

Ref: 10902 – Showground Corporation Planning Proposal

30 May 2018

Hons Anthony Roberts
Minister for Planning
GPO Box 5341
SYDNEY NSW 2001

Dear Minister

**REQUEST FOR REZONING REVIEW
PLANNING PROPOSAL FOR SHOWGROUND STATION PRECINCT
(THE HILLS SHIRE COUNCIL REF: 3/2017/PP)**

1 INTRODUCTION

This submission has been prepared by APP Corporation Pty Ltd (APP) on behalf of the proponent Showground Corporation (Corp). It has been prepared to accompany a rezoning review of a planning proposal submitted to The Hills Shire Council (Council) (Council ref. 3/2017/PP) on 8 November 2016 (as amended) in relation to two key development sites within the Showground Station Precinct.

The request for a rezoning review follows a decision by Council at an Ordinary Council meeting on 24 April 2018 to not proceed with the planning proposal on the following grounds:

1. *The Precinct has only recently been rezoned by the State Government;*
2. *The lack of change in the circumstances to warrant any amendments at this time; and*
3. *The densities and floor space ratios being pursued would result in a built form that is significantly different to those controls without strategic justification.*

The planning proposal, the subject of this review, will deliver significant social and economic benefits, over and above what the current master plan can deliver. This includes:

- 5.1 hectares of open space which is equivalent to 56% of the total site area;
- A new 5,000m² central park valued at \$28.75 million and 3,815m² dedicated towards the creation of the 'Middleton Walk' park and public thoroughfare valued at \$22 million to be gifted to Council at no cost;
- The dedication of 4,766m² of land valued at over \$27 million to widen Middleton Avenue by 5m to create a new grand central boulevard and 2m of road widening along other local roads, including a \$5 million cash contribution towards the associated civil improvement works that is not envisaged under the current plan;
- 15% of all apartments provided as affordable housing where the current plan requires none. This affordable housing component also well exceeds the benchmark of 5-10% established in

- the Greater Sydney Commission's Central City District Plan for planning proposals;
- A \$5 million cash contribution towards the creation of a new school for the Showground precinct to be negotiated with the State Government;
 - Additional publicly-accessible through-site links (4,719m²) valued at over \$27 million above those envisaged for the sites under The Hill's Draft DCP for Showground;
 - Contributing 6,566m² of RE1 zoned land to Council at no cost – a saving of \$14.8 million in acquisition cost towards the creation of the Cattai Creek Park; and
 - Contribution of three new childcare centres and a digital library to be dedicated to Council as well as provision of a free public (precinct wide) Wi-Fi service.

The lands in the Showground Station Precinct are highly fragmented. Showground Corp has managed to successfully amalgamate 78 properties to form a consolidated site of over 9 hectares. This extraordinary feat underpins a \$3 billion catalyst project of a significant size never before seen in The Hills that can deliver the highest standards in urban design and place making. This master planned community will be delivered in multiple stages over the next 10 years.

This submission has been prepared in accordance with the NSW Government's 'A Guide to Preparing Local Environmental Plans' (August 2016) and strategic and site specific merit tests addressed in sections 5 and 6 of this document.

The submission should be read in conjunction with the following:

- Rezoning review application form and landowners consent (**Attachment A**);
- a copy of the Showground Corp planning proposal (**Attachment B**);
- supporting architectural, urban design and landscape schemes (**Attachment C**);
- supporting technical studies (**Attachment D**);
- copies of all correspondence from the Council in relation to the proposed planning proposal (**Attachment E**); and
- fee for lodging a rezoning review.

2 RELEVANT BACKGROUND

The relevant background to the planning proposal review is summarised in Table 1.

Table 1 History of the Showground Precinct and Showground Corp Planning Proposal

| Date | Milestone |
|----------------|---|
| September 2013 | The North West Rail Link Corridor Strategy is finalised to guide future planning and development along the new North West Metro corridor. |
| November 2014 | Showground Corp commences strategic acquisitions of properties in the precinct. |
| November 2015 | The Hills Council's Corridor Strategy is formally adopted by Council. It presents significant contrasts to the State Government's Corridor Strategy; mainly envisaged lower residential densities. |
| December 2015 | The Department's Showground Station Precinct Proposal is released for public exhibition. It envisages 5,000 new dwellings and 2,300 new jobs for the Showground, focussed predominantly around the new metro station, retail centre and cultural hub. |
| April 2016 | An online survey is conducted to obtain community feedback about infrastructure improvements for the Showground. Showground Corp assemble their team of leading architects, urban designers and planners to review the Department's Precinct Proposal and |

| | |
|-----------------------------|---|
| | develop alternative schemes to deliver more public benefits for the improvement of the precinct. |
| July 2016 | The Showground Corp consultant team finalise their reviews and alternative approaches for the Showground Station Precinct. |
| 3 August 2016 | Showground Corp meets with The Hills Shire Council's Forward Planning team to present their alternative proposal. |
| 24 August 2016 | Showground Corp meets with staff from the Department to present their alternative proposal for Showground and seek advice on the forthcoming gazettal of the Precinct Proposal. |
| 8 November 2016 | Showground Corp Planning Proposal lodged with The Hills Council and the Department of Planning |
| December 2016 | Meeting with Council's Forward Planning team and receipt of a request for additional information dated 23 December 2016. |
| January – March 2017 | Showground Corp continue to strategically acquire lands whilst the consultant team look to deliver further improvements as part of the alternative proposal. |
| | Numerous meetings are held with Council and Department staff and a Ministerial Briefing is presented to the Minister. |
| | Amended details of the proposal are forwarded to Council on 22 February 2017 for further consideration. |
| | A meeting with the Greater Sydney Commission is held on the 29 March 2017 to present the alternative proposal. |
| April – October 2017 | Further strategic land acquisitions and updates to the alternative proposal are made. Further meetings are held with Council, the Department and the Minister's Office. |
| November 2017 | The second revision of the Showground Corp planning proposal is formally lodged with The Hills Shire Council and the Department. |
| December 2017 | Gazettal of the Showground Station Precinct. The Hills LEP 2012 is formally amended following the gazettal of the SEPP (Showground Station Precinct) 2017. |
| January – March 2018 | Showground Corp and Council's Forward Planning Team hold a series of regular meetings to refine the community infrastructure benefits and negotiate outcomes in the planning proposal. |
| | Showground Corp hold a further two meetings with the Department of Planning to discuss their updated proposal |
| April 2018 | The third and final revision of the Showground Corp planning proposal is formally lodged with The Hills Shire Council. A copy of the documents is also forwarded to the Department for consideration. |
| 24 April 2018 | Council at its Ordinary Meeting resolve to not proceed with the planning proposal. |

3 THE SITES – LOCATION AND CONTEXT

The two key development sites (referred to as Key Sites 1 and 2) are located on the southern side of Carrington Road in the Showground Station Precinct and have a combined area of over 9 hectares at 90,700m².

Key Site 1 exists in two consolidated groups of properties along either side of Ashford Avenue, on the southern side of Carrington Road. It comprises 17 existing residential properties with a total land area of 32,239m². The majority of the development site is zoned R4 High Density Residential, however 6,555m² of the Key Site 1 is zoned RE1 Public Recreation associated with the future Cattai Creek Park.

Key Site 2 exists in four consolidated groups of properties situated along the eastern side of Middleton Avenue between Carrington Road and Ashford Avenue. The site comprises a total of 61 existing residential properties zoned R4 High Density Residential. The total area of Key Site 2 is 58,461m².

The key sites are located directly opposite the new Showground Metro Station with all of the lands situated between 50m and 400m walking distance (see Figures 1 and 2). The sites also have excellent access to existing urban services and jobs in the nearby Victoria Avenue Business Centre and the Norwest Business Park within 1-2km to the west. Key Site 1 has the benefit of enhanced amenity and outlooks to native bushland within the future Cattai Creek Park whilst Key Site 2 will be provided with direct access to the new central park and Middleton Walk proposed in the planning proposal.

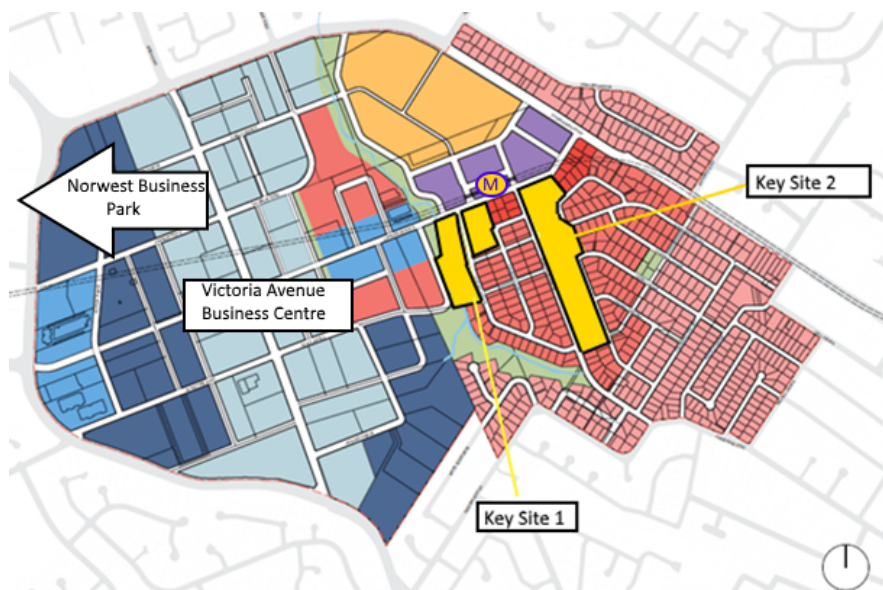


Figure 1 Location of the Key Sites within the Showground Station Precinct



Figure 2 Aerial view of Key Sites 1 and 2

4 PLANNING PROPOSAL

4.1. Proposed LEP Amendment

The proposed amendment to The Hills LEP 2012 seeks to include a new Key Sites clause and associated LEP Maps to permit bonus residential floor space on the Key Sites in return for improvements to community infrastructure and provision of affordable housing.

The amendment will permit a maximum gross floor area (GFA) of 304,000m² over the sites under future concept development applications. This represents:

- An increase of 84,000m² GFA above the maximum 220,000m² capable of being achieved under the current incentives standards in the LEP.
- An increase of 36% in the total GFA above that currently permitted under the LEP.
- 3,000 apartments; 800 more than the total yield capable of being achieved under the current controls.
- Average maximum FSRs of 3.54:1 on Key Site 1 and 3.25:1 on Key Site 2 (see Figure 3).



Figure 3 Key Sites FSR Map

The Key Sites provision recognises:

- The significance of the sites in their consolidation, size and the importance of their proximity to the metro station, local centre, jobs, services and recreational facilities.
- The ability of the sites and proposal to deliver much needed community infrastructure benefits to support the growing community including new parklands, publicly accessible through-site connections for pedestrians and cyclists, improved and widened public roads with lush, landscaped streetscapes, digital infrastructure including an electronic library and precinct-wide

Wi-Fi services, three childcare centres.

- The opportunity to provide significant and real affordable housing to first home buyers, local key workers and community housing providers within a first class transit orientated residential development.

4.2 Revised Master Plan

The Planning proposal is supported by an amended master plan which represents the amended planning framework and preferred outcome for a diverse, connected and sustainable transit-orientated development. It delivers on Showground Corp's Vision for the precinct to create an environmentally sustainable and high intensity living environment supported by improvements to infrastructure.

The development of the Key Sites will be a catalyst project for the Showground Station Precinct which sets a benchmark for design excellence and place making. The design approach and principles aligns with the NSW Government Architect's *Better Placed* Integrated Design Policy in that it advocates for:

- The creation of a healthy living environment that supports all sectors of the community and accommodates changing lifestyle and demographic trends;
- Improvements to community infrastructure and essential elements of the public domain to support population growth; and
- Resilience and sustainability of the built form and public domain with a genuine focus on reducing the heat island effects through the maximisation of green links, landscaped open space and tree lined, shaded streets.

The master plan developed by AJ+C frames the sites with increased setbacks and land dedications to widen Middleton Avenue to establish a new grand central boulevard; a permeable and publicly accessible link that connects into the existing street network. It delivers on opportunities to:

- create a more legible street network and movement framework;
- maximise the potential of the public domain and creating a sense of place; and
- achieve desirable yields and densities in close proximity to the metro station.

The master plan has also been mindful of responding to comments provided from Council's Forward Planning team in acknowledging the importance of:

- delivering adequate public open space to support the transition from low density to a concentrated high density environment, including the creation of a new 5,000m² central park;
- providing for a range of apartment types appropriate for family structures and changing lifestyles;
- achieving high standards of design, sustainability and construction to exceed the SEPP 65 and Apartment Design Guide requirements in relation to solar access, shadowing, natural ventilation and communal and private open space;
- leveraging on the size of the sites and their proximity to the metro station and new retail centre to deliver more housing in a transit and pedestrian focussed environment;
- providing more direct, publicly accessible through-site connections linking pedestrians and cyclists from homes to community facilities, recreational areas, daily services and transport;
- promoting higher standards of architectural excellence to create distinct district markers and

gateways; and

- widening local streets to create boulevards and improved landscaped avenues that support high densities from a traffic, parking and urban design perspective.

4.3 Social and Economic Benefits

The planning proposal provides immense social and economic benefits to the Showground Station Precinct. It proposes to contribute over \$150 million worth of infrastructure in the form of embellishments (works), cash contributions and land dedications to create widened and improved streets, new parks and public thoroughfares, digital and other community infrastructure components. It is a significant catalyst project that will draw interest from retailers, other residential developers and investors in order to deliver significant growth and returns on the State Government's \$8.3 billion investment into the Sydney Metro North West.

The project has a net worth of approximately \$3 billion and is proposed to be delivered in multiple stages over a period extending beyond the next decade. It will generate hundreds of jobs in the construction and trade services throughout the planning, design and construction phases of the development. It can also generate hundreds of longer-term employment opportunities in retail and community service jobs and contribute to the growth and investment in the Victoria Avenue and Norwest Business Park employment centres.

The social benefits of the proposal will stem from the creation of a great place to live, work and play. It delivers safe, legible and walkable streets and thoroughfares that will contribute to the fostering of a healthy and connected community with excellent access to essential services including retail, recreation, leisure, urban services and public transport.

4.4. Public Domain Benefits

The proposed upgrades to the public domain (see Figure 4) under the proposal include:

- The dedication of 4,766m² of land valued at over \$27 million to widen Middleton Avenue by 5m to create a new grand central boulevard and 2m of road widening along other local roads, including a \$5 million cash contribution towards the associated civil improvement works that is not envisaged under the current plan;
- A new 5,000m² central park valued at \$28.75 million and 3,815m² dedicated towards the creation of the 'Middleton Walk' park and public thoroughfare valued at over \$22 million to be gifted to Council at no cost;
- Publicly-accessible through-site links (4,719m²) valued at over \$27 million above those envisaged for the sites under The Hill's Draft DCP for Showground;
- Early dedication of 6,566m² of RE1 zoned lands valued at \$14.8 million at no cost to government towards the creation of the Cattai Creek Park; and
- Provision of streetscape furnishings including play and outdoor gym equipment and street furniture to be negotiated with Council.



Figure 4 Public Domain Improvements

4.4. The Key Sites Clause

The proposed Key Sites provision is as follows:

Key Sites in the Showground Precinct

1) Objectives

- To support design-led, master planned outcomes on consolidated key sites in the Showground Precinct;
- To deliver improvements to community infrastructure, the public domain and ensure high quality residential amenity.
- To promote built forms, landscaped settings and high quality public domain that responds to, and is commensurate with the capacity of existing and planned infrastructure in the precinct and aligns with the intrinsic character of the garden shire.
- To permit incentive height and floor space ratio controls where buildings exhibit high standards of architectural design excellence and provide affordable housing.

2) Land to which this clause applies

This clause applies to the key sites in the Showground Precinct identified on Key Sites Map 16.

3) Affordable housing and community infrastructure

Consent to development may be granted under (4) and (5) where the development application provides community infrastructure and affordable housing.

Note: For the purposes of this clause '**community infrastructure**' means development the likes of recreational areas, community facilities, improvement works to the public domain and road widening. Additionally, '**affordable housing**' means housing leased or sold to first home buyers, people with a disability and local key workers.

4) Gross Floor Area

- a) The consent authority may consent to development for a residential flat building or shop top housing on Key Site 1 with a total gross floor area of not more than 114,000m² where considered as part of a single concept development application.
- b) The consent authority may consent to development for a residential flat building or shop top housing on Key Site 2 with a total gross floor area of not more than 190,000m² where considered as part of a single concept development application.

5) Incentives Heights and Floor Space Ratios

The consent authority may grant consent to development carried out in accordance with (3) and (4) above where the development complies with the incentives building height and floor space ratios shown on the Key Sites Incentives FSR Map 16 and Key Sites Incentives Building Height Map 16.

6) Consistencies with Part 9

Development proposed on the key sites must demonstrate consistencies with the provisions in Part 9 of this plan in addition to this clause.



Figure 3: Artist's impression of the Middleton Walk

4.5 Voluntary Planning Agreement Offer

The community benefits and infrastructure contributions relevant to the Showground Corp Key Sites VPA offer are summarised as follows:

- The dedication of 4,766m² of land valued at over \$27 million to widen Middleton Avenue by 5m to create a new grand central boulevard and 2m of road widening along other local roads;
- A \$5 million cash contribution payable to Council for civil works associated with the upgrading of the local road network;
- A \$5 million cash contribution to be negotiated with the Minister for Planning and the Department of Education towards the creation of a new local school;
- Early dedication of 6,566m² of RE1 zoned lands valued at \$14.8 million at no cost to government towards the creation of the Cattai Creek Park;
- A new 5,000m² central park valued at \$28.75 million and 3,815m² dedicated towards the creation of the 'Middleton Walk' park and public thoroughfare valued at \$22 million to be gifted to Council at no cost;
- Publicly-accessible through-site links (4,719m²) valued at over \$27 million above those envisaged for the sites under The Hill's Draft DCP for Showground;
- \$20 million worth of community infrastructure including three childcare centres, digital library, Wi-Fi infrastructure and public domain improvements; and
- 15% of all dwellings to be provided as affordable housing for sale or lease to first home buyers, local key workers and community housing providers.



Figure 4: Artist's impression of future built form and streetscape on Hughes Avenue

5 Strategic Merit Test

Planning Circular PS-16-004 sets out three possible tests to demonstrate the Planning Proposal has merit and should proceed to Gateway. These tests require the proponent to demonstrate consistency with one of the following criteria:

- *the relevant regional plan outside of the Greater Sydney Region, the relevant district plan within the Greater Sydney Region, or corridor/precinct plans applying to the site, including any draft regional district or corridor/precinct plans released for public comment, or*
- *a relevant local strategy that has been endorsed by the Department, or*
- *a change in circumstances, such as the investment in new infrastructure or changing demographic trend that have not been recognised by existing planning controls.*

The Planning Proposal is consistent with the Central City District Plan which is the relevant District Plan. The Showground Station Precinct is situated between the Norwest Strategic Centre and the Castle Hill District Centre, the third station on the Sydney Metro Northwest. The Central City District population is anticipated to expand by 550,500 people in 2036, generating the need for approximately 20,000 new dwellings each year over the next 20 years.

The proposal is an excellent example of value capture. The Key Sites' location benefits from Government infrastructure investment, and in turn delivers public benefits through local infrastructure upgrades and improvements valued at over \$150 million. The proposal aligns with the plan's aims to concentrate higher densities around new metro stations; to improve connectivity and support access to more local jobs. This is the intention of the 30 minute city.

The District Plan calls for affordable housing targets of between 5-10% of all additional dwelling stock sought as part of planning proposals seeking additional yield uplifts. This is now a consideration for the relevant determining authorities in accordance with the S9.1 Directions. The Showground Corp proposal seeks to provide 15% of its entire yield as affordable housing, representing more than double the target requirement. The affordable housing scheme devised by Showground Corp includes:

- 10% (300 apartments) dedicated to purchase by first home buyers; and
- 5% (150 apartments) dedicated to key workers and community housing providers.

The Central City District Plan includes a series of priorities and actions for new developments and planning proposals in the district. An assessment of the Showground Corp proposal against the relevant priorities and actions is included in the planning proposal report at **Appendix D**. A summary of the proposal's consistency with the relevant priorities and actions is provided as follows:

- The proposal represents a significant contribution to the successful renewal and redevelopment of the Showground, providing new homes, contributions towards a new school, parks and new green connections, widened streets and community facilities around the new metro station. The proposal aligns with the actions to prioritise and sequence growth in line with the new Sydney Metro North West infrastructure investment and seeks to activate and better connect the residential precinct to this key piece of infrastructure through dedicated green links, gateway buildings exhibiting architectural design excellence and an improved public road network.
- The proposal is the result of over 2 years of negotiations and discussions with government stakeholders and members of the local community. Ongoing collaboration and negotiations

with Council and State Government will deliver VPAs targeted at providing the essential infrastructure improvements to support the growth and future development of the precinct.

- The proposal provides essential social infrastructure to meet the demands of the precinct and the marginal increases to densities sought on the Key Sites in the form of:
 - Cash contributions towards the provision of a new school / education facility.
 - A new digital library to meet the changing needs of the population.
 - Free public Wi-Fi infrastructure.
 - New urban parks and contributions towards the creation of the Cattai Creek Park.
 - Contributions towards furnishings of the public domain including new outdoor exercise equipment, play equipment, etc.
- The contributions proposed in the Showground Corp VPA and Planning Proposal will go towards fostering healthy, creative, culturally rich and socially connected communities. The community infrastructure to be delivered has been designed to be inclusive for use by all sectors of the existing and future communities of the Showground.
- The proposal aligns with the priority to locate affordable new housing in the right locations. It seeks to deliver 3,000 new apartments over the next 10 years within 50m - 400m walking distance of the new Showground Metro Station. The proposal seeks marginal uplift on the total achievable maximum gross floor areas capable of being achieved under the current zoning. The uplift sought is offset by the provision of additional community infrastructure collectively valued at over \$150 million, which is needed to support the base densities in the precinct, and the additional densities sought by this proposal.
- The affordable housing scheme to be delivered under the proposal far exceeds the affordable housing targets established in the District Plan, ensuring opportunities for first home buyers and local key workers to enter into the local housing market. 15% (450 apartments) are sought to be allocated as affordable housing stock for these vulnerable target sectors of the community.
- The collective investigations and design work of the Showground Corp team has set about delivering a place with people in mind, focussing on the streets and public domain ahead of the built form. It creates streets that are balanced and people-friendly, being places where people can interact, move along and feel safe within. The approach to landscaping has been mindful of preserving the underlying garden and bushland settings observed across the locality.
- The proposal is supported by commitments to new community infrastructure that will deliver walkable environments within 5km of the Norwest Business Park, Castle Hill and the Showground town centre.
- The proposal strongly aligns with the key principles of transit-orientated development in providing focused densities close to new transport, centres and essential community infrastructure. In practice, this delivers a walkable high density environment that connects people from the places of residence in the Showground to jobs in Parramatta, Blacktown, Castle Hill and Norwest Business Park.
- The inclusion of a new retail plaza along the Middleton Walk has been innovatively designed to support the future growth of small-scale retailers capitalizing on through-traffic from the station, contributing to a great, interactive meeting and social space for the community.
- The planning proposal includes the early dedication of RE1 zoned lands to Council for the

formation and protection of the Cattai Creek and associated parklands. This will ensure the early protection and improvement of the health of the waterway can occur ahead of new developments in the precinct.

- The proposal is supported by a commitment to ensuring the protection and enhancement of the biodiversity qualities of the Cattai Creek and associated riparian corridor.
- The need to contribute to quality open space and public domain has been at the forefront of thinking for the concept landscape designs. The widened streets and through-site links will be suitably embellished through the planting of larger trees to contribute towards the preservation of the 'garden shire character and setting' of The Hills.
- The significance of the proposal's contribution to open space in the precinct is unquestionable. The provision of the new central park, early contributions to the Cattai Creek Park and the Middleton Walk ensures all dwellings within the Key Sites have access to parks and open space within a 200m walking distance. Additionally, passive open space is provided across the 4,719m² worth of green through-site links which are additional to parks and the ADG requirements for communal open space on apartment sites.
- Building efficiencies including smart energy and water systems incorporated into the future built form and Key Sites has been committed to in the proposal.
- Commitments to landscape embellishment within the improved public domain; demonstration of 56% landscape open space across the Key Sites and contributions to new parks within the sites will work towards reducing the urban heat island effect.

6 Site Specific Merit Test

As per Planning Circular PS-16-004 a proponent seeking a Rezoning Review must also establish that the Planning Proposal demonstrates site specific merit in relation to the following matters:

- *The natural environment (including known significant environmental values, resources or hazards);*
- *The existing uses, approved uses and likely future uses of land in the vicinity of the land subject to a proposal;*
- *The services and infrastructure that are or will be available to meet the demands arising from the proposed financial arrangements for infrastructure provision.*

The Planning Proposal comprehensively details the proposal and its benefits specific to the Key Sites and the surrounding precinct. The following summarises the proposal's merit in relation to the matters in the Site Specific Merit Test.

The Natural Environment

The Planning Proposal has been supported by a Riparian Corridor Assessment prepared by Cardno in respect of the Cattai Creek corridor which exists along the western edge of Key Site 1. More broadly, the proposal has also considered the supporting technical flora and fauna, water management and environmental studies prepared in support of the Department's Precinct Proposal in 2015.

The Cattai Creek bushland corridor has been identified as comprising significant local native vegetation and aquatic biodiversity qualities worthy of preservation and protection within a new passive

recreational park. The Showground Corp proposal seeks to deliver these riparian lands within the RE1 zoned corridor to Council at no cost ahead of developments in the precinct. Showground Corp are committed to working with Council and other key stakeholders to ensure plans of management are formulated and protection measures are in place ahead of developments on Key Site 1.

Showground Corp are also committed to ensuring the highest standards of ecologically sustainable design is achieved for its developments. The use of solar and reusable water technologies will be utilised together with the extensive use of planted green roofs and extensive landscape embellishment within the sites and the public domain.

A focus on ensuring the highest qualities of internal natural amenity have underpinned the work of the design team. Specifically, achieving excellent solar access to internal living areas and designing apartments that are naturally ventilated to reduce reliance on mechanical ventilation, heating and cooling.

The impacts of flooding associated with Cattai Creek have been broadly considered as part of the design of the building footprints on Key Site 1. These are well clear of the areas of the flood extent and will not contribute towards any additional flooding impacts downstream. Future detailed engineering designs will need to demonstrate how stormwater and overland flow generated from the developments on Key Site 1 can be suitably managed to avoid impacts such as soil erosion and flooding within the creek corridor.



Figure 5: Artist's impression of the Cattai Creek Park

Land Use

With the exception of the RE1 zoned lands along the western edge of Key Site 1, the sites have been appropriately rezoned to R4 High Density Residential, facilitating the transition of lands in the precinct from detached dwellings to residential flat buildings and shop top housing developments of varying degrees of heights and scale. The current LEP height and FSR controls will ensure a transition of densities across the precinct with the highest residential densities concentrated closest to the station and town centre.

The proposal is consistent with the envisaged future land uses in the precinct and maintains a level of consistency with the ideals of density transitions away from the new Metro station. The proposal seeks to deliver a high density residential precinct comprising residential flat buildings and shop top housing developments. Importantly, some small-scale supportive retail is proposed within the new local retail plaza to which will comprise essential services for the day-to-day needs of residents. Some variation to building heights and densities is proposed on sites to create key markers within the precinct around new parks and important green links to be delivered under the proposal. These approaches are consistent with urban design best practise and will contribute to the creation of a great place that is legible, walkable and convenient for future residents and the community.

Infrastructure

As detailed throughout this letter and the Planning Proposal report, the Showground Corp proposal is underpinned by a significant VPA offering to provide for the necessary infrastructure to support the forecasted 10,400 dwellings earmarked for this precinct and the additional uplift now sought on the Key Sites.

The proposal contributes the following community infrastructure:

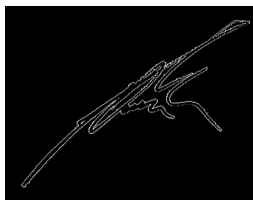
- The dedication of 4,766m² of land valued at over \$27 million to widen Middleton Avenue by 5m to create a new grand central boulevard and 2m of road widening along other local roads;
- A \$5 million cash contribution payable to Council for civil works associated with the upgrading of the local road network;
- A \$5 million cash contribution to be negotiated with the Minister for Planning and the Department of Education towards the creation of a new local school;
- A new 5,000m² central park valued at \$28.75 million and 3,815m² dedicated towards the creation of the 'Middleton Walk' park and public thoroughfare valued at \$22 million to be gifted to Council at no cost;
- Publicly-accessible through-site links (4,719m²) valued at over \$27 million above those envisaged for the sites under The Hill's Draft DCP for Showground;
- Early dedication of 6,566m² of RE1 zoned lands valued at \$14.8 million at no cost to government towards the creation of the Cattai Creek Park;
- \$20 million worth of community infrastructure including three childcare centres, digital library, Wi-Fi infrastructure and public domain improvements;
- 15% of all dwellings to be provided as affordable housing for sale or lease to first home buyers, local key workers and community housing providers.

The proposal aligns with the key directions, priorities and principles in the GSC's Greater Sydney Region Plan and the Central City District Plan. It also aligns with the shared visions in the respective

Corridor Strategies of the Council and the Department to facilitate walkable, high quality residential developments that are sufficiently supported by new community and social infrastructure to match the envisaged population growth. It contributes to the creation of a highly liveable, sustainable and productive centre that is able to contribute positively to the public domain, community and social infrastructure in the precinct in return for marginal uplift to densities under a new Key Sites incentives provision.

We trust that this letter and attached documents are sufficient to allow this Pre-Gateway Rezoning Review to be considered by the Department of Planning. Should you wish to discuss any aspect of this request, please do not hesitate to contact me on 0428 819 780 or via email at josh.owen@app.com.au.

Yours sincerely

A black and white image of a handwritten signature, likely of Josh Owen, written in a cursive style.

Josh Owen

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