prone Land and the Planning Proposal must satisfy the bushfire requirements within *the Environmental Planning and Assessment Act, 1979* (EPA Act), specifically Direction **4.4 Planning for Bush Fire Protection**.

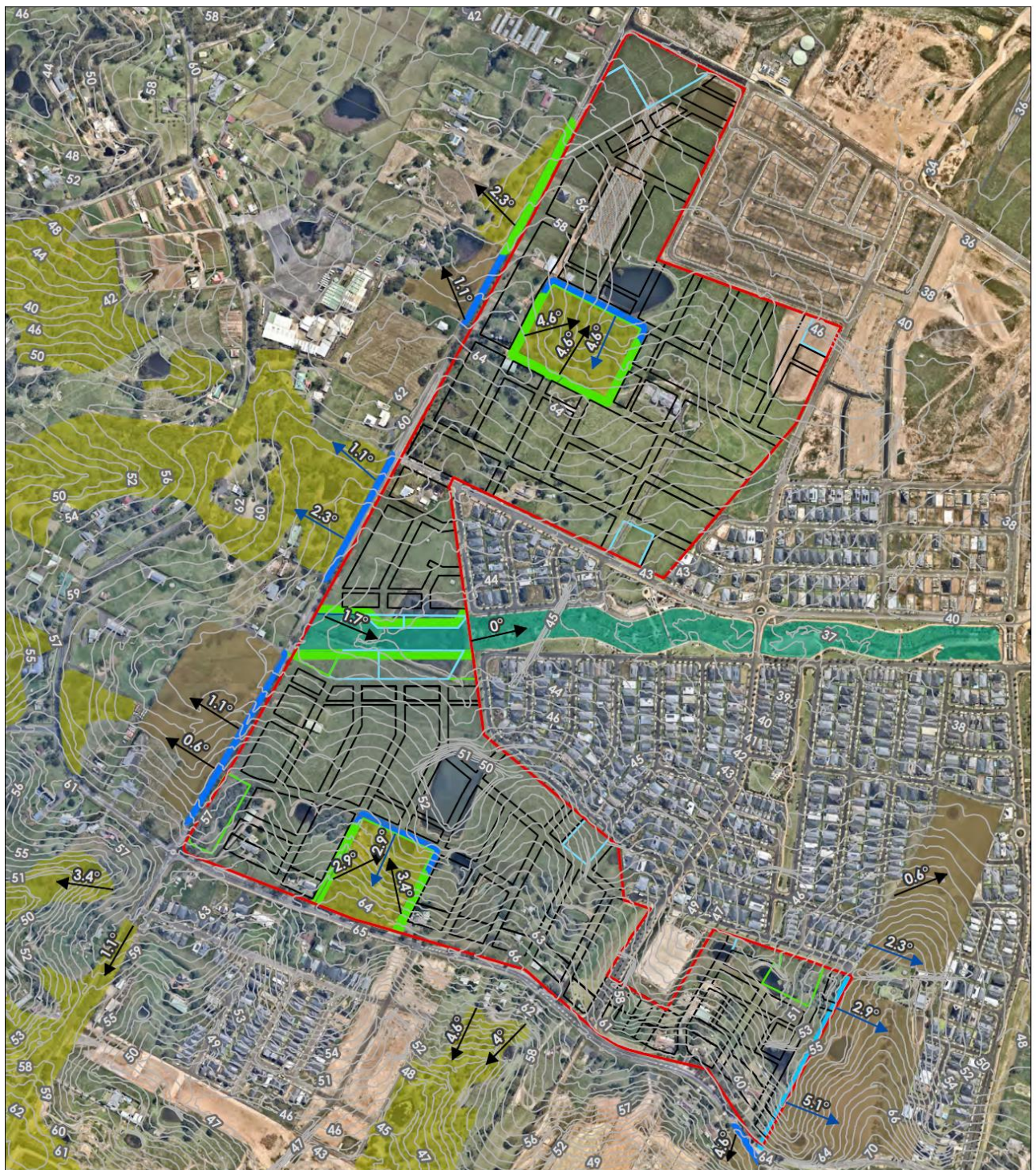
This Strategic Bushfire Study considers the suitability of the Planning Proposal with respect to bushfire risk. The Planning Proposal provides a well-considered design that as appropriate in the context of the low bushfire risk affecting the site and the aim and subsequent requirements within PBP to provide for the protection of life and the minimisation of impact on property while having due regard

to the development potential, site characteristics and protection of the environment.

The proposed residential subdivision zoning has been assessed against PBP Chapter 5 – Residential and Rural Residential Subdivisions to satisfy the requirements of Section 4.4.1 regarding indicative development layout.

The proposed development can satisfy the detailed criteria to be assessed at the next stage of the process.

The proposed development location consists of limited vegetation onsite, however a conservative approach has been taken and the site has sufficient room to provide compliant APZ and practical building envelopes for the entire site including the very narrow riparian corridor. Figure 42 shows the APZ requirements.



Legend

- | | | |
|--------------|-----------------------------|------------------------------|
| Downslope | Riparian Corridor | Grassy Valley Woodland |
| Upslope | Water Management | Woodland |
| Contour - 2m | Subject Land | Asset Protection Zone |
| Easement | Cadastre | Asset Protection Zone - 10m |
| Local Park | Vegetation Formation | Asset Protection Zone - 12m |
| Lot | Grassland | Asset Protection Zone - 16m |

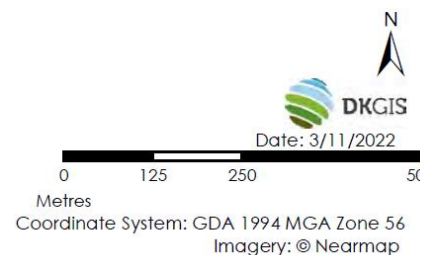


Figure 41 Bushfire Strategy Plan

B.10 HOUSING DIVERSITY STRATEGY

The master plan supports a mix of housing, catering for the needs of wide range of demographics.

Small Residential Lots

Generally park fronting or abutting the riparian corridor, with a rear lane access. Lot size below 300sqm.

Standard Residential Lots

Typical standard lots of 300 - 700 sqm for single or double storey free standing houses, consistent with "The Gables" development within the Box Hill North Precinct.

Low Density Residential Lots

Locating larger lots (min. 700 sqm) along the southern boundary of the site as an interface with the large residential lots on the northern perimeter of the Box Hill Precinct, along Old Pitt Town Road.

LEGEND





 Site Boundary					
Net Developable Lands	Lot Size(m ²)	Area(ha)	%of the Site	%of the Net Developable Area	
 Small Residential Lots	<300m ²	5.04	6%	8%	
 Standard Residential Lots	300-700m ²	36.85	47%	57%	
 Low Density Residential Lots	>700m ²	2.74	4%	4%	
 Roads	-	19.55	25%	31%	
TOTAL		64.16	82%	100%	



Figure 42 Housing Diversity Plan



HOUSING TYPOLOGY

SMALL RESIDENTIAL LOT(<300M²)



Figure 43 Small Residential Lot Floorplan (250m²)

STANDARD RESIDENTIAL LOT(300-700M²)

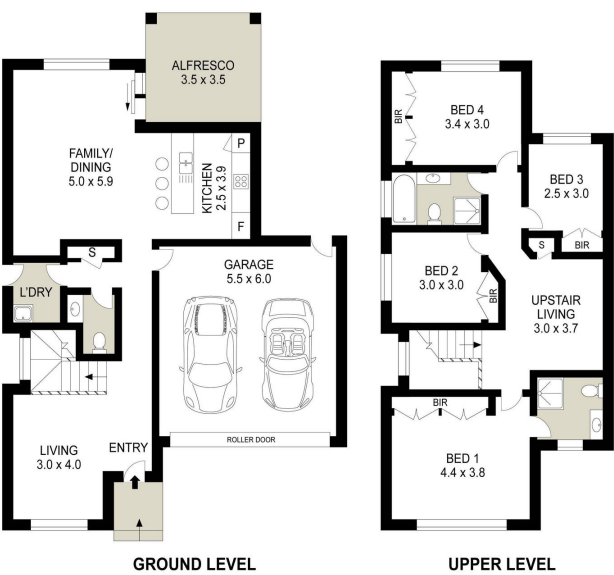


Figure 44 Standard Residential Lot Floorplan (435m²)

LOW DENSITY RESIDENTIAL LOT(>700M²)

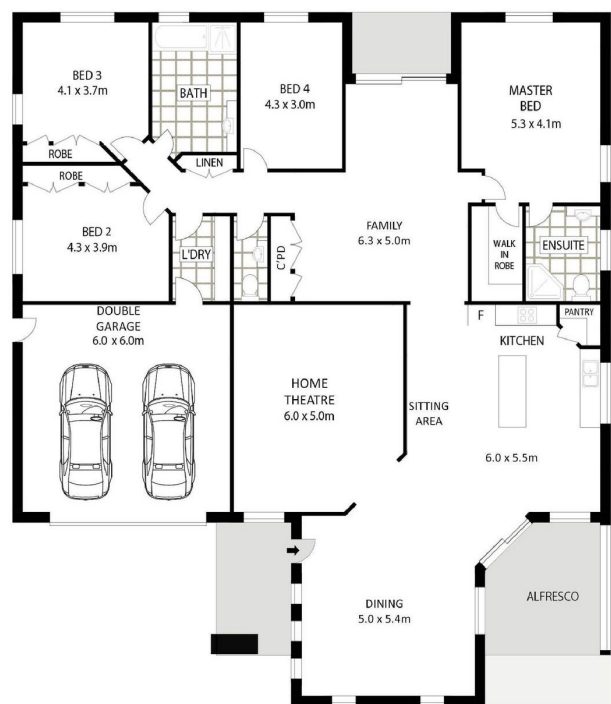


Figure 45 Low Density Residential Lot Floorplan (710m²)

PART C: **PROPOSED LEP** **AMENDMENTS**

PROPOSED LEP AMENDMENTS

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 uses:
 - R2 Low Density Residential
 - R3 Medium Density Residential
 - RE1 Public Recreation
- 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"
- Amend the Minimum Lot Size control from 2ha to 450sqm in the R3 Medium Density Residential Zone.
- Amend the Minimum Lot Size control from 2ha to 700sqm in the R2 Low Density Residential Zone.

B.11 PROPOSED ZONING

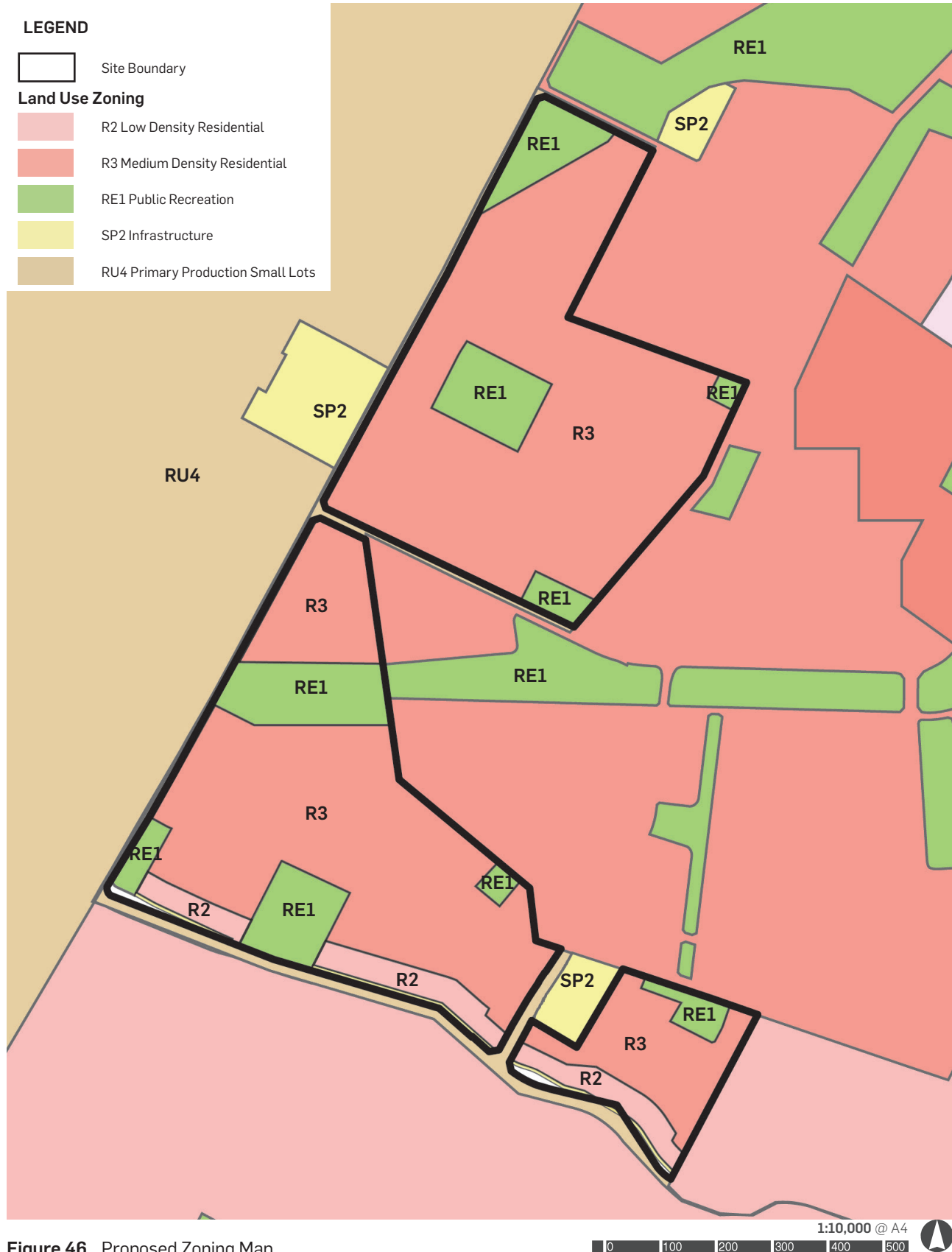
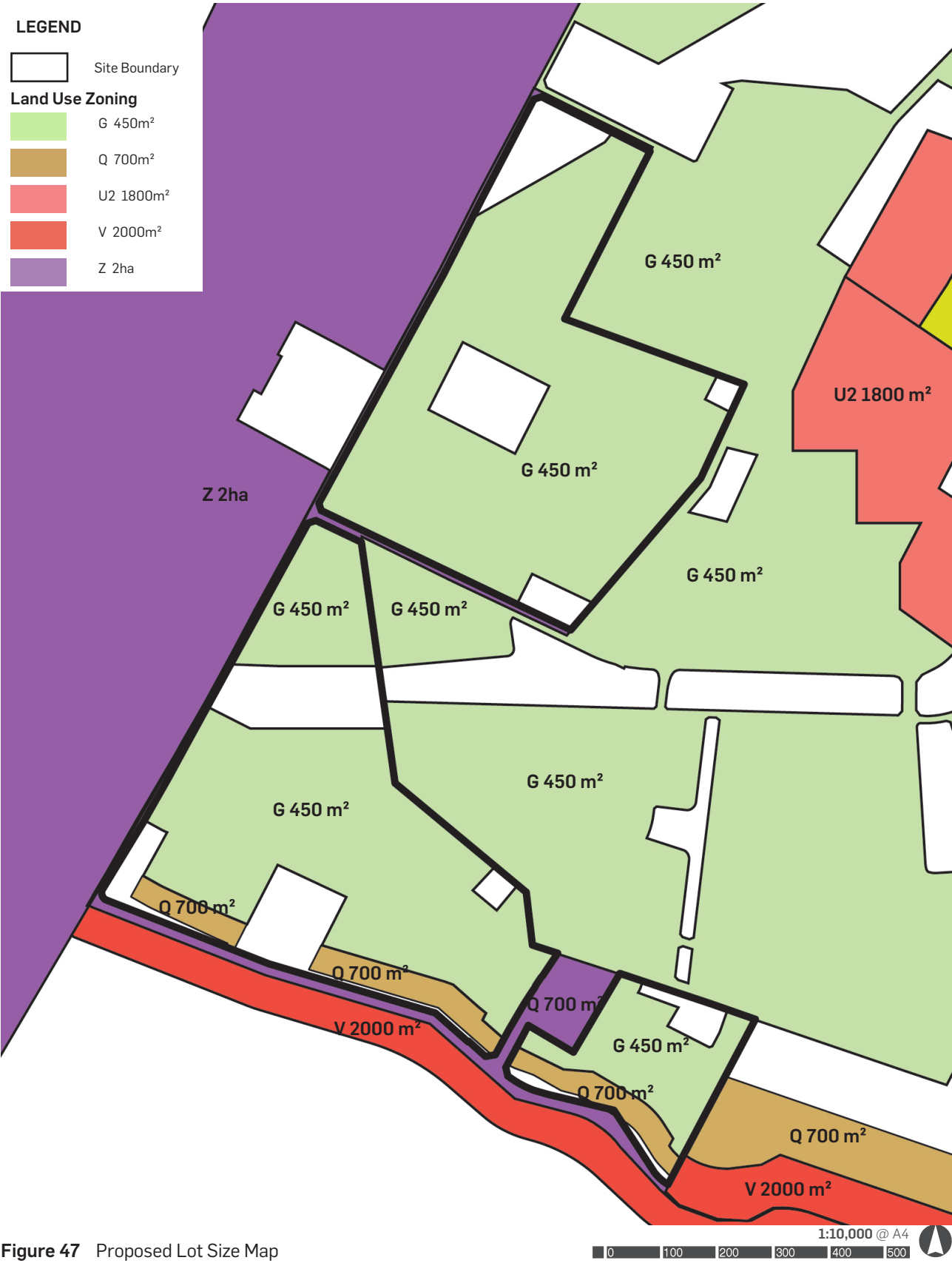


Figure 46 Proposed Zoning Map

B.12 PROPOSED MINIMUM LOT SIZE



C.1 PROPOSED MAXIMUM NUMBER OF DWELLINGS

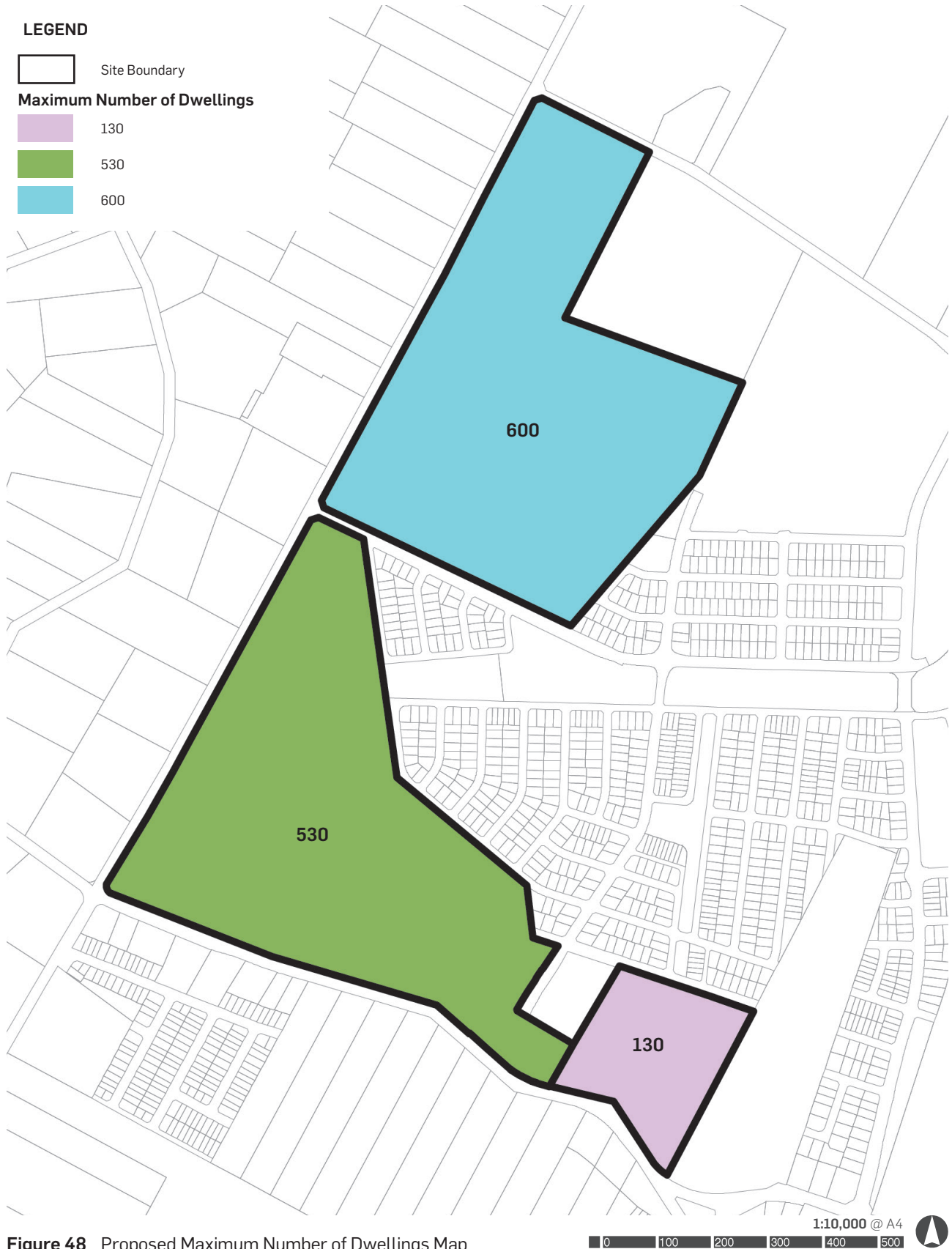


Figure 48 Proposed Maximum Number of Dwellings Map

