

Planning Proposal

Amendment to The Hills LEP 2012



Chapman Gardens

16-26 Chapman Ave & 17-27 Dawes Ave, Castle Hill

Submitted to The Hills Shire Council
On Behalf of CG Group

July 17 ■ 17032

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Contents

1.0	Introduction	3
1.1	Planning Proposal Structure	3
1.2	Stakeholder Engagement	3
2.0	Background	4
2.1	Location and Context	4
2.2	Site Description	4
2.3	Surrounding Development	10
2.4	Current Planning Controls under The Hills Local Environmental Plan 2012	11
3.0	Strategic Planning Context	13
3.1	A Plan for Growing Sydney	13
3.2	North West Rail Link Corridor Strategy and Showground Road Structure Plan 2013	14
3.3	Draft Showground Station Priority Precinct 2015	16
3.4	Showground Station Precinct – Appendix J, Community Facilities and Open Space Study	17
3.5	The Hills Corridor Strategy	18
3.6	Draft Castle Hill North Precinct Plan	19
4.0	Part 1 – Objectives and Intended Outcome	20
4.1	Proposal Objective	20
4.2	Proposed Development	23
4.3	Public Benefit	24
5.0	Part 2 – Explanation of Provisions	26
6.0	Part 3 – Justification	27
6.1	Section A - Need for the Planning Proposal	27
6.2	Section B - Relationship to Strategic Planning Framework	28
6.3	Section C - Environmental, Social and Economic Impact	41
6.4	Section D - State and Commonwealth Interests	51
7.0	Part 4 – Mapping	52
8.0	Part 5 – Community Consultation	69
9.0	Part 6 – Project Timeline	70
10.0	Conclusion	71

Figures

1	Locational Context	4
2	Aerial photograph indicating the combined subject site	5
3	A two-storey house at 18 Chapman Avenue, Castle Hill (north east corner of the site)	6

Contents

4	Single storey houses at 20 & 22 Chapman Avenue, Castle Hill (north boundary of site)	6
5	A two-storey house at 26 Chapman Avenue, Castle Hill (north west corner of the site)	7
6	A single storey house at 17 Dawes Avenue, Castle Hill (south east corner of the site)	7
7	A single storey house at 19 Dawes Avenue, Castle Hill (southern boundary of site)	8
8	A two-storey dwelling house at 27 Dawes Road, Castle Hill (southern boundary)	8
9	Local Bus Services	9
10	Aerial view of Showground Station	10
11	Chapman Reserve	11
12	Showground Precinct	11
13	Extract from <i>A Plan for Growing Sydney</i>	14
14	North West Rail Link	15
15	Structure Plan for the Showground Study Area	16
16	Priority Precinct Built Form Plan	16
17	Open Space Network within Showground Precinct	17
18	Showground Desired Outcomes Plan	19
19	Concept Design	20
20	Proposed Built Form	21
21	Proposed ground floorplan	22
22	Proposed development in proximity to Showground Station	22
23	Park components map	25
24	Proposed Concept – Design Excellence	34
25	Proposed Landscape Design – Delineation of Public and Private Space	34
26	Proposed through site-link between Building A and Building B.	36
27	Proposed through site-link between Building A and Building B	37
28	Proposed Deep Soil Area Diagram	38
29	Proposed Dedication of Land to Council	38
30	Proposed Built Form Concept 'Buildings in a Park'	42
31	Axonometry view from north east	43
32	Section Diagrams	43
33	Solar Access	45
34	Shadow Diagrams	46
35	Proposed Uses and Access Routes	47
36	Community and public open spaces	48
37	Park flows underneath buildings	49
38	Basement parking	49

Tables

1	Planning Controls	1
2	Site Lots	5

Contents

3	Summary of existing planning controls applying to the site	11
4	Key built form statistics	23
5	The Hills DCP 2012 unit mix and unit size	23
6	Draft Central West District Plan	29
7	Exhibited Planning Controls for the Showground Precinct	30
8	Consistency with Section 117 Directions	39
9	The Hills DCP 2012 unit mix and unit size	43
10	Project Timeline	70

Appendices

A	Proposed Concept Urban Design Report <i>PTW Architects</i>
B	Site Survey <i>StataSurv</i>
C	Landscape Design Report <i>McGregor Coxall</i>
D	Traffic Impact Assessment <i>ASON GROUP</i>
E	Stormwater and Infrastructure Report <i>AT&L</i>
F	Contamination Assessment <i>EI Australia</i>
G	Valuation Report <i>Savills</i>
H	Construction Cost Estimate <i>Mitchell Brandtman</i>

Executive Summary

This Planning Proposal responds to the need for enhanced community facilities and additional green open space in the Showground Station Precinct (**Showground Precinct**), as identified by both The Hills Shire Council (**Council**) and the NSW Department of Planning (**DPE**) as part of their analysis of the area.

Amended planning controls facilitate slender, elegant built form, reducing building footprints and allowing for the provision of substantial public open space, considerably improving pedestrian connectivity. The intention is to unite Council's vision for the Precinct with the site's strategic significance to deliver a landmark development, Chapman Gardens, that sets a precedent for Design Excellence and the provision of community amenity in The Hills Shire Local Government Area (**LGA**).

Located within the Showground Precinct, part of the NSW State Government's Sydney Metro Northwest project, the subject site comprises 12 residential lots with a total site area of 11,322m². Under the accompanying Draft Showground Station Priority Precinct Plan (**Precinct Plan**) prepared by DPE, as well as Council's Hills Corridor Strategy, the site is earmarked for intensified development given its close proximity (approximately 320 m) to the proposed Showground Station.

Whilst the Planning Proposal proposes to amend the current *The Hills Local Environmental Plan 2012* (**LEP**), the amendment should be considered in light of the anticipated planning controls outlined in the Showground Station Structure Plan, refer to **Table 1**.

Table 1 – Planning Controls

	Hills LEP 2012	Showground Precinct	Planning Proposal
Zoning	R2 Low Density Residential	R4 High Density Residential	R4 High Density Residential RE1 Public Recreation
Floor Space Ratio (FSR)	N/A	2.3:1	3.5:1
Height	9 m	Up to 8 storeys	Up to 19 storeys
Land Dedication	0m ²	0m ²	2,879m ² (estimated land value of \$13 Million)
Landscape Area	N/A	N/A	8,686m ²
Total Site Area	11,322m ²	11,322m ²	11,322m ²

Given its proximity to Showground Station as well as the adjacent Chapman Avenue Reserve, the Proposal seeks approval for amended planning controls in response to the provision of substantial public benefit, including:

- Land dedication to Council of 2,879m² of public open space;
- Embellishment and extension of the existing Chapman Avenue Reserve to provide a substantial north-facing neighbourhood park with considerable opportunities for active and passive recreation; and
- Delivery of two through-site links with a total area of 777m², increasing permeability through the provision of a clearly defined east-west link.

Chapman Avenue Reserve is the only neighbourhood park within 800 m of Showground Station. Its proposed extension and enhancement will ensure that the area's future population is afforded access to first-class recreational amenity within walking distance to the station.

In addition, the Proposal offers an opportunity to incorporate strategically significant land uses into an evolving residential precinct. The provision of a 1,071m² childcare centre responds to Council's expressed need for increased childcare facilities within the Showground Station Precinct. Further, the presence of a neighbourhood cafe, situated

adjacent to an upgraded Chapman Avenue Reserve, provides additional community utility at a key site within the LGA.

It is requested that Council consider the proposed amendments to LEP contained herein and refer the proposal to the DPE Gateway Determination Panel.



1.0 Introduction

This report has been prepared by JBA on behalf of CG Group, the owners of the subject site at 16-26 Chapman Avenue and 17-27 Dawes Avenue, Castle Hill, in support of a Planning Proposal to amend *The Hills Local Environmental Plan 2012 (LEP)*. Specifically, this Planning Proposal seeks to:

- Support a zone change from R2 Low Density Residential to R4 High Density Residential and RE1 Public Recreation Zone, in order to accommodate future residential flat buildings, a child care centre, café and significant public open recreation space on the site;
- Increase the maximum permissible building height from 3 storeys to part 8, 15 and 19 storeys and
- Increase the maximum permissible floor space ratio (**FSR**) limit from undesignated to an overall incentivised maximum of 3.5:1.

1.1 Planning Proposal Structure

This report has been prepared in accordance with the requirements of the Department of Planning and Environment's (DPE) *A Guide to Preparing Planning Proposals* (August 2016). This report has been prepared in five parts to address section 55(2) of the Environmental Planning and Assessment Act 1979 (EP&A Act) as outlined below:

- Part 1 – Objectives and intended outcomes of the proposed instrument;
- Part 2 – Explanation of the provisions that are to be included in the proposed instrument;
- Part 3 – Justification of the objectives and intended outcomes;
- Part 4 – Mapping of the proposed instrument;
- Part 5 – Details of the community consultation to be undertaken; and
- Part 6 – Project timeline.

This Planning Proposal describes the site and the proposed changes to the Hills LEP, and provides a strategic justification for these amendments. The report should be read in conjunction with the Concept Design Report prepared by PTW Architects at **Appendix A** and specialist consultant reports appended to this report (refer Table of Contents).

1.2 Stakeholder Engagement

This Planning Proposal has been prepared following significant consultation with the officers at The Hills Shire Council over the past 6 months. The proposed scheme has been guided by these discussions and seeks to deliver a high-density residential complex with a keen public domain and community focus, setting a precedent for future developments in the Showground Precinct and the broader LGA.

2.0 Background

2.1 Location and Context

The site is located at Castle Hill, within The Hills Shire Local Government Area, approximately 30 km north-west of the Sydney CBD. The site is situated approximately 320 m from Showground Station, currently under construction as part of the \$8.3 billion Sydney Metro Northwest (formerly known as the North-West Rail Link), Australia's largest ongoing public transport infrastructure project.

The Showground Precinct is currently undergoing a process of rejuvenation as a result of significant State Government investment and associated amendments to planning controls aimed to encourage commercial, mixed-use and residential development in the immediate vicinity of the railway station.

Located to the south-east of the future Showground Station and its retail centre, this large amalgamated site is positioned mid-block within an area currently consisting of low rise free-standing dwellings. Importantly the urban character of this local area is defined by well-established gardens, a mature tree canopy of native trees and well-kept yet undersized pocket parks. North of Carrington Road and west of Cattai Creek, the urban landscape changes dramatically as large footprint industrial buildings predominate the urban pattern.

The site's locational context is shown at **Figure 1**.



Figure 1 – Locational Context
Source: Nearmap

2.2 Site Description

The subject site forms a consolidation of 12 lots containing detached dwelling houses with frontages to Chapman Avenue to the north and Dawes Avenue to the south. A suburban park known as Chapman Avenue Reserve (2,220m²) is adjacent to the eastern boundary of the site – see **Figure 2**.



Figure 2 – Aerial photograph indicating the combined subject site
Source: Google and JBA

The site has an area of 11,322m² and comprises 12 rectangular residential lots ranging in size from 932m² to 976m², refer to **Table 2**.

Table 2 – Site Lots

Street Address	Lot	Site Area
16 Champan Ave	Lot 33 DP 246981	946m ²
18 Champan Ave	Lot 32 DP 246981	946m ²
20 Champan Ave	Lot 3 DP 583999	946m ²
22 Champan Ave	Lot 128 DP 250610	934m ²
24 Champan Ave	Lot 127 DP 250610	934m ²
26 Champan Ave	Lot 126 DP 250610	932m ²
17 Dawes Ave	Lot 18 DP 255722	965m ²
19 Dawes Ave	Lot 19 DP 255722	944m ²
21 Dawes Ave	Lot 20 DP 255722	944m ²
23 Dawes Ave	Lot 21 DP 255722	934m ²
25 Dawes Ave	Lot 22 DP 255722	967m ²
27 Dawes Ave	Lot 23 DP 255722	976m ²
Total Site Area		11,320

Topography

The site has a steep topography with a north easterly to south westerly fall of approximately 8m from Chapman Avenue to Dawes Avenue. The level in the east corner of the site, adjacent to Chapman Ave, is approximately RL112.16, which falls to approximately RL104.20 in the west, adjacent Dawes Ave. A site survey prepared by StartaSurv is attached at **Appendix B**.

Vegetation

Several native and introduced species of trees are located in the front and rear gardens of the residential lots.

Stormwater

Stormwater flow is westwards, consistent with topography, draining via the municipal stormwater system to Cattai Creek, located approximately 450m to the south-west of the site.

2.2.1 Existing Development

The subject site is made up primarily of existing residential dwelling houses, largely one to two storeys, fronting both Dawes and Chapman Avenue. Images of the subject site are included in **Figures 3** to **8** below.



Figure 3 – A two-storey house at 18 Chapman Avenue, Castle Hill (north east corner of the site)
Source: Google



Figure 4 – Single storey houses at 20 & 22 Chapman Avenue, Castle Hill (north boundary of site)
Source: Google



Figure 5 – A two-storey house at 26 Chapman Avenue, Castle Hill (north west corner of the site)
Source: Google



Figure 6 – A single storey house at 17 Dawes Avenue, Castle Hill (south east corner of the site)
Source: Google



Figure 7 – A single storey house at 19 Dawes Avenue, Castle Hill (southern boundary of site)
Source: Google



Figure 8 – A two-storey dwelling house at 27 Dawes Road, Castle Hill (southern boundary)
Source: Google

2.2.2 Access

Vehicular Access

Vehicular access for the site is through various individual driveways from either Chapman Avenue to the north or Dawes Avenue to the south.

Public Transport

Bus Services

A number of bus services run through the precinct providing connections to major centres in the region, including Norwest Business Park, Castle Hill, Parramatta and Macquarie Park. Services run along Showground Road, Victoria Avenue, Windsor Road, Middleton Avenue and Parsonage Road. Castle Hill is a major interchange.

A bus stop is located approximately 6 minutes walk away on Middleton Avenue. The No. 604 bus stops here and has a route between Castle Hill bus interchange and Parramatta. A bus stop is located approximately 10 minutes walk away on Showground Road. The No. 745 bus stops here and has a route between Castle Hill interchange and St Marys. **Figure 9** illustrates the bus routes for the local area.

The Castle Hill bus interchange is located on Old Castle Hill Road, between its intersections with Eric Felton Street and Castle Street. Buses from Castle Towers provide connections to both the Parramatta and Sydney CBDs.

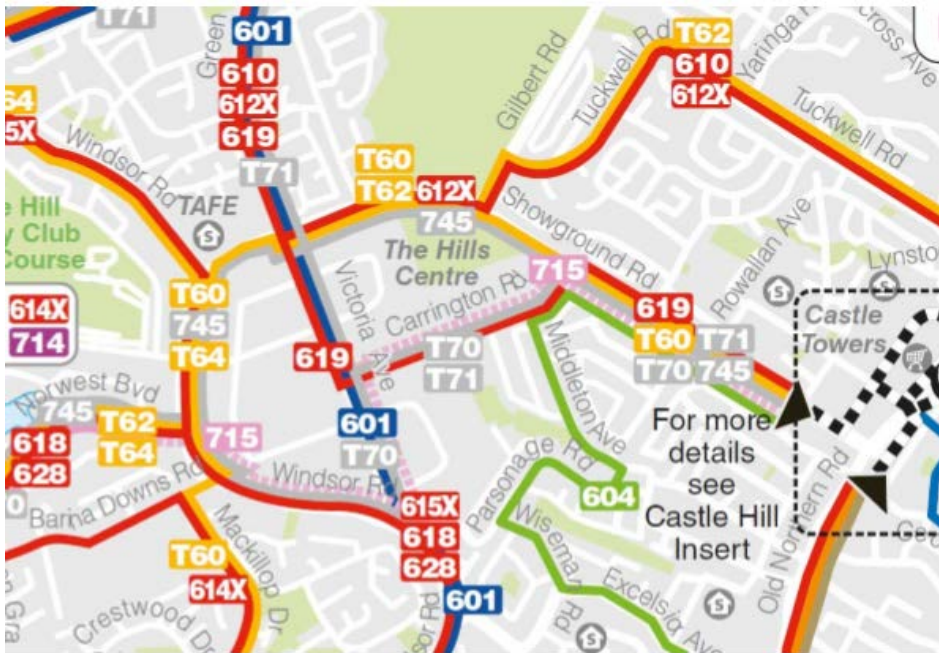


Figure 9 – Local Bus Services
Source: Hillsbus

Showground Train Station

The opening of the Sydney Metro Northwest in early 2019 will provide a significant improvement to public transport capacity, frequency and speed in the Showground Precinct.

The under construction Showground station is located at the corner of Carrington Road and Doran Drive – adjacent to the Castle Hill Showground refer to **Figure 10**. The Showground Station is 28.5 kilometres north west of Sydney central business district. It is located approximately 320 metres from the site, approximately 6 minutes walk.

Trains running every four minutes during peak periods will provide significant travel time savings to major employment, education and service centres, and also increase access to the subject site for future residents as well as workers and patrons.



Figure 10 – Aerial view of Showground Station
Source: Sydney Metro

At the Showground Station, the reduced travel times will significantly benefit commuters, with key improvements provided in reductions in travel time to the following key destinations:

- Macquarie University – 15 minutes;
- Sydney Metro Martin Place – 37 minutes (from 2024); and
- Wynyard – 46 minutes.

** All figures for existing commute times are based on 'best case' timetabled services during morning peak*

2.3 Surrounding Development

2.3.1 Current Development Landscape

The surrounding locality current comprises an established predominantly low-density residential area with most housing types being detached single to two storey dwelling houses. The site is approximately 1.7 km west of Castle Towers Shopping Centre and 500 m south of the current Castle Hill Showground.

To the site's eastern boundary is a 2,220 m² neighbourhood park, Chapman Avenue Reserve, which currently acts as a 'pocket park' to surrounding the residential community, refer to **Figure 11**. The park is presently the only neighbourhood park within an 800 m radius of the proposed Showground Train Station, providing space for passive recreation and some play equipment.



Figure 11 – Chapman Reserve
Source: PTW

2.3.2 Future Development Context

The Showground Precinct is currently undergoing a significant transformation with regard to the mix of land uses present in the vicinity of the new station. The Precinct is purported to deliver a vibrant retail and commercial centre directly adjacent to the station, including opportunities for retail, cafes, restaurants, office buildings and high-quality streetscapes and parks, see **Figure 12**.

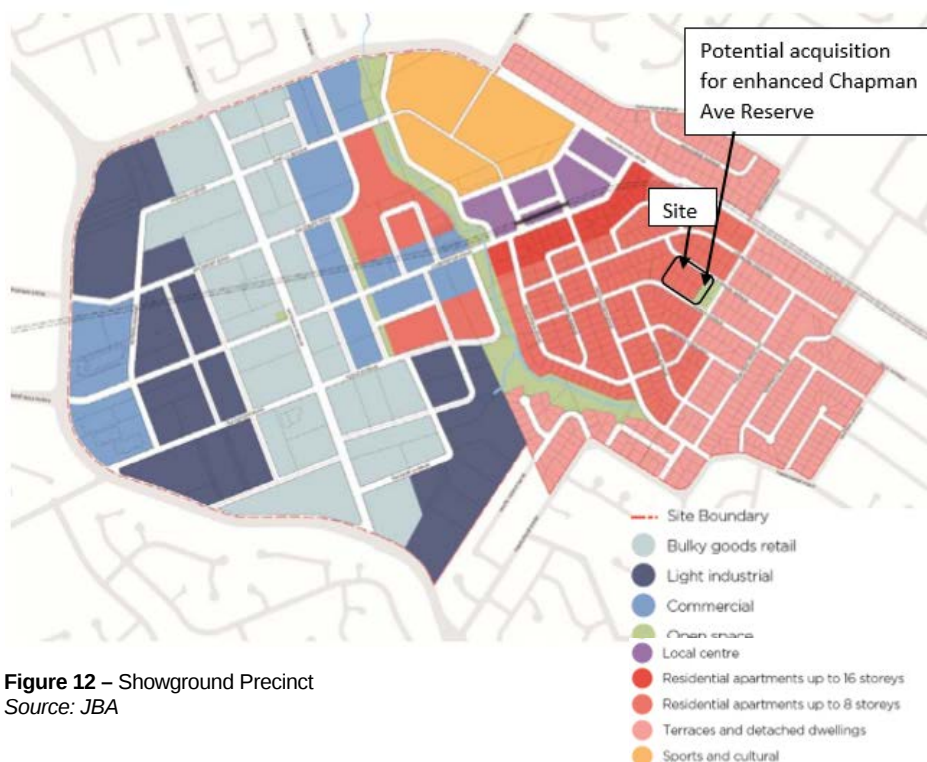


Figure 12 – Showground Precinct
Source: JBA

Further south, it is proposed that a mix of residential uses should produce diversity of housing choice, providing important opportunities for homes in close proximity to the station. In the immediate vicinity of the site, high-density residential zoning is proposed to the site's north-west, south-west and north-east, with an extension of the adjacent Chapman Avenue Reserve planned for the site's south-eastern boundary.

2.4 Current Planning Controls under The Hills Local Environmental Plan 2012

A summary of the key existing planning controls is included in **Table 3** below. It is noted that recent strategic planning undertaken by both the DPE as well as Council has indicated that the site is capable of accommodating development, which exceeds the development standards under the LEP. An analysis of this strategic work is discussed later in this report.

Table 3 – Summary of existing planning controls applying to the site

Planning Issue	Existing Control	Comment
Zoning	R2 Low Density Residential	R2 Low Density Residential Zoning: Permits a variety of residential development including dwelling houses. Does not permit any form of commercial premises or residential flat buildings.

Maximum Building Height	9m ('J').	The maximum height limit for the site is 9m.
Maximum FSR	Unspecified	A maximum permissible FSR has not been designated for the site.
Heritage		The subject site is not land identified as containing any heritage items nor located in the vicinity of any heritage items.
Minimum Lot Size	minimum 700m ² ('Q')	The minimum lot size control for the site is 700m ² .

3.0 Strategic Planning Context

3.1 A Plan for Growing Sydney

Released in December 2014, A Plan for Growing Sydney is the NSW Government's strategic metropolitan plan to guide growth across Sydney over the coming decades.

The State Government's goals for Sydney are:

- A competitive economy with world class services and transport
- A city of housing choice with homes that meet our needs and lifestyles
- A great place to live with communities that are strong, healthy and well-connected
- A sustainable and resilient city that protects the natural environment and has a balanced approach to the use of land and resources.

The Plan identifies a substantial growth challenge, and sets out a series of infrastructure programs and planning directions to facilitate this growth, refer to **Figure 13**. A key element of the strategy is in maximising the opportunities presented by new and established transport infrastructure to ensure improved development outcomes and improved connectivity between employment centres.

The Metro Rail Northwest is one of the major infrastructure projects that underpins the future growth of Sydney as envisaged in the Plan. Castle Hill is identified as a Strategic Centre that should support growth and take advantage of the substantial improvements in connectivity as a result of the new heavy rail service, with the plan identifying all centres along the new line as a key growth corridor.

The Showground Precinct will form part of the core of Greater Sydney's 'Central City' under the draft *West Central District Plan* (draft District Plan). The Central City will be desirable for its transport connections to the established Eastern City and emerging Western Sydney, and is forecast to experience the most significant urban transformation over the next 10-15 years. The key drivers of the draft District Plan, which will set the strategic direction for the region over the next two decades, include:

- The need to address housing choice and affordability. The region has been earmarked to deliver 49,400 homes in the next five years, whilst recognising that there is potential to deliver beyond this target in order to address pent up demand that has resulted from past undersupply. *"The realisation of the housing targets relies on actions by the relevant planning authorities (from providing enabling planning controls through to development assessments), infrastructure provision and the continuation of current market conditions and industry's critical role in delivery"*.
- Delivering more diverse and affordable housing to meet the needs of a changing community, including projected ageing of the population and significant increases in smaller households (singles, couples and single parent families).
- Providing accessible jobs, homes, and recreation in the '30 minute city'. There is a need to support the delivery of homes with access to public transport and open space, recognising that development within the North West has seized opportunities for more intense development around centres. The delivery of the Sydney Metro Northwest will expand the network of highly accessible nodes across the Central City, providing additional opportunities for new homes in accessible locations.

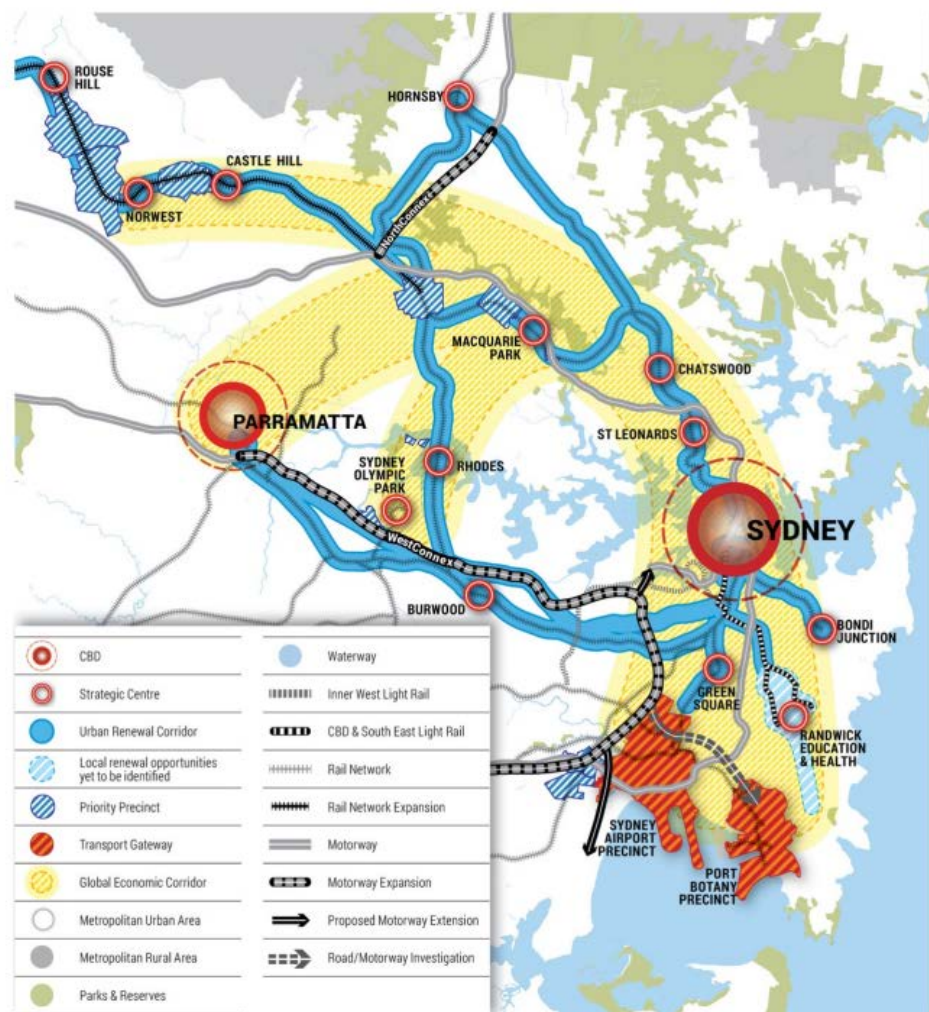


Figure 13 – Extract from *A Plan for Growing Sydney*
Source: DPE

3.2 North West Rail Link Corridor Strategy and Showground Road Structure Plan 2013

The North West Rail Link Corridor Strategy (**NWRL Strategy**) was prepared by the NSW Department of Planning and Environment (**DPE**), and set out the strategic land use framework for existing and new centres to benefit from new NWRL stations. The NWRL is Australia's largest transport infrastructure project that is currently under construction and costing over \$8.3 billion. This project provides eight new rail stations that will generate new opportunities for increased residential densities within walking distance of the station, and a diverse housing mix.

Showground Road Station is identified as one of eight new rail stations within the Strategy and is intended to serve as “the catalyst for the development of the area as a mixed-use centre with strong public transport links to the city and other centres throughout the north west region”, refer to **Figure 14**.

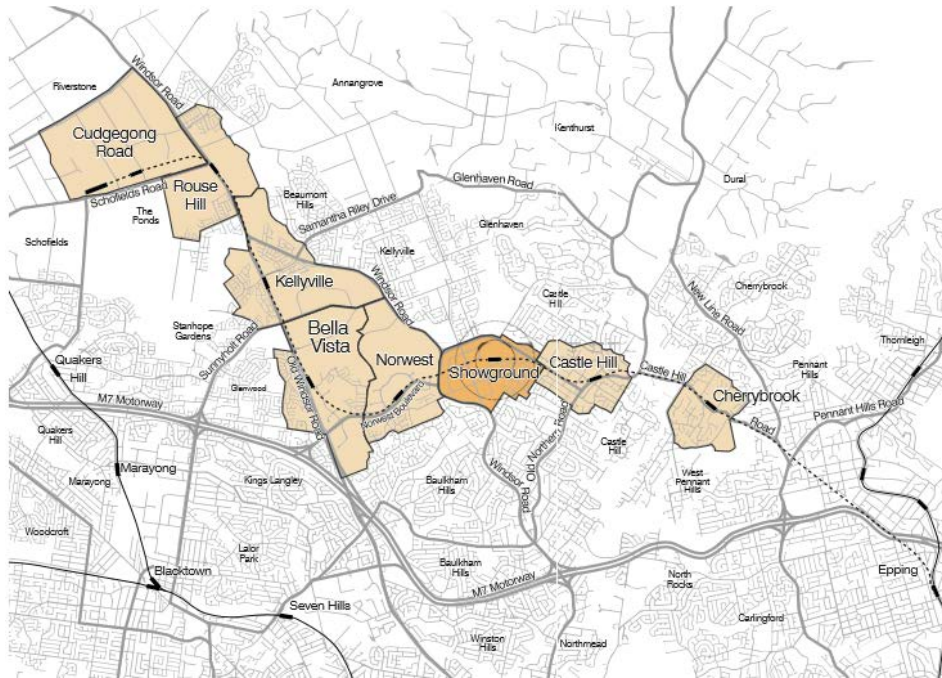


Figure 14 – North West Rail Link

Source: DPE

The Showground Station Structure Plan 2013 (**The Structure Plan 2013**) supplements the NWRL Strategy, providing additional detail for the strategic planning direction for the Showground Precinct. The Showground Station Precinct is illustrated in **Figure 15**.

The objective of the precinct is to provide for the housing needs of a growing community and to provide a variety of housing types within relative proximity of the station and associated uses. This will create a new character for the precinct that potential transforms from low-scale residential to an area characterised by Medium Density Apartments that are planned around communal open space.

The 'potential growth and yields methodology' section of the Strategy notes that for 3-6 storey apartments, a floor space ratio of 1:1-2:1 is envisaged. 7+ storey apartments however, are assumed to have a floor space ratio of between 3:1 and 4:1. For Mixed use, it is assumed to have a floor space ratio of between 2:1 and 4:1 (based on a split of 80-95% residential and 5-20% retail).

Opportunity sites are identified in the Structure Plan as sites with the most potential for renewal to complement a new rail link and station, subject to further investigations. The subject site is identified as a short-term opportunity site, with this Planning Proposal the first investigative step in unlocking the site's potential to facilitate the aims of the Strategy.



Figure 15 – Structure Plan for the Showground Study Area
 Source: NWRL Corridor Strategy

3.3 Draft Showground Station Priority Precinct 2015

By 2036, the Showground Precinct is planned to accommodate approximately 5,000 new homes and 2,300 new jobs within walking distance to the new Showground Station (currently under construction). DPE and Hills Shire Council and Blacktown Council, recognized the significance of the Precinct and named Showground Station as a Priority Precinct.

The Priority Precincts program is driven by the DPE to provide for new housing and jobs in centres which have a high level of access to transport infrastructure and services. All Priority Precincts are predicated on the notion of TOD as a principle for infill renewal.

The Draft Showground Station Priority Precinct was placed on public exhibition in February 2016. It was originally informed by the NWRL Strategy. The Draft Showground Station Precinct Proposal includes a built form plan, incorporating the site, which has been developed to guide the future renewal of the area. An extract of this plan is included at **Figure 16**.



Figure 16 – Priority Precinct Built Form Plan
 Source: DPE

Taking into consideration the above, existing parks in the precinct will be improved and new open spaces will be provided to improve the amenity and cater for the future residents and workers. This however, requires Council to acquire private lots adjoining existing parks. A new village plaza will connect the station to the Castle Hill Showground and improved linkages to the Cattai Creek corridor will increase accessibility through the precinct. The Showground will also be revitalised to optimise its usage and accommodate a much broader range of open space uses.

Outside of the centre, it is proposed to accommodate a variety of residential typologies ranging from 16 storey apartment buildings within the core, to terraces and detached dwellings further away (generally greater than 400m+ from the centre).

As part of the Priority Precinct process, the DPE has prepared recommended Development Control Plan amendments for The Hills DCP 2012. Apartment size, apartment mix, population density and car parking are the primary controls affecting the future redevelopment of the site that differ between the two documents.

The Hills DCP requires a substantially higher apartment size and imposes a maximum population density, whereas the recommended DCP amendments specifically exclude a maximum population density and refer to the DPE's Apartment Design Guide (ADG) in relation to apartment size and parking.

3.4 Showground Station Precinct – Appendix J, Community Facilities and Open Space Study

DPE carried out a study to identify social infrastructure considerations relevant to the Showground Station Precinct. The Community Facilities and Open Space Study makes reference to Council's Integrated Open Space Plan and indicates the establishment of new facilities is necessary, as the existing spaces have reached capacity.

Currently, there are limited opportunities for active recreation (i.e. sporting fields and courts) within 800 metres of the future Showground Station. Chapman Avenue Reserve is one of three public open spaces within the Showground Precinct and is the only neighbourhood park within 800 m of the future Showground Station. DPE have indicated that Chapman Avenue Reserve could be improved and embellished through the acquisition of properties east of the existing Chapman Avenue Reserve. This will allow the park to increase from its existing 2,240m² (2,220m² as per **Appendix B**) to a minimum of 4,000m² and “creates a central neighbourhood park within the southern part of the residential precinct that will cater for the recreational needs”, refer to **Figure 17**.



Figure 17 – Open Space Network within Showground Precinct

Source: ARUP & DPE, *Open Space and Community Facilities Assessment Report (Appendix J)*

As a result of the anticipated population within the Precinct, DPE have identified the need for a number of additional facilities. This includes:

- Public open space to meet future active and passive needs of residents, workers and visitors
- Multipurpose youth centre accommodating youth and community needs
- Children's services i.e. 1 long day care centre; 2-3 preschools; 1 occasional care centre and 1 outside of school hours care centre

Notwithstanding, Council have raised concerns within their submission to DPE that “there is a shortfall in provision of open space facilities, particularly within the Showground Precinct”.

The proposed scheme for the site includes the dedication of at least 2,879m² of land to Council for the expansion of Avenue Reserve and delivery of a Childcare Centre on the ground floor that has a total area of at least 1,000m².

Recommended DCP Amendments 2015

The controls set out in Table 1 *Section 4.3 Open Space Requirements of the recommended DCP controls and outline the requirements for the extension of Chapman Avenue Reserve.*

Park/Plaza	Minimum Area	Requirements
Chapman Area Reserve Extension	4000m ² (Existing 2,240m ² New 1,900m ²)	Park to be enlarged and embellished to create a central neighbourhood park. A range of new children's play spaces, open lawn areas, seating and barbecue areas, shade structures and other facilities. Existing and new trees and vegetation. High quality, robust and low maintenance landscaping materials.

Source: Table 1 Open Space Requirements, Draft Showground Precinct Recommended DCP Amendments 2015.

The proposed requirements for the extension of Chapman Avenue Reserve are consistent with *Section 2.4 Showground Precinct Plan* of the recommended DCP controls, which, suggest that development is to be generally consistent with the listed key elements. This includes, open space and public domain as a key element and the achievement of the following objectives;

- *A quality open space and public domain network that provides new open spaces and better linkages to, and embellishments of existing open spaces.*
- *Enlargement and embellishment of Chapman Reserve to create a neighbourhood park of around 4,000 m².*

The NWRL Corridor Strategy and the Open Space and Community Facilities Assessment have informed the proposed open space for the Showground Precinct. Both of which we have also reviewed and considered while preparing the concept for the site.

3.5 The Hills Corridor Strategy

The Hills Corridor Strategy (HCS) was publicly exhibited by Council between September and October 2015 and endorsed on 24 November 2015, it seeks to establish a centres-based strategic framework that sits between the NSW Government's NWRL Strategy and the implementation of future LEP and DCP controls to guide development within The Hills local government area. Importantly, HCS sets the desired future outcome for the Showground:

The Showground Precinct is proposed to become a vibrant and active cultural and recreational hub supported by offices, light industry, retailing, community facilities, education and housing. The Showground will remain a regional recreational and cultural asset and benefit from increased activity generated by the new residents, workers and visitors to the station.

One of the key influences of the HCS includes the need to respond to demand created by incoming population for infrastructure such as open space and community facilities.

With regards to the subject site, the HCS is not consistent with the DPE NWRL Strategy. The subject site is identified as 'High Density Residential' which, under the HCS, is earmarked for 'a residential density of 96 dwellings per hectare' which would be reflective of a 4-5 storey built form, refer to **Figure 18**.

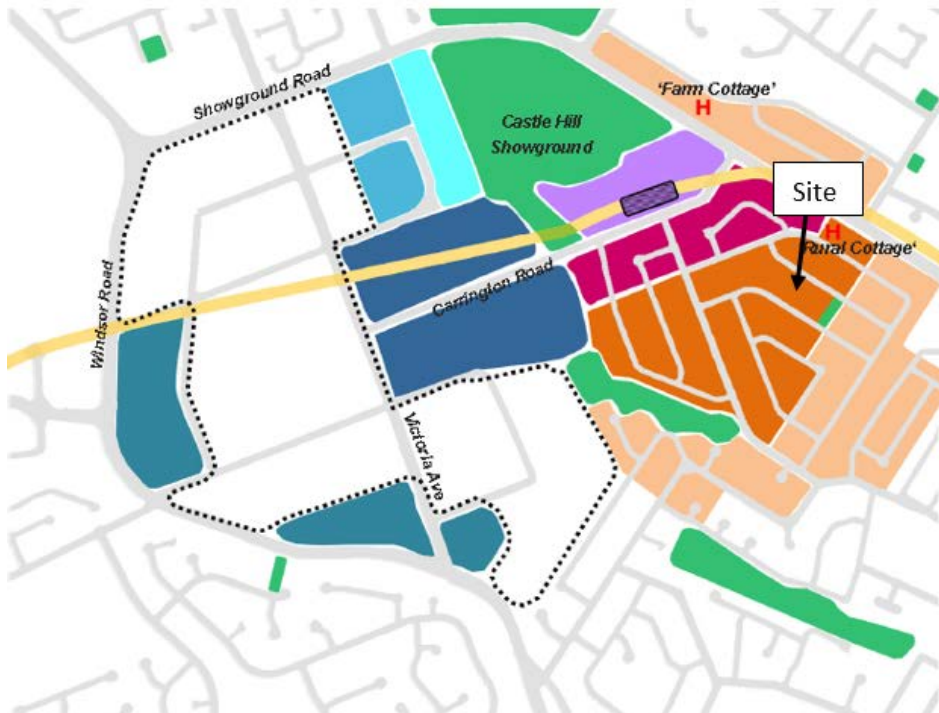


Figure 18 – Showground Desired Outcomes Plan
Source: *The Hills Corridor Strategy, The Hills Shire Council*

3.6 Draft Castle Hill North Precinct Plan

The Draft Castle Hill North Precinct Plan was publicly exhibited between January and February 2015, and sets out a structure plan to guide future residential growth on the northern part of the Castle Hill town centre.

The Draft Precinct Plan recommends that amendments be made to LEP and DCP and the Castle Hill development contributions plan to facilitate the development that is envisaged within Castle Hill. The timing of these changes has not been announced.

The Draft Precinct Plan proposes building heights ranging between 12 storeys (approx. 40 metres) and 20 storeys (approx. 65 metres) on land in relative proximity to the Castle Hill Station site and bus terminus.

The subject site is excluded from the Castle Hill North Precinct Plan. Nonetheless, the scale of development proposed on the outer edges of the town centre provides some context to the formulation of new development controls for the site.

4.0 Part 1 – Objectives and Intended Outcome

4.1 Proposal Objective

The primary objective of this Planning Proposal is to amend the Hills LEP 2012 to facilitate a high-quality residential development, which includes complimentary ground floor non-residential land uses relevant to the diverse and growing population of the Showground Precinct. Whilst the LEP amends the Hills LEP 2012, the proposed amendment needs to be considered in the context of the anticipated Showgrounds Station Priority Precinct that is underway.

To facilitate the delivery of this, the proponent is offering a considerable public benefit through the dedication to Council of 2,879m² of public open space as well as the design and delivery of the embellishment of the expanded park, and provision of a childcare centre and a café. These uses reflect Council's strategic intent for the site and respond to its wish to have the adjoining Chapman Avenue Reserve, currently a relatively small and poorly sited plot of public open space, enhanced. A concept plan is illustrated in **Figure 19**.

This Proposal provides a unique opportunity for delivery of a landmark development, benefitting from the increased amenity provided by the additional public open space on a key site less than 320 m from the new Showground Station. As illustrated in **Figure 20**, this complex will provide its own focus as a community hub for a new residential precinct and set a standard for Design Excellence and provision of community amenity in the Precinct.



Figure 19 – Concept Design
Source: PTW

The following is an overview of this Planning Proposal's objectives with respect to key issues of: Built Form and Land Use, Public Domain, Transit Orientated Development, and Social and Economic Benefits. **Figure 20 and Figure 21** illustrates the proposed built form and land uses that create new opportunities for the Precinct.

Built Form and Land Use

- Integrate high quality urban design of a singular expression within an enhanced, north-facing neighbourhood park in a rejuvenated residential precinct;
- Enable slender built form and reduce building footprints to maximise opportunities for the provision of open space and improved pedestrian connectivity;
- Non-residential ground floor uses including childcare centre and café;
- Improve amenity for residents through realignment of building forms to increase solar access and enhance view corridors;

- Deliver a high-quality modulated skyline with a variety of building heights including 8, 15 and 19 storeys creating visual interest and allowing for activated ground floor land uses. Densities are focussed on the increased amenity provided by the proposal;
- Ensure that the planning framework encourages good urban design outcomes, by ensuring that future detailed planning controls have regard to a broad range of outcomes and promote architectural excellence in significant new development.

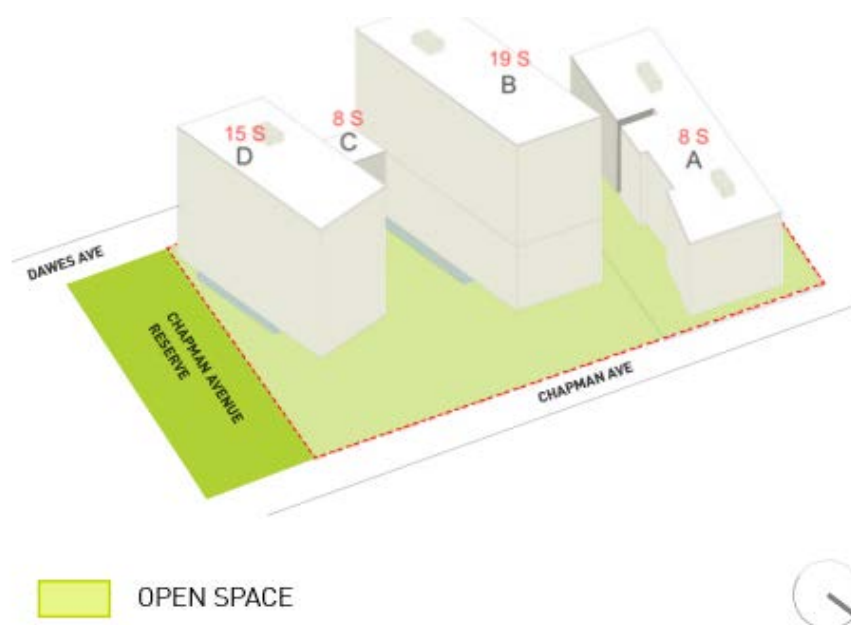


Figure 20 – Proposed Built Form
Source: PTW

Public Domain

- Extend and enhance Chapman Avenue Reserve to create the only neighbourhood park within 800 m of Showground Station through dedication and embellishment of 2,879 m² of public open space at no cost to Council;
- Increase permeability through the delivery of open and active spaces through and around the site;
- Provide important casual surveillance for a key neighbourhood park in the centre of an evolving residential precinct for the LGA;
- Deliver clear and appropriate delineation of public and private open space through innovative landscape design;
- Accommodate a range of active and passive recreational spaces to cater for the needs of a diverse and increased population, including children's play spaces, open lawn areas for informal games and communal barbecue areas with shade structures;
- Treatment of local drainage through water sensitive urban design, including stormwater harvest, accessible water play area and community wetlands; and
- Deliver appropriate landscaping, including a number of existing and proposed trees, both evergreen and deciduous species, to provide year-round shade, colour and visual interest.

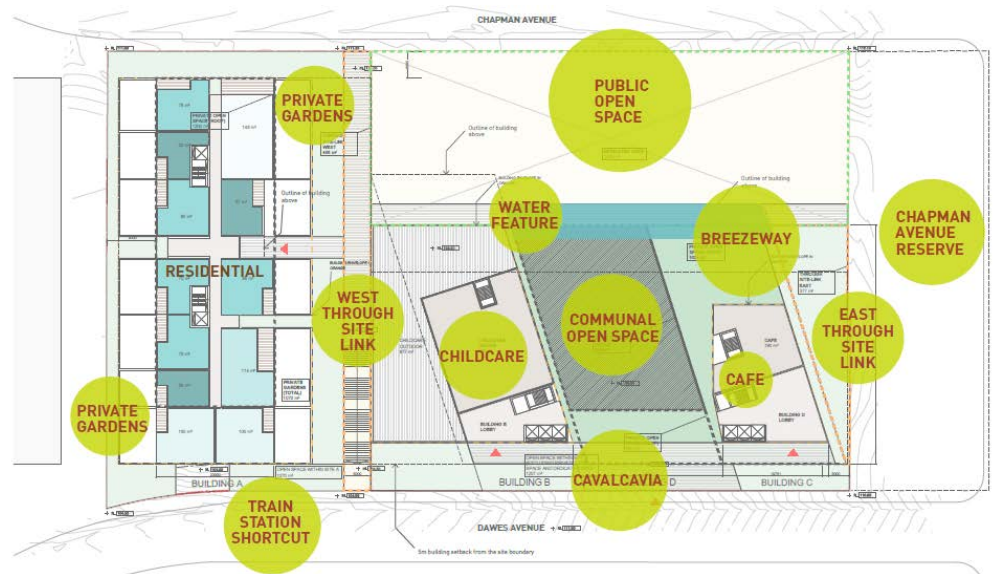


Figure 21 – Proposed ground floorplan
Source: PTW

Transit Oriented Development

- Promote the focus of increased density with a mix of land uses (at ground level), close to new transport infrastructure to ensure that planning controls reflect a development potential commensurate with the strategic location;
- Create opportunities for jobs and housing to be located in close proximity to transport in order to reduce car dependency and congestion;
- Promote non-car methods of travel by facilitating the renewal and redevelopment of a key site for the new Metro Showground station; and
- Providing a concept capable of accommodating the required number of car parking spaces by Council and anticipated in the DCP to cater for the proposed land uses, refer to **Figure 22**.



Figure 22 – Proposed development in proximity to Showground Station
Source: PTW

Social and Economic

- Provide of much needed community open space at no cost to Council; and
- Support high-density residential development with complimentary employment generating uses which are beneficial to the broader community, such as a childcare facility and a café.

4.2 Proposed Development

A detailed description of the proposal is provided in the Concept Design Report prepared by PTW Architects (**Appendix A**) and the Landscape Plan provided by McGregor Coxall (**Appendix C**). It is noted that the detailed design of these elements will necessarily be the subject of a future development application.

A numeric overview of the proposed amendments to the planning controls for the site is provided at **Table 4** below.

Table 4 – Key built form statistics

Key Indicator	Proposed Concept
FSR	Incentivised FSR of 3.5:1
GFA	Residential: 39,269 m ² Commercial 468m ² Total: 39,737m ²
Heights	8, 15 and 19 storeys
Units	380
Car Parking	Residential - 570 Visitors - 74 Childcare - 25 Café - 29 Total = 698
Dedicated Open Space	2,879m ²
Current Chapman Area Reserve	2,220m ²



The proposed concept is predicated on preliminary unit layouts which are subject to further design development. The apartment areas and the unit mix comply with the DCP requirements. Larger units will be mixed throughout each storey to provide a variety of housing typologies. A breakdown of the proposed concept against the DCP's key unit size and mix controls is provided in **Table 5**.

Table 5 – The Hills DCP 2012 unit mix and unit size

DCP Control	Requirement	Comment																											
Apartment mix	(a) No more than 25% of the dwelling yield is to comprise either studio or one bedroom apartments.	Compliant																											
	(b) No less than 10% of the dwelling yield is to comprise apartments with three or more bedrooms.	Compliant																											
Residential flat development (30 or more units)	(d) The minimum internal floor area for each unit, excluding common passageways, car parking spaces and balconies shall not be less than the following:	Compliant																											
	<table><tr><th>Apartment size category</th><th>Apartment size</th></tr><tr><td colspan="2">Type 1</td></tr><tr><td>1 bedroom</td><td>50m²</td></tr><tr><td>2 bedroom</td><td>70m²</td></tr><tr><td>3 or more bedrooms</td><td>95m²</td></tr><tr><td colspan="2">Type 2</td></tr><tr><td>1 bedroom</td><td>65m²</td></tr><tr><td>2 bedroom</td><td>90m²</td></tr><tr><td>3 or more bedrooms</td><td>120m²</td></tr><tr><td colspan="2">Type 3</td></tr><tr><td>1 bedroom</td><td>75m²</td></tr><tr><td>2 bedroom</td><td>110m²</td></tr><tr><td>3 or more bedrooms</td><td>135m²</td></tr></table>		Apartment size category	Apartment size	Type 1		1 bedroom	50m ²	2 bedroom	70m ²	3 or more bedrooms	95m ²	Type 2		1 bedroom	65m ²	2 bedroom	90m ²	3 or more bedrooms	120m ²	Type 3		1 bedroom	75m ²	2 bedroom	110m ²	3 or more bedrooms	135m ²	
	Apartment size category		Apartment size																										
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	3 or more bedrooms		120m ²																										
	Type 3																												
	1 bedroom		75m ²																										
2 bedroom	110m ²																												
3 or more bedrooms	135m ²																												
(e) Type 1 apartments shall not exceed 30% of the total number of 1, 2 and 3 bedroom apartments.	Compliant																												
(f) Type 2 apartments shall not exceed 30% of the total number of 1, 2 and 3 bedroom apartments.	Compliant																												
(g) All remaining apartments are to comply with the Type 3 apartment sizes.	Compliant																												

4.3 Public Benefit

As part of this Planning Proposal, it is intended that the applicant will enter into a Voluntary Planning Agreement (VPA) with The Hills Shire Council to offer the following:

- Land dedication to Council of 2,879m² of public open space – land value approximately \$13 million, refer to Savills Valuation Report (**Appendix G**);
- Design and delivery of the embellishment of the land dedication to Council and the existing Chapman Avenue Reserve – capital works value \$1,880,941, refer Mitchell Brandtman Construction Cost Estimate (**Appendix H**); and
- Design and delivery of two through-site links with a total area of 770m²- capital works value \$485,217, refer Mitchell Brandtman Construction Cost Estimate (**Appendix H**).

The full extent of the VPA and public benefit will be agreed with Council prior to submission of the Proposal to Gateway, with a draft VPA intended to be exhibited at a later date, refer to **Figure 23** which illustrates the components of the park.



Figure 23 – Park components map

Source: PTW



5.0 Part 2 – Explanation of Provisions

The proposed planning provisions take into account Council's need to regulate development within the Showground Precinct and the LGA more broadly. Key to this is the development of a sustainable planning framework that facilitates delivery of land earmarked for new high-density residential development in a considered and transparent way.

The combination of an R4 High Density Residential zone (R4) and RE1 Public Recreation zone (RE1) is best suited to this site, given the proposed integration of a range of land uses, including residential, childcare centre and café – all of which are permissible uses under the R4 zone. The land proposed to be dedicated to Council for the provision of public open space may be zoned RE1 in line with its potential to deliver active and passive recreational uses.

After discussion with Council, it is proposed to establish 'Base' development controls for the site for both Height and Floor Space Ratio (FSR) as well as 'Incentive' and 'Key Site' provisions in the form of a new 'Additional Local Provisions' clause in the LEP.

The intention is to provide Council greater surety and deliver the objectives and intended outcomes detailed in this Proposal, subject to the following:

- The requirements set out in Council's Housing Diversity provision (i.e. apartment mix, apartment size and car parking) are met;
- The Proposal achieves a high level of urban design, in line with Council's soon to be exhibited criteria for Design Excellence;
- The site's total landscaped area is greater than 50% of total site area (inc. land dedicated for public purpose);
- The site remains an amalgamated holding of greater than 8,000m² in total site area (including land dedicated for public purpose);
- The applicant dedicates to Council freehold interest of 2,879m² of open space – or more than 25% of the total site area - in a regular shape, post design and delivery of the proposed embellishments of that land at no monetary cost to Council; and
- The applicant designs and delivers the proposed upgrades to the existing Chapman Avenue Reserve.

Adherence to the above, demonstrates the site's capacity to meet Council's requirements for development incentive provisions as well as its ability to function as a 'key site' within the context of the Precinct and the LGA.

Detailed analysis of this Proposal's acquiescence to the above is provided in **Part 3 – Justification** of this proposal. The intended language and associated mapping for insertion into the Hills LEP is detailed in **Part 4 - Mapping**.

6.0 Part 3 – Justification

6.1 Section A - Need for the Planning Proposal

This Planning Proposal seeks to facilitate the development of a high-density residential complex with a keen public domain and community focus. The concept scheme incorporates the provision of substantial public open space as well a childcare centre and neighbourhood café, in line with Council's expressed intent for the character of the site.

In short, the rationale for the proposed concept is as follows:

- Integrate high quality urban design with a singular landscape expression within an enhanced, north-facing neighbourhood park situated in a new residential precinct;
- Enable slender built form and reduce building footprints to maximise opportunities for the provision of open space and improved site permeability;
- Extend and enhance the only neighbourhood park within 800 m of Showground Station, Chapman Avenue Reserve, through dedication and embellishment of 2,879 m² of public open space at no cost to Council;
- Provide important private surveillance for a key neighbourhood park in the centre of an evolving residential precinct;
- Deliver a modulated skyline with a variety of building heights including 8, 15 and 19 storeys with taller elements creating visual interest;
- Improve amenity for residents through realignment of building forms to increase solar access and enhance view corridors;
- Increase connectivity and permeability within the local walking catchment, capitalising on the potential for new linkages to and from Showground Station;
- Deliver clear and appropriate delineation of public and private open space through innovative landscape design;
- Facilitate provision of complimentary land uses that are accessible and relevant to the diverse and growing population of the Showground Precinct; and
- Accommodate a range of active and passive recreational spaces to cater for the needs of an increased number of local residents, including children's play spaces, open lawn areas for informal games and communal barbecue areas with shade structures.

Q1. Is the Planning Proposal a result of any strategic study or report?

Yes. The proposal seeks to implement the outcomes of the DPE NWRL Strategy and Showground Station Precinct Proposal, Council's HCS and associated Showground Station Structure Plans.

In addition to the above Plans, it is important to note that a gap analysis of open space and community facilities commissioned by DPE in consultation with Council was undertaken as part of the planning for the Showground Precinct.

This analysis identified a clear need for provision of enhanced open space in the area and specifically nominated Chapman Avenue Reserve, adjacent to the subject site for enlargement and embellishment in order to create a central neighbourhood park.

This was the basis of the applicant's initial discussions with Council officers and remains a key driver of the proposed concept scheme.

Q2. Is the Planning Proposal the best means of achieving the objectives or intended outcomes or is there are a better way?

Yes, this Planning Proposal seeks to amend the LEP in order to ensure that the planning framework for the desired outcome is consistent with and reflects the higher order strategic planning framework for land around new train stations being delivered as part of the Sydney Metro Northwest. The NWRL Strategy, Showground Station Priority Precinct, HCS and associated Structure Plans for Showground Station under each Strategy do not constitute a proposal to amend the built form controls for the site, and as such a separate planning amendment is necessary.

Given the principal mechanism for implementing the NWRL Strategy is through the Planning Proposal process and given effect by the relevant Section 117 Direction (Direction 5.9), it is considered that the Planning Proposal is the best means of achieving the objectives and intended outcomes.

6.2 Section B - Relationship to Strategic Planning Framework

Q3. Is the planning proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft Strategies)?

Yes, this Planning Proposal is in line with a number of regional and sub-regional strategies, namely:

- A Plan for Growing Sydney (including Draft West Central District Plan)
- NWRL Corridor Strategy and Showground Structure Plan 2013
- Showground Station Precinct Plan 2015

6.2.1 A Plan for Growing Sydney 2014

This Planning Proposal supports and is consistent with the directions in A Plan for Growing Sydney in that it:

- Provides for development standards that reflect the high level of infrastructure investment being made in the Sydney Metro Northwest and new Showground station;
- Facilitates the expansion of high density residential development with some employment generating land uses to support the significant population growth envisaged for Sydney's north-west under the Plan;
- Represents consistency with and implementation of the Showground Structure Plan in the NWRL Strategy by seeking to provide additional capacity around the future Showground train station for high density residential uses and complementary uses such as a childcare centre and café;
- Represents consistency with the Plan's priority for Castle Hill to improve walking connections to the future Showground train station, as contemplated through the through-site connections from Chapman Avenue to Dawes Avenue Chapman Avenue Reserve; and
- Ensures that future significant development on the site achieves a high standard of urban design and architectural excellence that will contribute to the amenity of future residents of and visitors to Castle Hill.

Draft West Central District Plan

The Planning Proposal will align with many of the objectives and Actions included within the draft District Plan to deliver on the planning outcomes for the West Central District. The site's size and locational characteristics make it a prime example of a development-ready site that is well situated to meet the objectives of the draft Plan. The proposal's consistency with the relevant priorities and actions is set out in **Table 6**.

Table 6 – Draft Central West District Plan

Goal	Comment
Support and encourage a competitive economy by leveraging investment and economic development opportunities and protecting strategically important industrial zoned land	▪ The proposal will create opportunities for the site's renewal and expansion with regards to the provision of jobs and services, to service growth in the Castle Hill broader catchment, and to provide for the needs of local residents; ▪ The proposal will provide of much needed community open space at no cost to Council; and ▪ The proposal will support high-density residential development with complimentary employment generating uses which are beneficial to the broader community, such as a childcare facility and a café.
Accelerate housing supply, choice and affordability and build great places to live. The NSW government is to work with Council within the sub-region to identify suitable locations for new services, jobs and homes close to transport including the Metro Northwest rail link.	The planning proposal will increase capacity for residential development, facilitating the conversion of 12 residential lots to 380 residential apartments. The planning proposal will allow for future residential apartments. These apartments will be unique, in terms of size and style which provide diversity to the building and more broadly in the housing market.

The Minister for Planning & Environment issued a Local Planning Direction under section 117 of the EP&A Act on 14 January 2015 which requires that all Planning Proposals are consistent with A Plan for Growing Sydney. It is considered that this Planning Proposal satisfies this requirement.

6.2.2 Sydney Metro North West Priority Urban Renewal Corridor Strategy and Showground Structure Plan 2013

The NWRL Corridor Strategy and Structure Plans are given statutory effect by a Local Planning Direction that was issued by the Minister for Planning on 30 September 2013 in accordance with section 117 of the EP&A Act. The direction requires that a Planning Proposal must:

- Give effect to the objectives of the direction;
- Be consistent with the proposals of the NWRL Corridor Strategy, including the growth projections and proposed future character for each of the NWRL precincts; and
- Promote the principles of TOD of the NWRL Corridor Strategy.

The subject site represents a large, combined land holding, capable of providing significant public open space whilst achieving a high level of amenity for future residents and preserving the amenity of neighbouring residences. The site can accommodate heights greater than envisaged under the Draft Strategy and this Planning Proposal is considered to be consistent with the direction in that it:

- Promotes TOD by supporting the redevelopment of a key site in relative proximity to a future Metro station for higher densities and a broader range of land uses in comparison to the existing site and as envisaged by current controls;
- Sets a framework for future planning of the site to ensure that development occurs in a coordinated manner which has regard to the relevant strategic and local planning issues, and achieves a positive outcome for the broader Showground Station area;

- Proposes a built form that is commensurate with the nominal densities and housing/employment growth forecasts contained in the Strategy and Showground Structure Plan; and
- Is consistent with the principles, land use and growth directions set out in the Corridor Strategy and the Showground Structure Plan.

This Planning Proposal nominates a 'base' FSR of 2.3:1 and double incentive FSR including to 3:1 for the provision of appropriate unit sizes, mix and parking to 3.5:1 for the site for the provision of 2,987m² of public open space dedicated to Council. This logically applies to the subject site given its relative proximity to the station (approximately 400 metres south of Showground train station)

These figures are appropriate and consistent with the Strategy in light of the site's close proximity to 'High Density Apartment Living', 'Mixed use' and 'Commercial' precincts under the associated Structure Plan for the Showground expanded upon below). Similar approaches are taken in centres such as St Leonards, North Sydney and Chatswood.

This Planning Proposal sets out a planning framework to realise both the short and long-term opportunities presented by the unique opportunity presented by this large, consolidated and strategically-located site in relative proximity to the future Showground Rail station and Chapman Avenue Reserve.

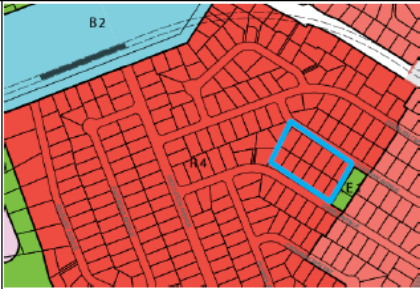
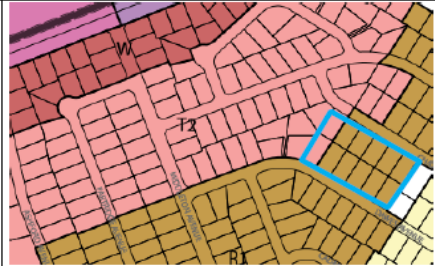
6.2.3 Draft Showground Priority Precinct Plan 2015

It is noted that the implementation of the Strategy has not yet been determined, although it is noted that any Planning Proposals must continue to give effect to the objectives of the NWRL Strategy and Structure Plans in accordance with the Minister for Planning's Section 117 Direction.

The Showground Precinct Plan is proposed to rezone the land within the Priority Precinct to facilitate the objectives of the plan. The rezoning will include changes to land use, maximum height and Floor Space Ratio (FSR) controls. The subject site is identified for residential apartment buildings up to 8 storeys at the north of the site and 6 storeys to the south based on the proposed maximum height limits.

The site is identified for a maximum FSR of 2.3:1 and a maximum HOB of 27m (approximately 8 storeys) in the northern part of site and 21m in the southern part of the site (approximately 6 storeys). For a 11.320m² site, that equates to circa 26,036m² GFA, refer to **Table 7**.

Table 7 – Exhibited Planning Controls for the Showground Precinct

Control	Map	
Land Use Zone: R4 High Density Residential		- B1 Neighbourhood Centre - B2 Local Centre - B4 Mixed Use - B5 Business Development - R2 Low Density Residential - R3 Medium Density Residential - R4 High Density Residential
Maximum Height: Part 27m (approximately 8 storeys for residential use) and Part 21m (approximately 6)		- AA 68m (Approx. 20 storeys) - Y2 52m (Approx. 16 storeys) - W 40m (Approx. 12 storeys) - T2 27m (Approx. 6 storeys commercial or 8 storeys residential) - R1 21m (Approx. 6 storeys) - Q2 20m (Approx. 4 storeys for employment) - K 10m (2-3 storeys)
Maximum Floor Space Ratio (FSR) part 2.3:1 (26,036m ²)		- Z 5.0:1 - X 4.0:1 - V 3.0:1 - U 2.7:1 - T2 2.3:1 - T1 2.1:1 - R 1.49:1 - N 1.0:1

The exhibited planning controls for the site are detailed in **Table7**. Although, these planning controls are yet to be finalised the planning controls are intended to permit high-density residential with limitations to height and FSR.

The proposed uplifts in height and FSR across the high density residential zone are consistent with the aims and vision presented in the Precinct Plan for the following reasons:

- The proposal will upgrade and embellish Chapman Avenue Reserve and dedicate of 2,987m² of public open space to Council to form a significant new park in the area;
- The proposal will provide increased growth, density and height around the station and will support the TOD principles;
- The provision of a range of housing units and sizes to help reach the required housing levels needed for future population growths; and
- The improved permeability across the site in terms of through site links.

This Planning Proposal is consistent with the objectives of both State and Local Strategies.

Q4. Is the Planning Proposal consistent with a council's local strategy or other strategic plan?

Yes, this Planning Proposal is line with Council's local strategy.

6.2.4 Hills Shire Corridor Strategy

Accessibility

- *The Precinct is bordered by Windsor Road to the west and Showground Road to the north and east. There are limited access points into and out of the precinct primarily*

being Carrington Road and Victoria Avenue, resulting in congestion at the intersections with Showground and Windsor Road at peak times. There are limited footpath connections and formalised crossings which restrict pedestrian and cycle movement through the light industrial and bulky goods parts of the area. Accessibility within the precinct is also impacted by Victoria Avenue, Carrington Road and Showground Road which form significant barriers.

- The proposed concept will contribute to the precinct overcoming pedestrian accessibility constraints, as it seeks to implement through-site connections from Chapman Avenue to Dawes Avenue, running north-south through the site and also east west connections from Chapman Avenue Reserve. The proposed concept will effectively create a new link from the site to the station, unlocking more direct access to the precinct from land holdings to the surrounding site.
- The proposed concept represents the agglomeration of 12 properties, with a proposed through-site connection, which presents an opportunity site capable of facilitating higher density development and enhanced linkages and form, and an overall better connected and more permeable block.
- The proposed concept's north-south/east-west pedestrian link will not only increase connectivity and permeability within the area, but will provide a more direct connection to Showground Station for properties surrounding the development, creating an ideal environment for ground floor activation through the site.

Open Space

- *As part of the future redevelopment there will be opportunities to either expand on existing passive open space or create a new centralised local park within the residential area of the Precinct to cater for the daily needs of existing and future residents.*
 - The proposed concept provides for significant contribution to open space with 2,879m² being dedicated to Council and with the expansion of the Chapman Avenue Reserve which will deliver a substantial active open space area with exception public surveillance, integrate within a high-density precinct. The proposed through-site links, public domain elements and supporting cafe use will provide the opportunity for the precinct to evolve as a significant recreational hub.

Housing stock

- *The redevelopment of existing older housing stock for increased densities in and around the Showground Precinct provides opportunities to meet the projected demands for additional housing. A number of streets have a predominance of older non-strata dwellings which generally meet the needs and desires of existing residents, however also present good redevelopment opportunities.*
 - The proposed concept will provide a significant opportunity for the redevelopment of existing older housing stock for increased densities in the Showground Precinct and meeting the projected demands for additional housing.

It is noted that the implementation of the Strategy has not yet been determined, although it is noted that any Planning Proposals must continue to give effect to the objectives of the NWRL Strategy and Structure Plans in accordance with the Minister for Planning's Section 117 Direction.

6.2.5 Castle Hill North Precinct Plan – 'Key Site Precedent'

Although the subject site is located outside of the Castle Hill North Precinct, the mechanism for incentivised development controls in operation there has been identified by Council officers as a precedent for 'Incentive' and 'Key Site' controls in the Showground Precinct. As such, the incentive mechanism presented in this Proposal is in line with those of the Castle Hill North Precinct.

In short, Council's approved methodology in the Castle Hill North Precinct is as follows:

- *Remove height of buildings for land proposed to be zoned R1 General Residential and R4 High Density Residential;*
- *Add to Clause 4.4 Floor Space Ratio to incentivise development, including a Floor Space Ration Incentive Map to allow for floor space ratio standards ranging from 1.2:1 to 4.8:2, for development that meets Council's apartment size, mix and parking requirements;*
- *Add to Clause 4.4 Floor Space Ratio to provide a floor space incentive for key mapped sites to amalgamate where it can be demonstrated that the amalgamation will deliver improved outcomes and public domain improvements;*
- *Amend clause 7.7 Design Excellence to apply to all development with a height of 25 metres or more, with revised considerations for design excellence and provision for a Design Excellence Panel rather than architectural design competition.*

Council's submission to DPE in response to the Exhibition of Showground, Bella Vista and Kellyville Station Priority Precincts, note their preference to apply a similar framework to the Showground Precinct.

In broad terms, key proposed incentive criteria can be categorised in three types:

1. Design Excellence;
2. Site Amalgamation to create 'Key Sites'; and
3. Compliance with minimum requirement of the Hills Shire DCP.

A brief summary of this Proposal's satisfaction of these criteria is below:

1. Design Excellence

Council have emphasised the significance of 'promoting quality Building design'. To incentivise developers to respond to Council's expectations and to compensate for increased costs associated with excellence in design, Council's approach has been to provide floor space bonuses for developers who are willing to produce high-quality built form.

In response to this, to proponent is committed to working with Council to meet their expectations with regard to excellence in built form in the Precinct. Our intention is to create a landmark development on a key site that can be used by Council as an example of Design Excellence in the LGA. **Figure 24 and Figure 25** detail areas of creating Design Excellence.

At this stage, we are proposing an elevated, floating built form which promotes a single, uninterrupted landscape expression which maintains clear practical delineation between private and public open space. While the façade, materials and building form have not yet been confirmed, it is the applicant's intention to produce a site-specific DCP that will 'lock in' prescribed materials, elevations and overall design elements in conjunction with lodgement of the formal Planning Proposal.

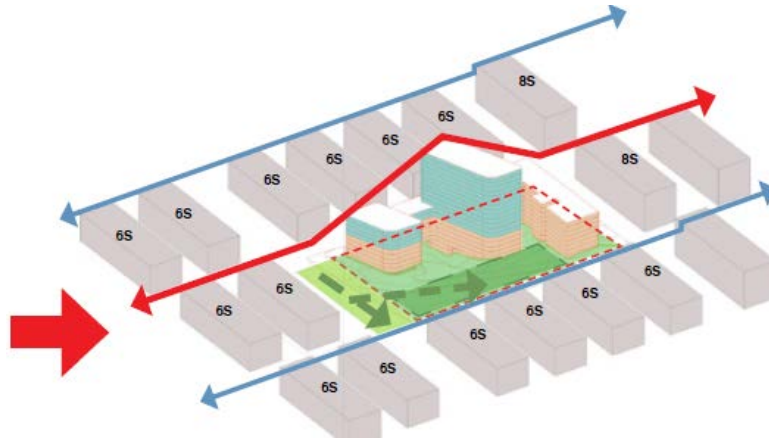


Figure 24 – Proposed Concept – Design Excellence
Source: PTW

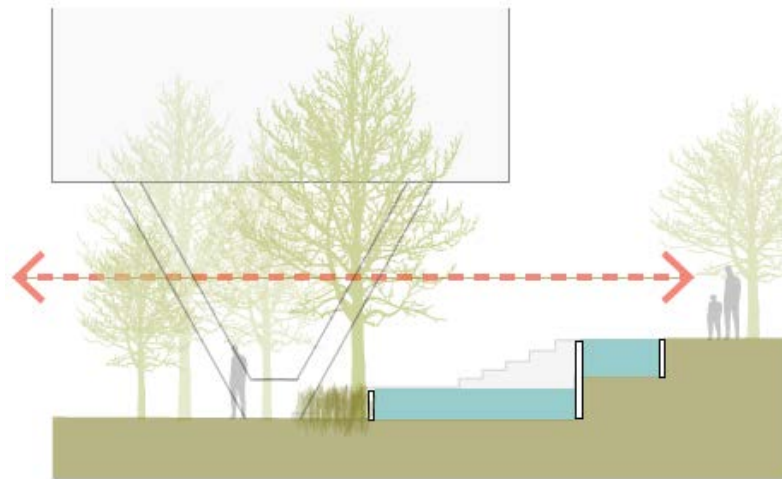


Figure 25 – Proposed Landscape Design – Delineation of Public and Private Space
Source: PTW & MCG

2. Key Sites' Amalgamation

Council have clearly recognised the need to incentivise larger amalgamated development sites in order to achieve masterplanned outcomes. At Castle Hill North, Council have incentivised this by way of a 20% increase in floor space where specific improvements to public domain, heritage or connectivity can be identified. Within the Showground Precinct, EG understands that Council's recommendation that the minimum lot size to attract an FSR incentive would be 8,000m².

The site is the product of an amalgamation of 12 lots, with a total site area of 11,320m². As recognised by Council, the site's aggregation presents an opportunity to achieve high quality design outcomes through the process of a detailed masterplan of the site. Key to this is the delivery of enhanced permeability, local connectivity and access to Showground Station using clearly delineated private and public thoroughfares.

3. Compliance with the Minimum Requirements within The Hills DCP

In addition to site amalgamation and design excellence, adherence to the minimum standards set out in the Hills Shire DCP in terms of unit size, unit mix and car parking rates has warranted floor space incentives in a number of Precincts within the LGA.

With this in mind, it is this Proposal complies Council's apartment size, mix and car parking requirements in order to promote the housing outcomes advocated by Council to suit the needs of expected future residents.

Site Specific Rationale

In addition to the rationale set out above, the site also has unique site-specific merit for amended planning controls, including the following:

- a) Proximity to Chapman Avenue Reserve;
- b) Provision of community and cultural hub;
- c) Proportion of overall landscape area; and
- d) Proposition, cost and quantum of land dedication to Council.

Please see overleaf for a brief synopsis of this site's unique opportunity to deliver the listed outcomes.

a) Proximity to Current Chapman Avenue Reserve

The site is located next to Chapman Avenue Reserve, the only current active green-open space in the precinct. DPE 's structure plan, and Council, in their response to DPE's structure plan, both propose an upgrade to Chapman Avenue Reserve through site acquisition to either the South (R3 zoning) or the North (2 lots from the site – R4 zoning), refer to **Figure 26**.

In either case, expansion of the park further, to within the site, provides Council with a unique opportunity to deliver substantial, active open space with exceptional public surveillance, integrated within a medium-to-high density residential precinct that is in desperate need of landscape relief.



STRUCTURE PLAN FOR SHOWGROUND STATION PRECINCT

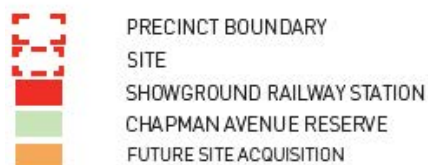


Figure 26 – Proposed through site-link between Building A and Building B.
Source: PTW

b) Provision of Community and Cultural Hub Ground Level

The design and functional intention of the proposal is to facilitate community patronage of the public park, pedestrian walkways and community facilities located within the development. A mix of retail, cultural and community uses will activate the ground floor at street level. Preliminary ideas for these spaces, to be considered by Council on the basis of the merit and utility, include a cafe and a Childcare centre – it has been identified by Council that there is a lack of Childcare facilities in the area. We believe this location is again uniquely positioned to provide substantial amenity and strong patronage for both of these uses.

We agree with Council's concern, as stated in their Submission to DPE, that there is a shortfall in provision of open space facilities and reliance on the Castle Hill Showground to satisfy demand for active facilities. As a result, we propose a carefully designed landscape plan, encompassing a range of community, active and passive uses to deliver a high quality, functioning public open space within the Precinct, refer to **Figure 27**.

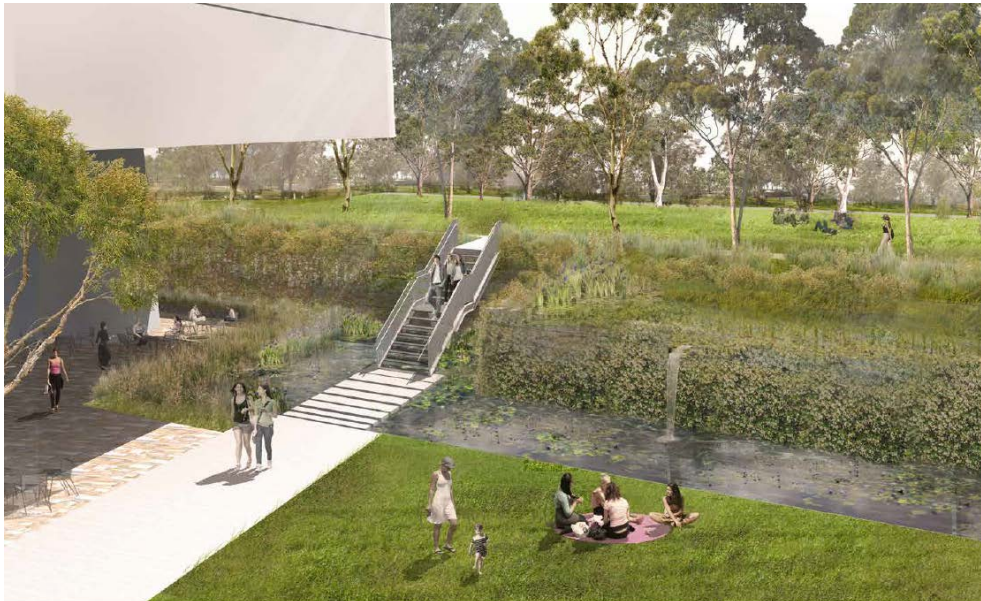


Figure 27 – Proposed through site-link between Building A and Building B
Source: MCG

c) Proportion of Landscape Area

This proposed design provides two thirds of site's total area (8,686 or 77% of total) as landscaped area, a proportion that is significantly above what is generally accepted in R4 - High Density zones. This is the result of the applicant's design theme - "Buildings in a Park" - which responds to the constrained and monotonous built form proposed by DPE, refer to **Figure 28**.

This proposal has the opportunity to be used as a test case for the provision of at least 50% landscaped area for "landmark" development sites seeking floor space uplift within the Precinct, providing a framework against which Council may assess future Planning Proposals in the area.

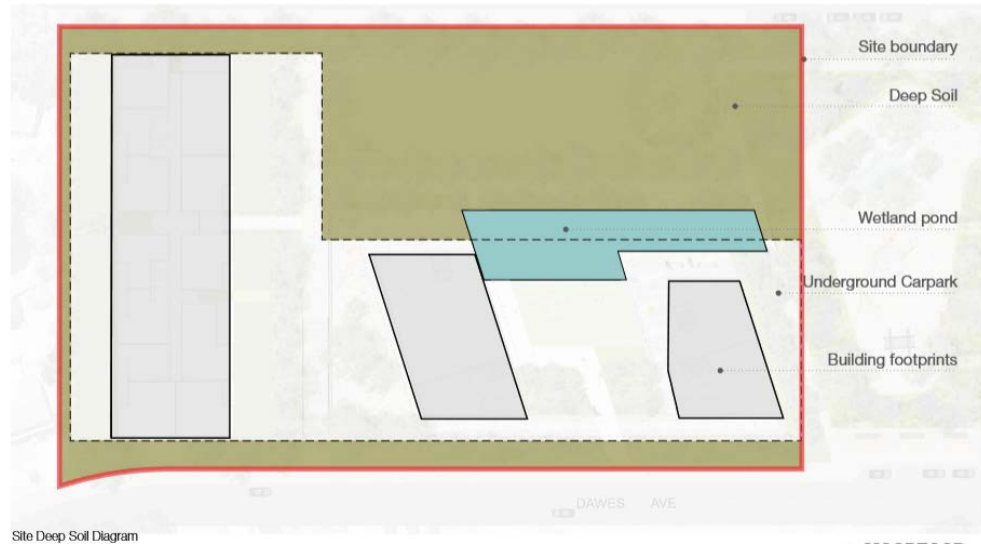


Figure 28 – Proposed Deep Soil Area Diagram
Source: PTW & MCG

d) Land Dedication offer to Council and enhancement of Chapman Avenue Reserve

DPE have earmarked the potential acquisition of 2 properties adjacent to Chapman Avenue Reserve for the enhancement and embellishment of the existing park. DPE suggests that this acquisition and improvement may be funded through the Precinct Support Scheme at some point in the future. This Proposal, however, presents a genuine, tangible offer that can be delivered immediately to Council in a cost-effective manner, refer to **Figure 29**.

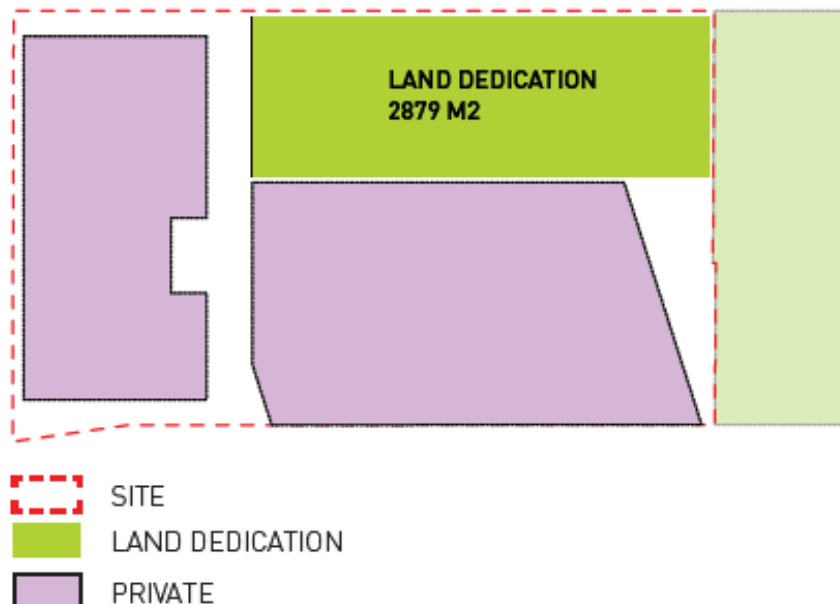


Figure 29 – Proposed Dedication of Land to Council
Source: PTW

The proponent's offer to provide 2,879m² in land dedication to Council, constituting more than 25% of the total site area, facilitates provision of a substantial public open space in the centre of a key residential precinct within the LGA. When combined with the existing

Chapman Avenue Reserve and its proposed extension to the south, the result is a Council-owned public open space in the excess of 1 hectare.

In line with Council's advice, the dedicated land area has been clearly defined from area that could be perceived as private open space – despite the fact that much of the ground floor area in Buildings 'B' and 'C' encourage public and community uses.

At a current land price of approx. \$4,500 per sqm, this dedication comes at significant cost to the developer, approximately \$13 million. This is not merely the widening of a public or private road, nor is it the provision of a pocket park designed primarily for the amenity of residents, it is a sizeable land dedication of approximately 25% of the site's total area provided solely for public use.

In addition to the total quantum and prescribed use, the proposed proportionate dedication - i.e. 25% of total site area - may be a relevant consideration for Council in the determination of future Planning Proposals the Precinct.

Q5. Is the Planning Proposal consistent with applicable State Environmental Planning Policies?

The proposal does not raise any matters that would be inconsistent with, or prejudice the application of, the relevant State Environmental Planning Policies.

Q6. Is the Planning Proposal consistent with applicable Ministerial Directions (s.117 Directions)?

The table below provides an assessment of the Planning Proposal against the relevant Local Planning Directions issues by the Minister for Planning and environment in accordance with Section 117 of the EP&A Act.

An assessment of the Planning Proposal against applicable Section 117 Directions is set out in **Table 8** below.

Table 8 – Consistency with Section 117 Directions

Direction	Comments	Complies?
1.1 Business and Industrial Zones	The Planning Proposal does not relate to land zoned for either business or industrial purposes. However, the proposal seeks to implement employment generating uses, such as childcare and café uses. Accordingly, consideration of this Ministerial Direction is provided. This Planning Proposal will encourage employment growth on the site by providing for mixed use development in a strategic centre context. Given no employment is currently generated on the site at present, it is considered that the Planning Proposal will encourage employment growth in a suitable location in the Showground Station precinct. The Planning Proposal does not seek to reduce the amount of employment land currently zoned in the LGA for business and industrial uses. The Planning Proposal will support the viability of the identified Showground Station Precinct as it seeks to facilitate mixed use development in relative proximity to the Station, as envisaged by the various strategic documents which apply to the subject site. The proposal seeks to facilitate density and job creation which will increase the viability of the significant infrastructure investment in Castle Hill through increased future patronage.	✓
2.3 Heritage Conservation	The Planning Proposal will not affect heritage items or heritage conservation areas.	✓

Direction	Comments	Complies?
3.1 Residential Zones	The Planning Proposal will encourage a variety of choice in housing types for The Hills LGA and within the subject site, through a mix of unit types, in accordance with the requirements of Council. The Planning Proposal will ensure the provision of housing on the site to provide for existing and future housing needs. The Planning Proposal and its associated concept seek to make efficient use of existing social infrastructure and services in proximity, such as parks including the embellishment of Chapman Avenue Reserve, schools, as well as public transport infrastructure. The proposal will ensure that new housing has appropriate access to infrastructure and services. The Planning Proposal has considered a number of potential high level impacts to minimise the impact of future residential development on the subject site on the environment. These are considered in Section 5 of this report. The Planning Proposal will: ▪ Broaden the choice of building types and locations available in the housing market; ▪ Facilitate the dedication of 2,879m² of public open space to Council; ▪ Make more efficient use of existing infrastructure and services available to the subject site; ▪ Reduce the consumption of land for housing and associated urban development on the urban fringe; and ▪ Create the necessary parameters for future development on the site to be of a good design.	✓
3.4 Integrated Land Use and Transport	The Planning Proposal provides a planning framework for growth in employment and housing activity on a site directly adjacent to a new Metro Rail station. The Metro Sydney and NWRL will provide a frequent (every 4 minutes in peak), high capacity public transport connection to major employment, civic and education precincts such as Norwest, Macquarie University, Macquarie Park and Chatswood, with future connections directly to North Sydney, the Sydney CBD and the south-west. The proposed planning framework facilitates a level of development that is commensurate with the significant transport infrastructure investment, whilst establishing a framework for the attainment of positive planning, urban design and architectural outcomes.	✓
4.3 Flood Prone Land	The proposal is not identified as a Flood Planning Area under The Hills LEP 2012. Whilst the Planning Proposal provides a high-level review of the subject site and a future outcome for the site, it is considered that more detailed consideration of flooding can be undertaken during detailed the detailed design process.	
5.9 North West Rail Link Corridor Strategy	Refer to Section 3.2 The Planning Proposal will give effect to, and is consistent with, the NWRL Strategy. This Planning Proposal is considered to be consistent with the direction in that it: ▪ Promotes transit oriented development by supporting the redevelopment of a key site in close proximity to a future Metro station for higher densities and a broader range of land uses in comparison to the existing site and as envisaged by current controls; ▪ Sets a framework for future planning of the site to ensure that development occurs in a coordinated manner which has regard to the relevant strategic and local planning issues, and achieves a	✓

Direction	Comments	Complies?
	positive outcome for the broader Showground Station Precinct town centre; - Proposes a built form that is commensurate with the nominal densities and housing/employment growth forecasts contained in the Strategy and Castle Hill Structure Plan; and - Is consistent with the principles, land use and growth directions set out in the Corridor Strategy and the Castle Hill Structure Plan	
7.1 Implementation of A Plan for Growing Sydney	Refer to Section 6.3.1 . The Planning Proposal supports the actions and directions of A Plan for Growing Sydney by supporting residential accommodation and supporting childcare and café use in an identified growth corridor. The Planning Proposal supports transit oriented development and establishes a framework to suitably guide the future development of the site by including new provisions to require detailed planning and design guidelines, as well as an architectural competition for taller buildings, to support further growth.	✓

6.3 Section C - Environmental, Social and Economic Impact

Q7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The subject site is located in an urbanised context and has been developed for detached dwelling houses. As such, it is not expected that the planning proposal would give rise to any adverse impacts on critical habitat or threatened species, populations or ecological communities, or their habitats.

Q8. Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?

6.3.1 Environmental and Amenity Impacts

The delivery of Sydney Metro Northwest, Australia's largest ongoing public transport infrastructure project, brings with it a sprawl of opportunity for rejuvenation and redevelopment. In accordance with the broader patterns for TOD along Sydney's railway corridors, and as identified by both Council and DPE in their studies of the area, there is a strong logic for increased height and density around the new Showground Station.

The proposed concept seeks to facilitate a community-focused high-density residential development, which includes modulated building heights ranging from 8 to 15 to 19 storeys through incentivised height controls and an overall site FSR of 3.5:1.

The site's proximity to Showground Station, coupled with its adjacency to an existing local park, presents a unique opportunity to provide significant open space to an area in dire need of landscape reprieve.

Chapman Avenue Reserve is currently the only neighbourhood park within 800 m of the new Showground Station. The extension and enhancement of this park is key to accommodating increased height and density and aids in mitigating potential adverse environmental impacts on surrounding properties.

Land Use and Built Form

Relative to the proposed increase in building heights within other sections of the Precinct, including up to 20 storeys for locations adjacent to the Showground station, it is felt that similar heights are entirely appropriate for this site. Should the park be extended, through

Council acquisition of lots south-east of the existing Chapman Avenue Reserve, the total green open space could be in excess of 1 hectare, making the site an ideal location to position height and density.

Accordingly, a Concept Plan has been developed by PTW Architects, which outlines the overall, indicative intention for the site with regard to building siting, massing, height and distribution and mix of uses, having regard to the various constraints on presented by the land and also considering the future intended land uses on the site. The analysis undertaken in this Planning Proposal and in developing the concept plan has been undertaken to understand the potential capacity of the site. This concept plan can be viewed in **Appendix A**, with relevant extracts included in the figures below.

As illustrated in **Figures 30 – Figure 32**, which show a series of photo montages of the proposed concept against the existing backdrop, it is clear that within the context of the built form on site, a 19 storey overall maximum building height is appropriate.

The figure below presents the indicative heights of the various components of the proposed concept. As can be seen, the proposal focuses the taller element centrally (along the southern portion of the site).



Figure 30 – Proposed Built Form Concept 'Buildings in a Park'
Source: PTW

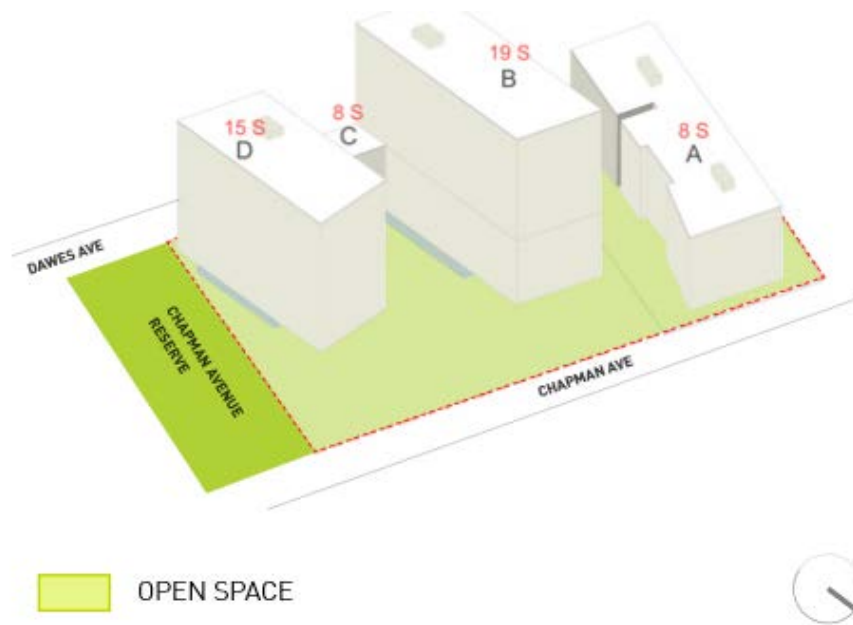


Figure 31 – Axonometry view from north east
Source: PTW

The section drawing below demonstrate how the outer edges of the site – to the east and west – are proposed with 8-15 storey elements stepping up to the central focal building which is 19 storeys, refer to **Appendix A** for more plans.

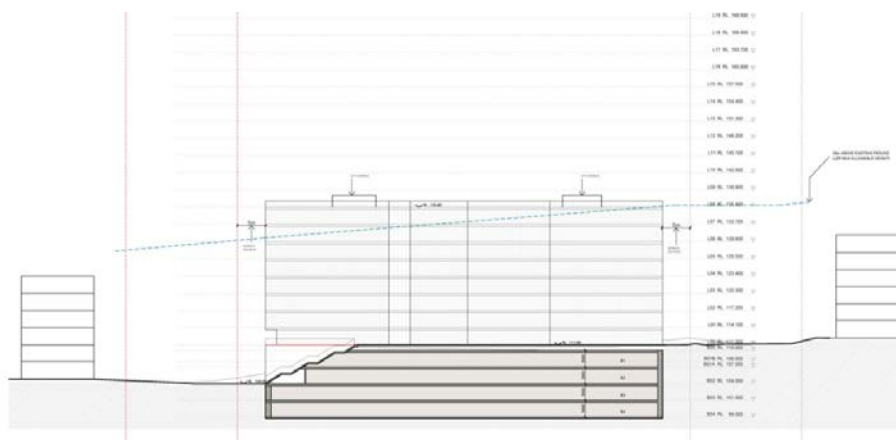


Figure 32 – Section Diagrams
Source: PTW

Unit Size and Mix

The proposed concept is predicated on preliminary unit layouts, which are subject to further design development. The apartment areas and the unit mix comply with the DCP requirements. Larger units will be mixed throughout each storey to provide a variety of housing typologies. A breakdown of the proposed concept against the DCP's key unit size and mix controls is provided in **Table 9**.

Table 9 – The Hills DCP 2012 unit mix and unit size

DCP Control	Requirement	Comment																											
Apartment mix	(a) No more than 25% of the dwelling yield is to comprise either studio or one bedroom apartments.	Compliant																											
	(b) No less than 10% of the dwelling yield is to comprise apartments with three or more bedrooms.	Compliant																											
Residential flat development (30 or more units)	(d) The minimum internal floor area for each unit, excluding common passageways, car parking spaces and balconies shall not be less than the following:	Compliant																											
	<table><tr><th>Apartment size category</th><th>Apartment size</th></tr><tr><td colspan="2">Type 1</td></tr><tr><td>1 bedroom</td><td>50m²</td></tr><tr><td>2 bedroom</td><td>70m²</td></tr><tr><td>3 or more bedrooms</td><td>95m²</td></tr><tr><td colspan="2">Type 2</td></tr><tr><td>1 bedroom</td><td>65m²</td></tr><tr><td>2 bedroom</td><td>90m²</td></tr><tr><td>3 or more bedrooms</td><td>120m²</td></tr><tr><td colspan="2">Type 3</td></tr><tr><td>1 bedroom</td><td>75m²</td></tr><tr><td>2 bedroom</td><td>110m²</td></tr><tr><td>3 or more bedrooms</td><td>135m²</td></tr></table>		Apartment size category	Apartment size	Type 1		1 bedroom	50m ²	2 bedroom	70m ²	3 or more bedrooms	95m ²	Type 2		1 bedroom	65m ²	2 bedroom	90m ²	3 or more bedrooms	120m ²	Type 3		1 bedroom	75m ²	2 bedroom	110m ²	3 or more bedrooms	135m ²	
	Apartment size category		Apartment size																										
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	1 bedroom		65m ²																										
	2 bedroom		90m ²																										
	3 or more bedrooms		120m ²																										
	Type 3																												
	1 bedroom		75m ²																										
	2 bedroom		110m ²																										
	3 or more bedrooms		135m ²																										
(e) Type 1 apartments shall not exceed 30% of the total number of 1, 2 and 3 bedroom apartments.	Compliant																												
(f) Type 2 apartments shall not exceed 30% of the total number of 1, 2 and 3 bedroom apartments.	Compliant																												
(g) All remaining apartments are to comply with the Type 3 apartment sizes.	Compliant																												
Solar Access	At least 4 hours of sunlight between 9am and 3pm on June 21	75%-96%																											
Cross Ventilation		61-69%																											
Setbacks	7.5m	5m																											
Deep Soil Landscape	Minimum 20%	40% of overall site (4582m ²)																											
Landscapes Area	Minimum 50% (while a minimum of 20% of landscaped area should be deep soil)	Proposed landscape area: 8,686m ² (77% of overall site area not occupied by building footprint)																											
Communal Open Space	25% of site area excluding dedicated land	>25%																											

Solar Access

The proposed concept has been developed and orientated to ensure that solar access is maximised to the site and adjacent properties. The proposed concept has been tested to achieve 2 hours of solar access between the hours of 9am to 3pm on the 21st of June, refer to **Figure 33**. The reduced height towards the east and west allows sun access to the back of the built form to achieve compliance.



Figure 33 – Solar Access

Source: PTW

The building footprints have been rotated and offset in a north/south orientation to optimises solar access to the east and west facing building facades, and the proposed north-south orientation and stepped massing ensures that solar access can be maintained to neighbouring properties.

Appropriate building separation has been achieved between envelopes within the subject site, as well as existing properties to the east, west and south, and a substantial buffer exists to the site to the north on the northern side of Dawes Avenue, despite being earmarked for high density residential development of 8 storeys under the Showground Priority Precinct.

Shadow Analysis

A key aspect of the proposal is the provision of solar access across the site that mitigates shadows onto adjoining properties. Interestingly the current Showground Precinct Structure Plan, with proposed built form aligned to the current property boundaries, is likely to cause additional and unnecessary overshadowing in the vicinity of the Dawes Avenue and Hughes Avenue intersection.

The solar access studies (**Figure 34**) for mid-winter solar are modelled within the vicinity of Chapman Reserve looking south-west towards the intersection of Dawes Avenue and Hughes Avenue.

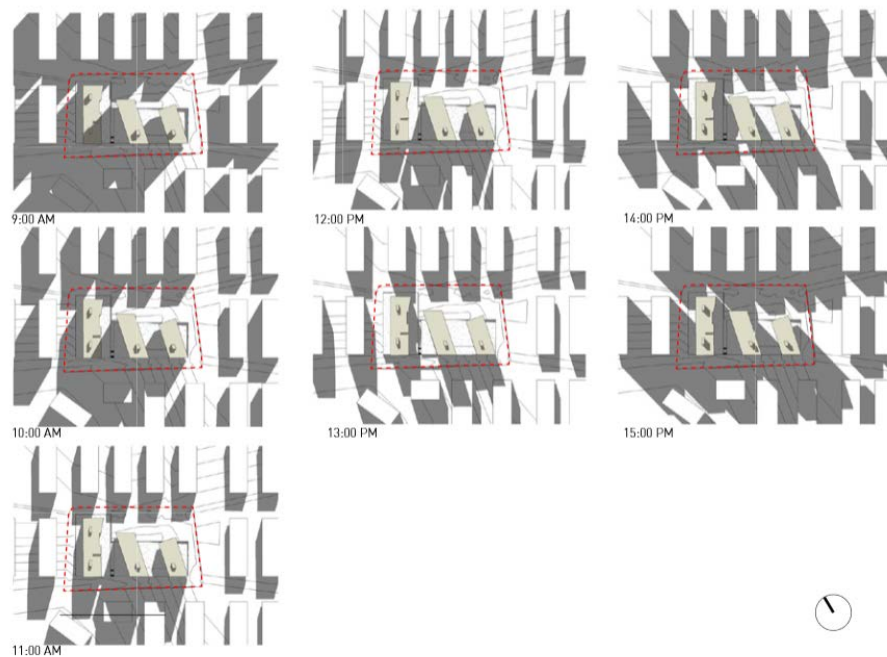


Figure 34 – Shadow Diagrams
Source: PTW

Figure 34 adopts the proposed built form envelopes for the Showground Precinct Structure Plan, **Figure 35** includes the Planning Proposal. The upper image has eastern elevations receiving less than 2 hours of winter sun. The lower image, modelled to reflect the current Planning Proposal, indicates eastern elevations with at least 3.5 hours of winter sunlight. This improvement is the result of reorienting the built form envelope with respect of True North.

In summary, the rationale for the built form and land use of proposed Concept is as follows:

- Provide increased density and height in the proximity of substantial amenity, including Transport (320 m from Showground Station) and open space (adjacent to Chapman Avenue Reserve);
- Enable slender built form, reducing building footprints to maximise opportunities for the provision of open space and improved site permeability and pedestrian connectivity
- Realign building forms so as to provide adequate space between buildings for air flow, view corridor and solar access;
- Design footprints to allow for an expanded and enhanced, north-facing Chapman Avenue Reserve;
- Deliver a high-quality modulated skyline with a variety of building heights including 8, 15 and 19 storeys creating visual interest and allowing for a flowing singular landscape expression at ground level;
- Ensure compliance with the Council's DCP in terms of apartment sizes, mix and parking and the Department's Apartment Design Guide in terms of setbacks, solar access and cross ventilation to ensure a high level of residential amenity is provided to future residents and surrounding developments;
- Position the bulk of built form to the south of the site to maximise solar access and amenity for future residents and reduce the overshadowing impact on neighbouring properties;

- Deliver 1,262m² of non-residential, employment generating floor space including a childcare centre and a café as part of the proposed concept; and
- The proposal also provides a through-site link in order to activate the area and provide a more appropriate transition to the wider residential catchment surrounding the site. This forms an intention beyond the envisaged character of the medium density residential precinct under the NWRL Strategy and Showground Station Priority Precinct, however this is considered a logical progression considering the site's location and size and proximity adjacent to Chapman Reserve.

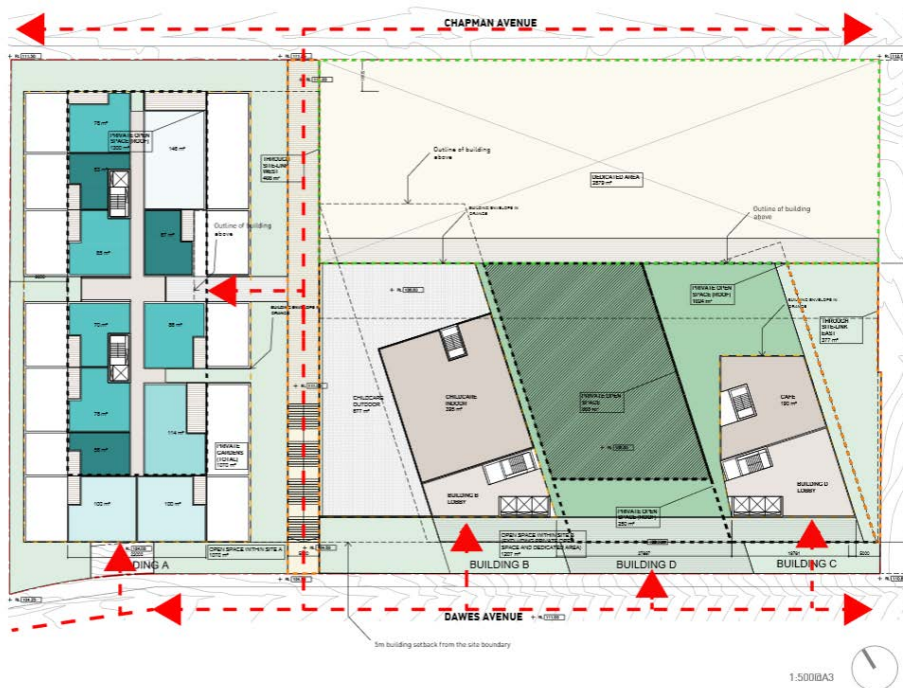


Figure 35 – Proposed Uses and Access Routes
Source: PTV

Public Domain

As outlined throughout this report the proposed concept seeks to dedicate to Council approximately 2,879m² of the site which will combine as an extension of Chapman Avenue Reserve. The proposal also will deliver extensive landscaping and open spaces for both the public and for future residents in the form of ground floor areas and the embellishment of Chapman Avenue Reserve.

The design set out in **Figure 36** below provides for a range a passive and active recreational spaces for residents of all types, including:

- A natural playground area including adventure and education play elements such as a children's play pump; and
- Open and expansive lawn area which can be used for picnics, sunbathing, occasional festivals, ball and frisbee games;

Another key objective of the proposal is to facilitate permeability across the site through the provision of through site links for surrounding residents to connect through to the Showground Station. It is noted that this is typically a key concern for Council in the assessment of development in the Hills Shire as the provision of this infrastructure forms part of the Shire's key values.

A publicly accessed pedestrian through-site-link will provide connection between Chapman and Dawes Avenues as well as connect with new public footpaths within each street reservation. These pedestrian pathways will be in addition to the upgrade of public access across Chapman Park. Each public building entry will be clearly sighted and

accessed of one of these public pathways. This strategy will enable passive surveillance to be achieved.



Figure 36 – Community and public open spaces
Source: MCG

The rationale behind the proposed public domain concept is illustrated in **Figure 37** below and detailed below:

- Extend and enhance Chapman Avenue Reserve to create the only neighbourhood park within 800 m of Showground Station through dedication and embellishment of 2,879m² of public open space at no cost to Council;
- Increase permeability through the delivery of open and active spaces through and around the site;
- Provide important private surveillance for a key neighbourhood park in the centre of an evolving residential precinct for the LGA;
- Deliver clear and appropriate delineation of public and private open space through innovative landscape design;
- Accommodate a range of active and passive recreational spaces to cater for the needs of a diverse and increased population, including children's play spaces, open lawn areas for informal games and communal barbecue areas with shade structures;
- Treatment of local drainage through water sensitive urban design, including stormwater harvest, accessible water play area and community wetlands; and
- Deliver appropriate landscaping, including a number of existing and proposed trees, both evergreen and deciduous species, to provide year-round shade, colour and visual interest.

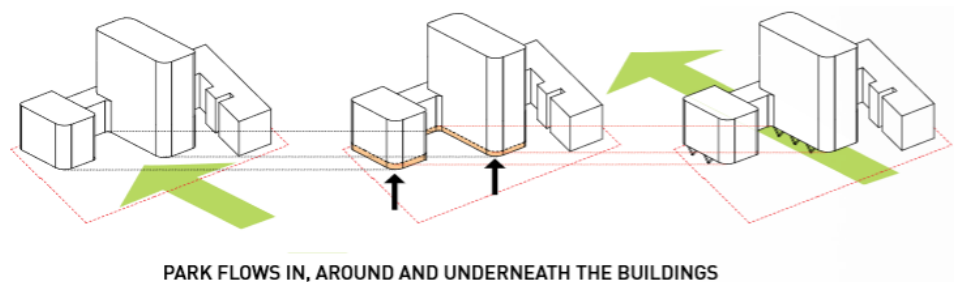


Figure 37 – Park flows underneath buildings
Source: PTW

6.3.2 Traffic

An assessment of the likely traffic implications of the proposed concept has been prepared by ASON Group and is included in **Appendix D**. The report provides a high-level assessment of the Planning Proposal and proposed concept having regard to the requirements of the Mayoral Minute dated 25th October 2016, SEPP65, Showground Station Priority Precinct and the DCP, a review of the road network surrounding the site, indicative access to the subject site and likely trip generation of the proposed concept.

The traffic impact assessment identified that the proposed uplift of approximately 130 units will increase traffic in the order of 24 and 19 vehicles per hour, respectively, during weekday morning and evening peak periods. As part of the assessment, ASON Group modelled two key local intersections (Dawes Ave and Middleton Ave; and Middleton Ave and Parsonage Road). The modelling concluded that the uplift in development is considered to have negligible impact on the surrounding network.

The assessment has demonstrated that the proposed concept is more than capable of providing for the amount of on-site basement parking likely to be required commensurate with a scale of development envisaged under the concept, whilst identifying that consideration can be given at DA stage to reducing the required number of spaces given the site's relative proximity to Showground Station, refer to **Figure 38**.

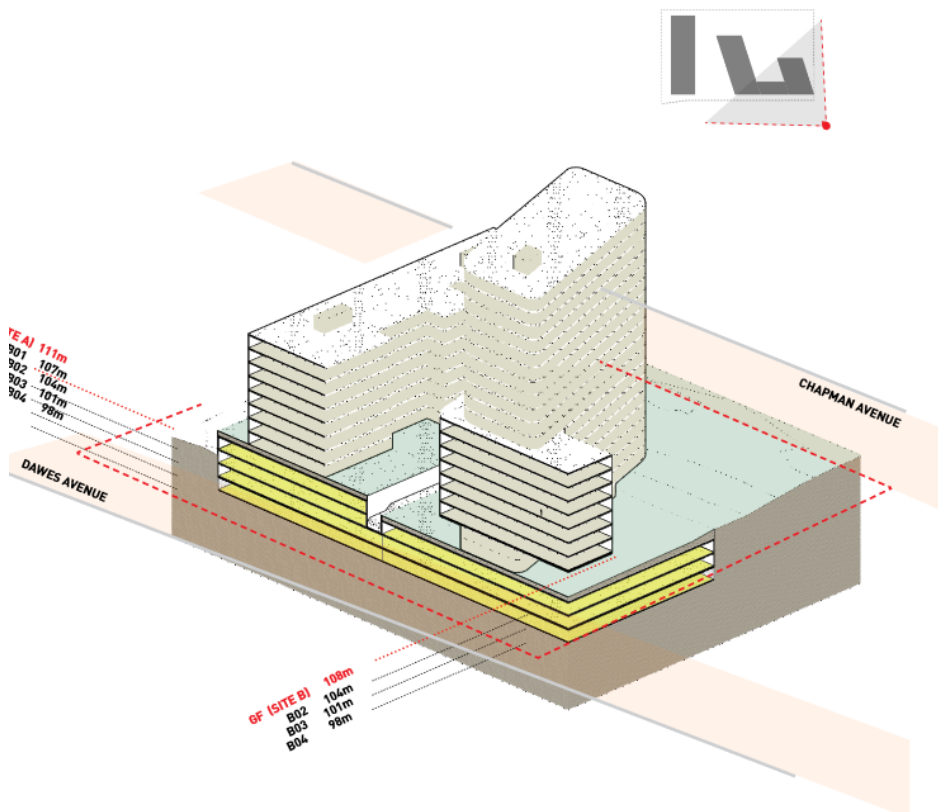


Figure 38 – Basement parking
Source: PTW

6.3.3 Contamination

A Preliminary Site Investigation has been undertaken by EI Australia (provided at **Appendix E**). The objective was to characterise the environmental conditions of the site on the basis of historical land uses, supplemented by anecdotal and documentary evidence of possible pollutant sources.

Some of the key findings included:

- Historical records indicated that the site was primarily of agricultural land use until the mid-1960s with various agricultural practices documented (orchards, poultry farming, market gardens, etc.);
- The site inspection revealed that building(s) were in moderate-to-good condition; with some signs of weathering (i.e. flaking paint, rust build-up on guttering, downpipes and exposed flashings and minor cracking in concrete hardstand);
- The former activities of onsite agricultural practices, represented possible onsite pollutant sources and the potential for subsurface contamination (i.e. pesticides, herbicides and some fertilisers);
- A conceptual site model (CSM) was derived to outline possible onsite contaminating sources and the likelihood for complete exposure pathways to exist during and after the proposed site redevelopment; and
- A qualitative risk assessment identified risks to potential sensitive receptors, indicating that at a later stage, intrusive investigation of site soils will be required to accurately quantify any contamination that may be present at the site.

EI concluded that any potential for soil contamination present on site should be investigated thoroughly at the DA stage. With consideration given to the nature of the proposed land use, a Hazardous Materials Survey on existing site structures, as well as intrusive investigation to verify the quality of site soil for on-site retention and reuse would also be part of the overall environmental solution for the site.

The consultant has concluded that conditions of site soils is unlikely to constrain the site from being redeveloped as proposed, and the site can be made suitable for the intended land use, subject to the implementation of recommendations.

6.3.4 Heritage

The subject site is not identified as a heritage item and is not located in a heritage conservation area.

Q9. How has the Planning Proposal adequately addressed any social and economic effects?

The Planning Proposal seeks to create a framework for a future development on the site which will deliver significant social and economic benefits. These include:

- The creation of jobs during both the construction phase and ongoing operation of future development on the site, as the Planning Proposal seeks to create a framework which will incorporate complementary employment generating uses within a future development to complement residential development, such as a childcare centre and a café;
- Significant public domain improvements, through the provision of 2,879m² of public open space dedicated to Council and the embellishment of Chapman Avenue Reserve, plus through-site connections from Dawes Avenue to Chapman Avenue and from Chapman Avenue Reserve to improve permeability across the site and connect to the station, public domain space addressing Dawes and Chapman Avenue, and overall upgrades to the frontage of Cecil Avenue through landscaped setbacks; and
- The provision of needed housing stock in the locality, providing alternatives and supply for the locality which will contribute to increasing supply in relative proximity to the station, in accordance with the unit mix requirements outlined in the DCP.

6.4 Section D - State and Commonwealth Interests

Q.10 Is there adequate public infrastructure for the Planning Proposal?

A Stormwater and Infrastructure Report was prepared by AT&L in May 2017, refer to **Appendix E**. The purpose of the report was to provide preliminary advice with regards to:

- Locations of existing services and the likely connection points to supply the site;
- Potential; service upgrades required to ensure adequate capacity to the site;
- Timing of likely service upgrades; and
- Indicative works required to upgrade or provide new services; and Stormwater infrastructure requirements.

Following correspondence with Council AT&L confirmed the site is not considered to be flood prone and in terms of stormwater runoff is considered suitable to connect to the existing Council stormwater on the network in Dawes Avenue.

Based on preliminary investigations and discussions with the relevant authorities, AT&L recommend that this site can be adequately serviced with all required utilities and that the most appropriate options for providing each utility are coordinated with the relevant service providers.

Transport Infrastructure

In light of the expected improvements in public transport capacity, it is considered that there is more than ample capacity to accommodate growth on the subject site.

Utility Service Infrastructure

It is understood that there is sufficient capacity in existing and planned utility services to support additional development on the subject site and the general locality within the Showground precinct, where significant growth is expected into the future. This will be confirmed at detailed design stage.

Social Infrastructure

It is noted that the subject site has good access to social infrastructure such as in the form of Chapman Avenue Reserve adjacent to the site. The Planning Proposal seeks to dedicate an additional 2,879m² of open space to Council and also embellish Chapman Avenue Reserve. Furthermore, it is expected that any further development of the site will require the contribution of a monetary payment of in-kind contribution toward social infrastructure in accordance with Council's development contributions policy.

This will ensure that contributions are collected and distributed in a coordinated and strategic manner to ensure that the levying for and provision of social infrastructure reflects the much broader growth occurring within Castle Hill and the broader local government area.

Q11. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

Whilst the current planning proposal has not been specifically discussed with agencies such as Transport for NSW and Roads and Maritime Services, it is expected that their views will be ascertained during the public exhibition of this Planning Proposal following a Gateway Determination.

7.0 Part 4 – Mapping

This Planning Proposal seeks to amend the following provisions of the LEP:

- Land zoning;
- Maximum building height (clause 4.3);
- Maximum floor space ratio (clause 4.4); and
- Key Sites Map.

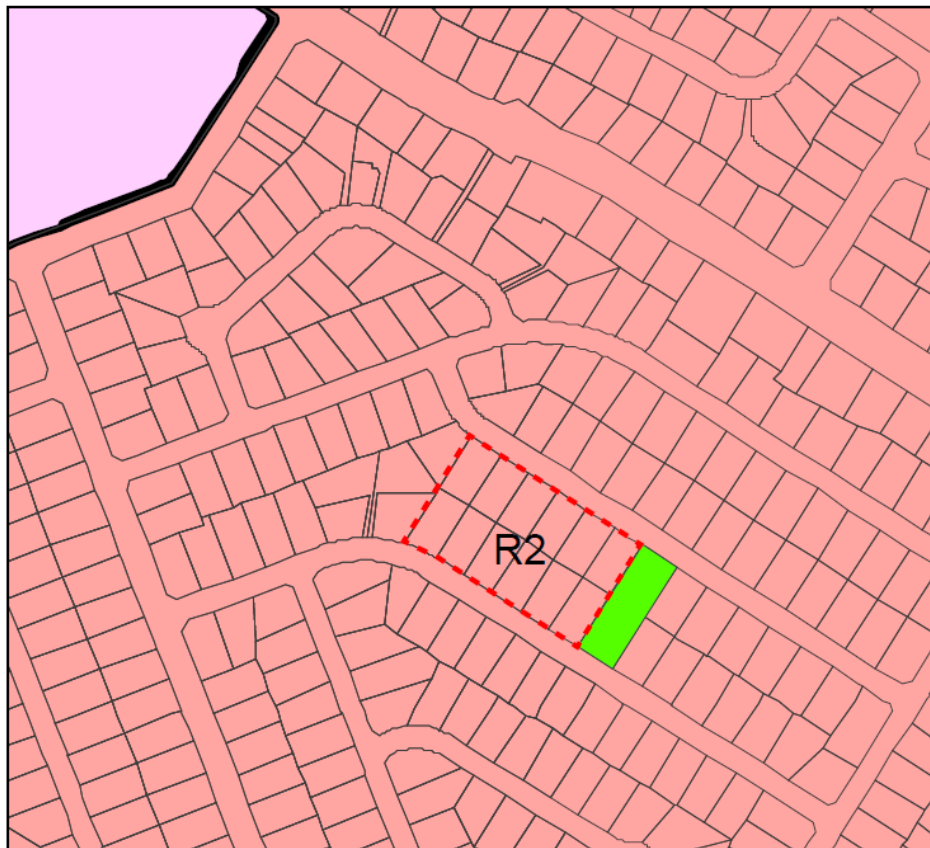
The Figures below illustrate the extent to which the proposed amendments to the planning controls would apply. Where the provisions have been amended, existing text is in black, deleted text is in ~~blue bold and strikethrough~~ and inserted text is in *blue and italics*.

7.1.1 Land Zoning

This Planning Proposal seeks to amend the Land Zoning Map under The Hills LEP 2012 to establish a R4 High Density zone and an RE1 Public Recreation zone. The area identified as RE1 Public Recreation is intended to be dedicated by the proponent to Council as part of the enhancement and embellishment of Chapman Avenue Reserve.

Existing Hills LEP Land Zoning Map

The site is currently zoned R2 Low Density Residential and adjoins Chapman Avenue Reserve which is zoned RE1 Public Recreation.

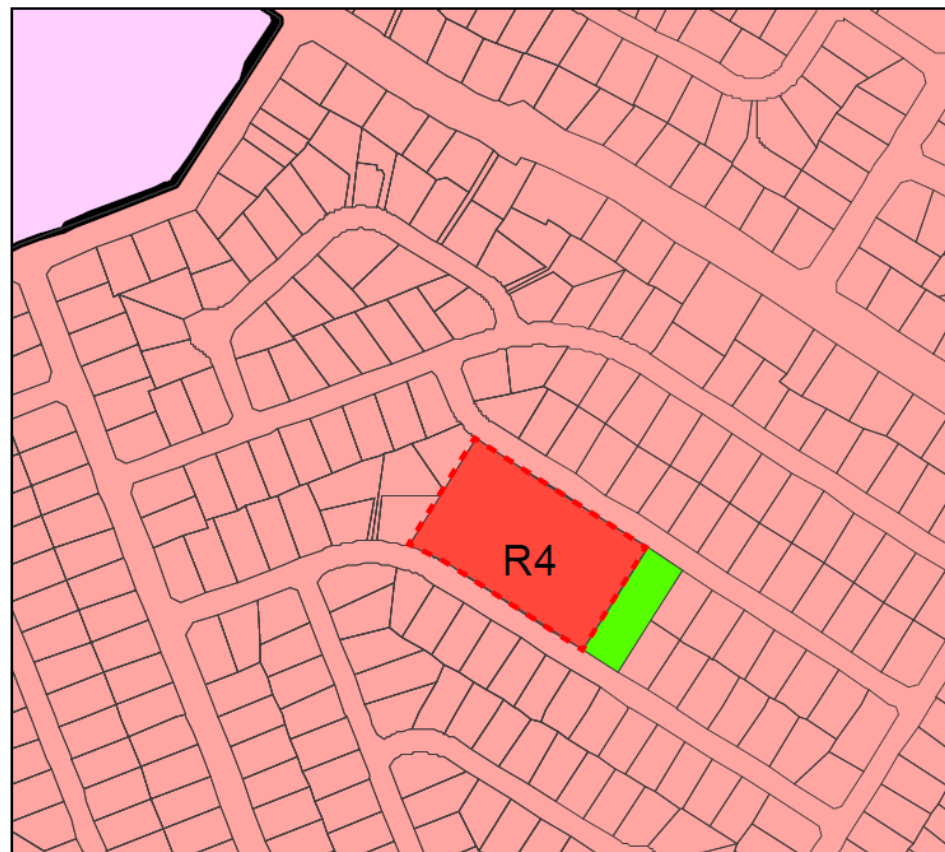


Zone

B1	Neighbourhood Centre
B2	Local Centre
B4	Mixed Use
B5	Business Development
B6	Enterprise Corridor
B7	Business Park
E1	National Parks and Nature Reser
E2	Environmental Conservation
E3	Environmental Management
E4	Environmental Living
IN1	General Industrial
IN2	Light Industrial
R1	General Residential
R2	Low Density Residential
R3	Medium Density Residential
R4	High Density Residential
RE1	Public Recreation

Exhibited Showground Precinct Land Zoning Map

Under the Draft Showground Precinct Plan, the site is proposed to rezone the site to R4 High Density Residential.

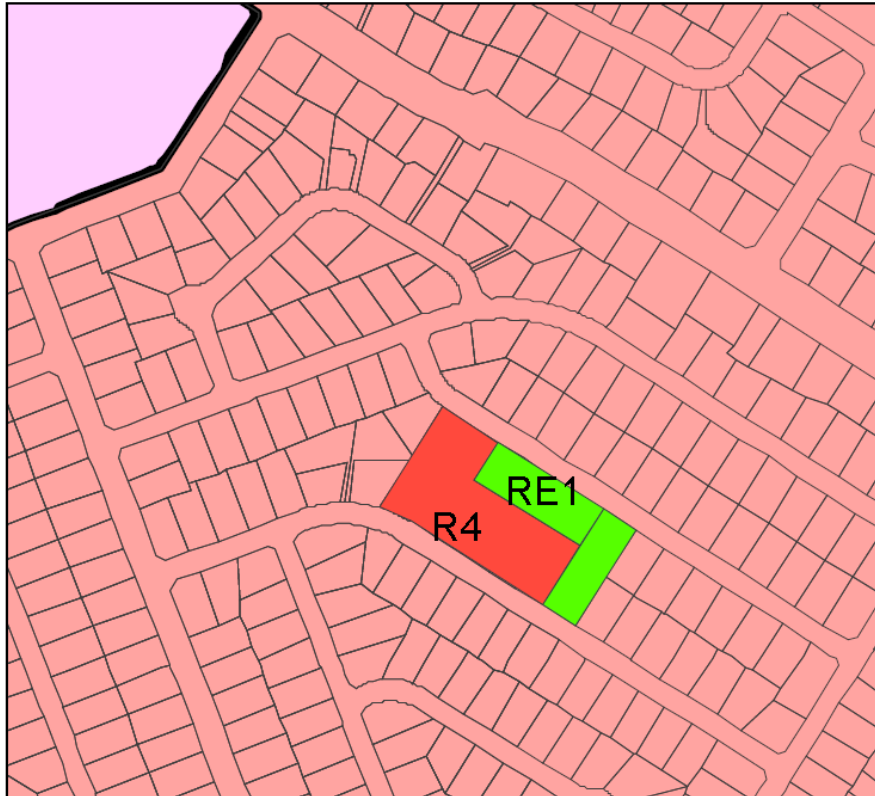


Zone

B1	Neighbourhood Centre
B2	Local Centre
B4	Mixed Use
B5	Business Development
B6	Enterprise Corridor
B7	Business Park
E1	National Parks and Nature Reser
E2	Environmental Conservation
E3	Environmental Management
E4	Environmental Living
IN1	General Industrial
IN2	Light Industrial
R1	General Residential
R2	Low Density Residential
R3	Medium Density Residential
R4	High Density Residential
RE1	Public Recreation

Proposed Land Zoning Map

The proposal seeks to amend the current planning controls from R2 Low Density Residential to part R4 High Density Residential and part RE1 Public Recreation for the land dedicated to Council.



Zone

B1	Neighbourhood Centre
B2	Local Centre
B4	Mixed Use
B5	Business Development
B6	Enterprise Corridor
B7	Business Park
E1	National Parks and Nature Reser
E2	Environmental Conservation
E3	Environmental Management
E4	Environmental Living
IN1	General Industrial
IN2	Light Industrial
R1	General Residential
R2	Low Density Residential
R3	Medium Density Residential
R4	High Density Residential
RE1	Public Recreation

7.1.2 Height of Buildings

This Planning Proposal seeks to amend the Height of Buildings Map under clause 4.3 of The Hills LEP 2012 to establish a maximum building height of 8,15 and 19 storeys as identified in the proposed maps and provisions in 'Clause 4.3B Additional height incentive for key sites' below.

CLAUSE 4.3 HEIGHT OF BUILDINGS

4. Height of Buildings

(1) *The objectives of this clause are as follows:*

- (a) to ensure the height of buildings is compatible with that of adjoining development and the overall streetscape,*
- (b) to minimise the impact of overshadowing, visual impact, and loss of privacy on adjoining properties and open space areas.*

(2) *The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.*

4.3 A Height of Buildings incentive for housing mix

(1) *The objectives of this clause are as follows:*

(a) to ensure the provision of a mix of dwelling types in residential flat buildings, providing housing choice for different demographics, living needs and household budgets.

(b) to provide opportunities for suitable housing density that is compatible with the future character of the surrounding area.

(c) to promote development that accommodates the needs of larger households, being a likely future residential use.

(2) *Despite clause 4.4, development consent may be granted for development that exceeds the maximum height of buildings shown on the Height of Buildings Map but no greater than the height of buildings shown on the Height of Buildings Incentive Map only if:*

(a) no more than 25% of the total number of dwellings (to the nearest whole number of dwellings) forming part of the development are studio or 1 bedroom dwellings, or both, and

(b) at least 10% of the total number of dwellings (to the nearest whole number of dwellings) forming part of the development are 3 or more bedroom dwellings, and

(c) the development comprises the following:

- i. Type 1 apartments—up to 30% of the total number of dwellings (to the nearest whole number of dwellings), and*
- ii. Type 2 apartments—up to 30% of the total number of dwellings (to the nearest whole number of dwellings), and*
- iii. Type 3 apartments, and*

(d) the following minimum number of car parking spaces are provided in the development:

- i. for each 1 bedroom dwelling—1 car parking space, and*
- ii. for each 2 or more bedroom dwelling—1 car parking space, and*
- iii. for every 4 dwellings—1 car parking space, in addition to the car parking spaces required for the individual dwelling.*

(3) *In this clause:*

Type 1 apartment means:

(a) a studio or 1 bedroom apartment with an internal floor area of at least 50m² but less than 65m², or

(b) a 2 bedroom apartment with an internal floor area of at least 70m² but less than 90m², or

(c) a 3 or more bedroom apartment with an internal floor area of at least 95m² but less than 120m².

Type 2 apartment means:

- (a) a studio or 1 bedroom apartment with an internal floor area of at least 65m² but less than 75m², or
- (b) a 2 bedroom apartment with an internal floor area of at least 90m² but less than 110m², or
- (c) a 3 or more bedroom apartment with an internal floor area of at least 120m² but less than 135m².

Type 3 apartment means:

- (a) a studio or 1 bedroom apartment with a minimum internal floor area of 75m², or
- (b) a 2 bedroom apartment with a minimum internal floor area of 110m², or
- (c) a 3 or more bedroom apartment with a minimum internal floor area of 135m².

internal floor area does not include the floor area of any balcony.

4.4B Additional Height of Buildings incentive for key sites

1. The objectives of this clause are as follows:

- (a) to promote development that does not isolate sites that will contribute to an improved built form outcome.
- (b) to ensure the provision of quality public domain and improved pedestrian and cycle connections within centres.
- (c) to facilitate development that is sympathetic to the character of heritage items.

2. This clause applies to land identified as Area M on the Key Sites Map.

3. Despite clause 4.4 and 4.4A, development consent may be granted for development on land to this clause applies that exceeds the floor space ratio shown the Height of Buildings Incentive Map only if:

- (a) The development complies with the all of the requirements in clause 4.4A;
- (b) The development is for the entire area identified as a Key Site on the Key Sites Map;
- (c) The development in an area shown in Column 1 of the table to this subclause meets the specifications shown opposite the area in Column 2.
- (d) The maximum height of buildings, for development on land where the proposed development is permitted, is no greater than 8,15 and 19 storeys.

Column 1 Area on the Key Sites Map	Column 2 Specifications Relation to the Area
Area M	The proposed development meets the requirements set out in Council's Housing Diversity provision (i.e. apartment mix, apartment size and car parking); The proposed development meets the requirements of Clause 7.7 of the Hills LEP;

The proposed development provides a total landscaped area is greater than 50% of total site area (inc. land dedicated for public purpose);

The proposed development remains an amalgamated holding of greater than 8,000m² in total site area (including land dedicated for public purpose);

The proposed development dedicates to Council freehold interest of 2,879m² of open space – or more than 25% of the total site area - in a regular shape, post design and delivery of the proposed embellishments of that land at no monetary cost to Council; and

The proposed development designs and delivers the proposed upgrades to the existing Chapman Avenue Reserve.

Existing Hills LEP Height of Buildings Map

The site is currently subject to a maximum building height of 9 metres.

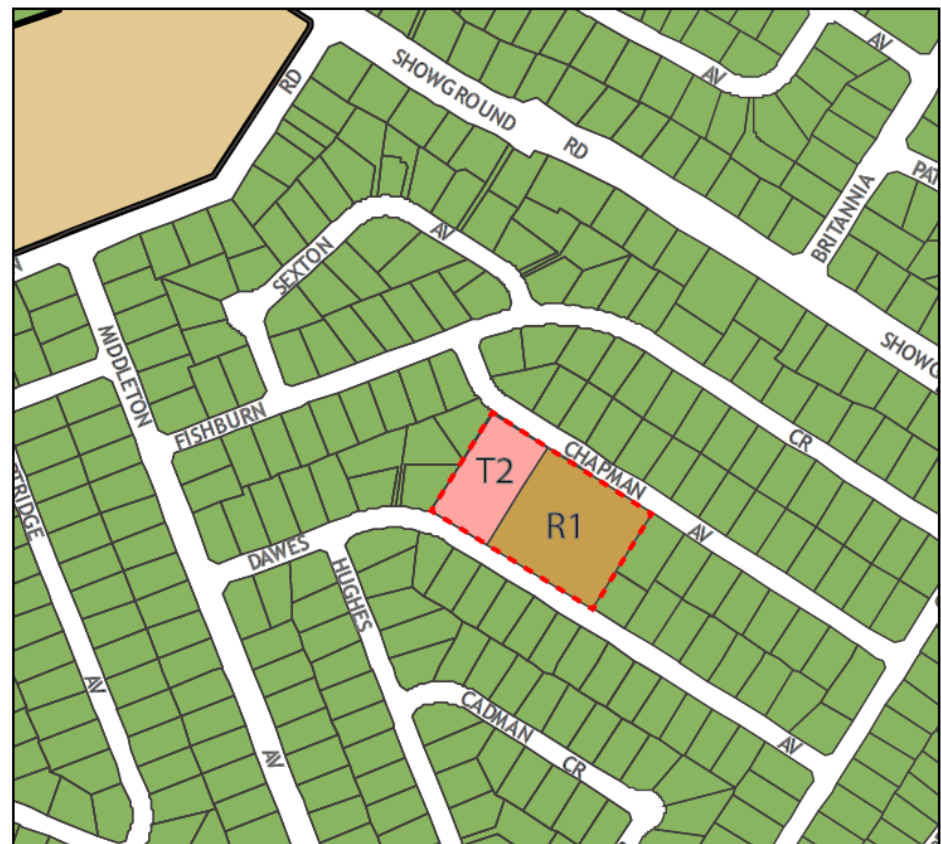


Maximum Building Height (m)

G	7.0	S	23.0
I	8.0	T1	25.0
J	9.0	T2	27.0
K	10.0	T3	28.0
M1	12.0	U1	30.0
M2	12.5	U2	33.0
N	14.0	V1	36.0
O	16.0	V2	37.0
P1	17.0	X1	45.0
P2	18.0	X2	46.0
Q1	19.0	Y1	50.0
Q2	20.0	Y2	54.0
R1	21.0	Z	57.0
R2	22.0	AA	68.0
SRGC	SEPP (Sydney Region Growth Ce		

Exhibited Showground Precinct Height of Building Map

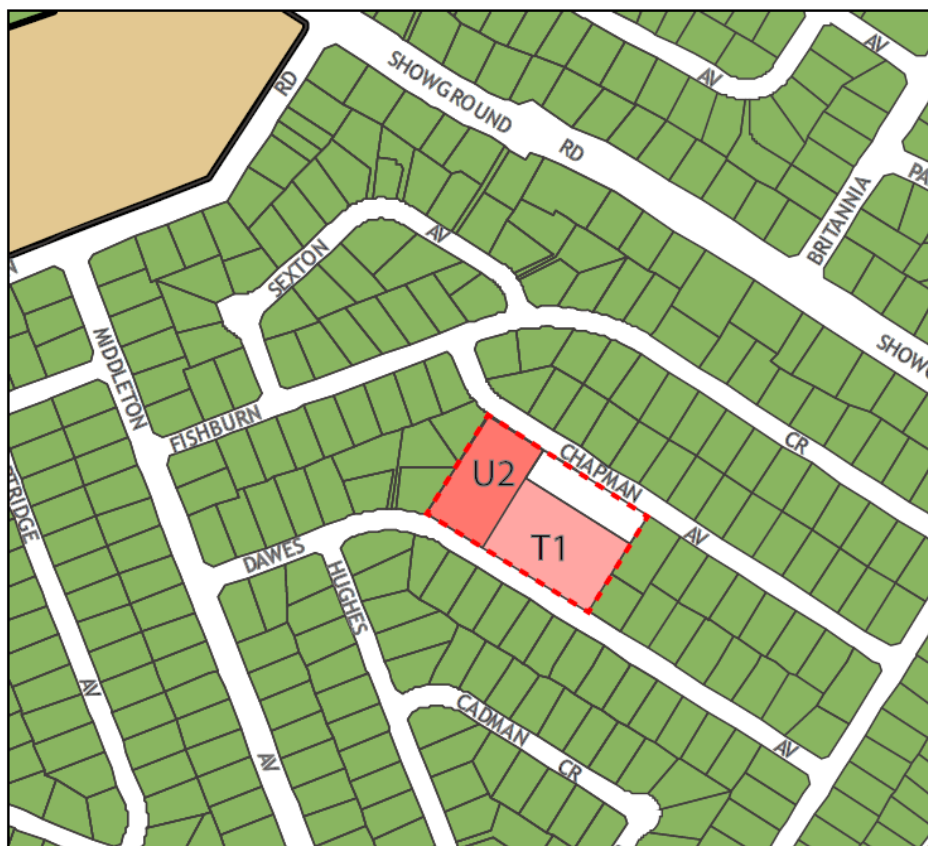
Under the Draft Showground Precinct Plan, the site is proposed to amend the height of buildings map from 9 metres to part 27 metres and part 21 metres.



Maximum Building Height (m)			
G	7.0	S	23.0
I	8.0	T1	25.0
J	9.0	T2	27.0
K	10.0	T3	28.0
M1	12.0	U1	30.0
M2	12.5	U2	33.0
N	14.0	V1	36.0
O	16.0	V2	37.0
P1	17.0	X1	45.0
P2	18.0	X2	46.0
Q1	19.0	Y1	50.0
Q2	20.0	Y2	54.0
R1	21.0	Z	57.0
R2	22.0	AA	68.0
SRGC	SEPP (Sydney Region Growth Ce		

Proposed Height of Building Incentive Map

The proposal seeks to amend the height of buildings map to part 33 metres and part 25 metres. The proposed concept for the site contains 8,15 and 19 storey buildings.



Maximum Building Height (m)

G	7.0	S	23.0
I	8.0	T1	25.0
J	9.0	T2	27.0
K	10.0	T3	28.0
M1	12.0	U1	30.0
M2	12.5	U2	33.0
N	14.0	V1	36.0
O	16.0	V2	37.0
P1	17.0	X1	45.0
P2	18.0	X2	46.0
Q1	19.0	Y1	50.0
Q2	20.0	Y2	54.0
R1	21.0	Z	57.0
R2	22.0	AA	68.0
SRGC	SEPP (Sydney Region Growth Ce		

7.1.3 Floor Space Ratio

This Planning Proposal seeks to amend the Floor Space Ratio Map and the following provisions under The Hills LEP 2012 to 3.5:1. This includes 'Clause 4.4B Additional floor space ratio incentive for key sites' as detailed below.

CLAUSE 4.4 FLOOR SPACE RATIO

4.4 Floor space ratio

(1) *The objectives of this clause are as follows:*

(a) to ensure development is compatible with the bulk, scale and character of existing and future surrounding development.

(b) to provide for a built form that is compatible with the role of town and major centres.

(c) to limit residential flat building development that is inconsistent with the demographic profile of the Hills Shire.

(2) *The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map.*

4.4A Floor space ratio incentive for housing mix

(1) *The objectives of this clause are as follows:*

(a) to ensure the provision of a mix of dwelling types in residential flat buildings, providing housing choice for different demographics, living needs and household budgets.

(b) to provide opportunities for suitable housing density that is compatible with the future character of the surrounding area.

(c) to promote development that accommodates the needs of larger households, being a likely future residential use.

(2) *Despite clause 4.4, development consent may be granted for development that exceeds the floor space ratio shown on the Floor Space Ratio Map but no greater than the floor space ratio shown on the Floor Space Ratio Incentive Map only if:*

(a) no more than 25% of the total number of dwellings (to the nearest whole number of dwellings) forming part of the development are studio or 1 bedroom dwellings, or both, and

(b) at least 10% of the total number of dwellings (to the nearest whole number of dwellings) forming part of the development are 3 or more bedroom dwellings, and

(c) the development comprises the following:

i. Type 1 apartments—up to 30% of the total number of dwellings (to the nearest whole number of dwellings), and

ii. Type 2 apartments—up to 30% of the total number of dwellings (to the nearest whole number of dwellings), and

iii. Type 3 apartments, and

(d) the following minimum number of car parking spaces are provided in the development:

i. for each 1 bedroom dwelling—1 car parking space, and

ii. for each 2 or more bedroom dwelling—1 car parking space, and

iii. for every 4 dwellings—1 car parking space, in addition to the car parking spaces required for the individual dwelling.

(3) *In this clause:*

Type 1 apartment means:

(a) a studio or 1 bedroom apartment with an internal floor area of at least 50m² but less than 65m², or

(b) a 2 bedroom apartment with an internal floor area of at least 70m² but less than 90m², or

(c) a 3 or more bedroom apartment with an internal floor area of at least 95m² but less than 120m².

Type 2 apartment means:

- (a) a studio or 1 bedroom apartment with an internal floor area of at least 65m² but less than 75m², or
- (b) a 2 bedroom apartment with an internal floor area of at least 90m² but less than 110m², or
- (c) a 3 or more bedroom apartment with an internal floor area of at least 120m² but less than 135m².

Type 3 apartment means:

- (a) a studio or 1 bedroom apartment with a minimum internal floor area of 75m², or
- (b) a 2 bedroom apartment with a minimum internal floor area of 110m², or
- (c) a 3 or more bedroom apartment with a minimum internal floor area of 135m².

internal floor area does not include the floor area of any balcony.

4.4B Additional floor space ratio incentive for key sites

1. The objectives of this clause are as follows:

- (a) to promote development that does not isolate sites that will contribute to an improved built form outcome.
- (b) to ensure the provision of quality public domain and improved pedestrian and cycle connections within centres.
- (c) to facilitate development that is sympathetic to the character of heritage items.

2. This clause applies to land identified as Area M on the Key Sites Map.

3. Despite clause 4.4 and 4.4A, development consent may be granted for development on land to this clause applies that exceeds the floor space ratio shown the Floor Space Ratio Incentive Map only if:

- (e) The development complies with the all of the requirements in clause 4.4A;
- (f) The development is for the entire area identified as a Key Site on the Key Sites Map;
- (g) The development in an area shown in Column 1 of the table to this subclause meets the specifications shown opposite the area in Column 2.
- (h) The maximum floor space ratio, for development on land where the proposed development is permitted, is no greater than 3.5:1.

Column 1 Area on the Key Sites Map	Column 2 Specifications Relation to the Area
Area M	The proposed development meets the requirements set out in Council's Housing Diversity provision (i.e. apartment mix, apartment size and car parking); The proposed development meets the requirements of Clause 7.7 of the Hills LEP;

The proposed development provides a total landscaped area is greater than 50% of total site area (inc. land dedicated for public purpose);

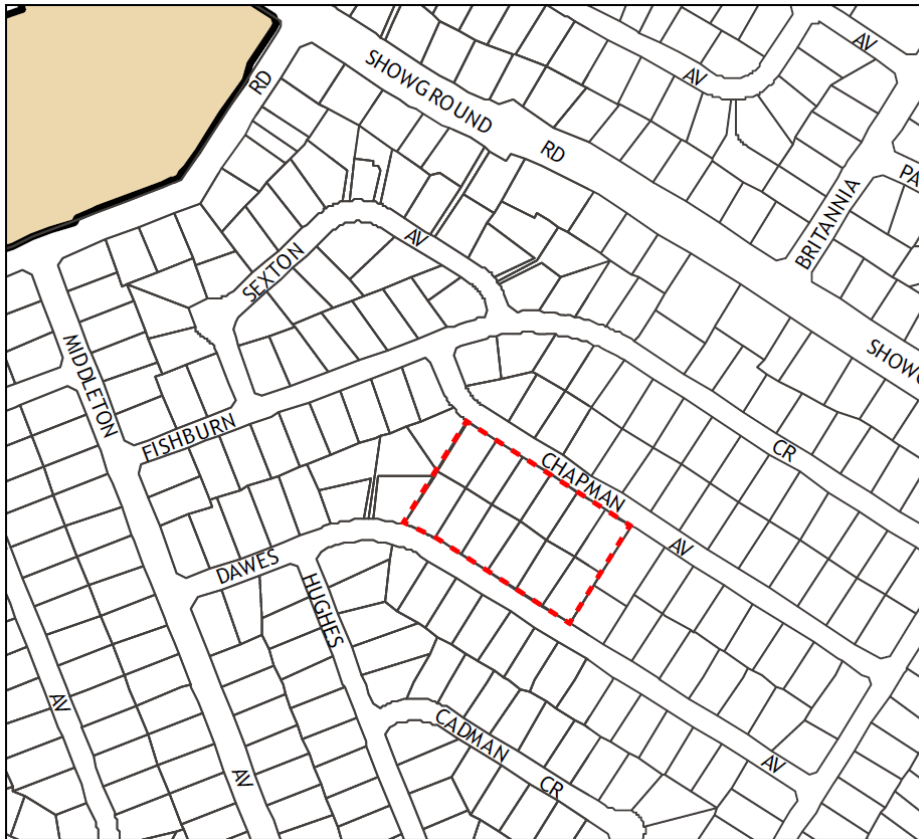
The proposed development remains an amalgamated holding of greater than 8,000m² in total site area (including land dedicated for public purpose);

The proposed development dedicates to Council freehold interest of 2,879m² of open space – or more than 25% of the total site area - in a regular shape, post design and delivery of the proposed embellishments of that land at no monetary cost to Council; and

The proposed development designs and delivers the proposed upgrades to the existing Chapman Avenue Reserve.

Existing Hills LEP Floor Space Ratio Map

There are currently no maximum floor space ratio controls allocated to the site and relies on the building height controls.

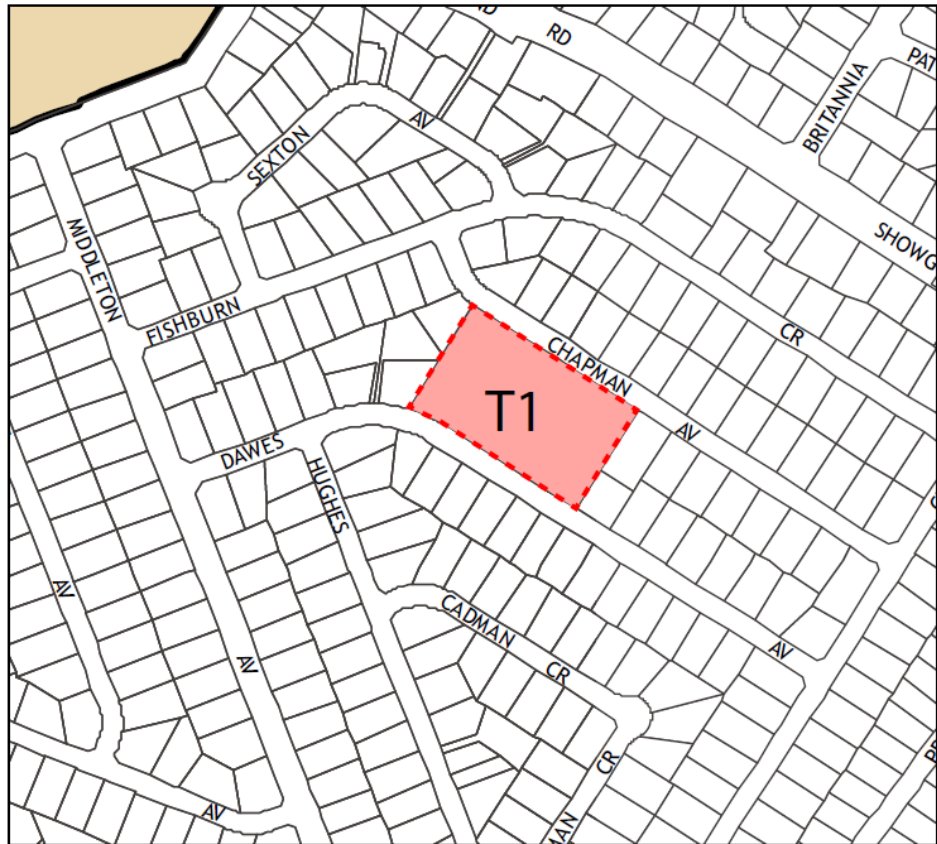


Maximum Floor Space Ratio (n:1)

A	0.2
B	0.4
D	0.5
F	0.6
I	0.75
N	1.0
R1	1.4
R2	1.49
S1	1.5
S2	1.99
T1	2.3
T2	2.42
U1	2.6
U2	2.7
V1	3.0
V2	3.2
W	3.8
X	4.0
Z1	5.0
Z2	5.5
AA	6.4

Exhibited Showground Precinct Floor Space Ratio Map

Under the Draft Showground Precinct Plan, the site is proposed to amend the floor space ratio map and introduce a maximum floor space ratio of 2.3:1.

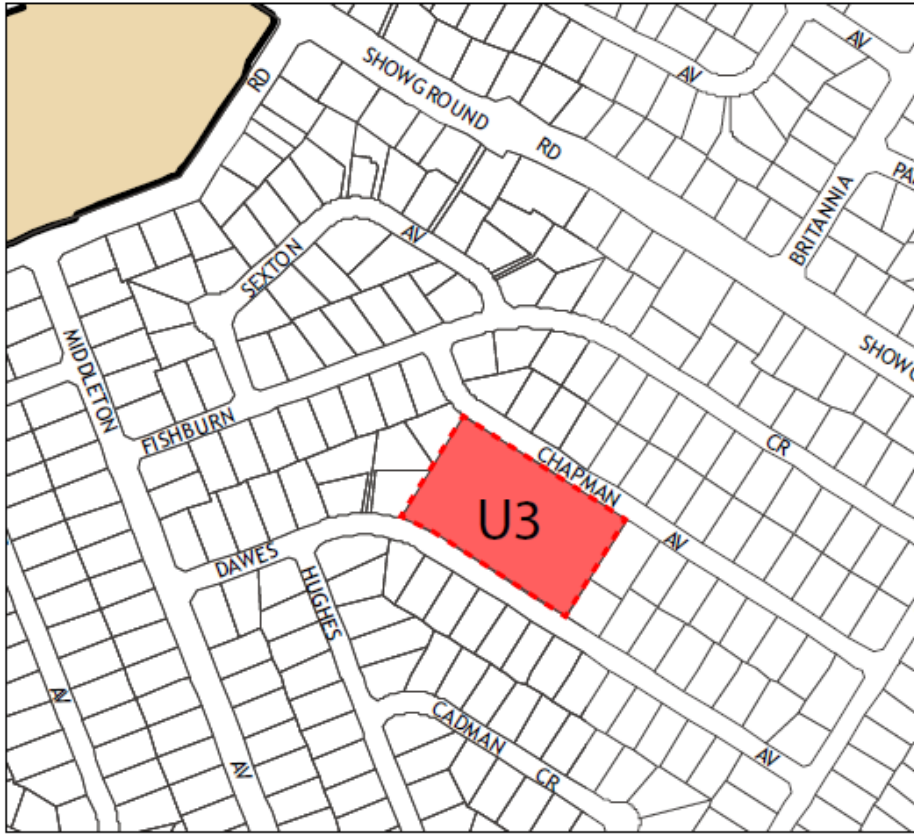


Maximum Floor Space Ratio (n:1)

A	0.2
B	0.4
D	0.5
F	0.6
I	0.75
N	1.0
R1	1.4
R2	1.49
S1	1.5
S2	1.99
T1	2.3
T2	2.42
U1	2.6
U2	2.7
V1	3.0
V2	3.2
W	3.8
X	4.0
Z1	5.0
Z2	5.5
AA	6.4

Proposed Floor Space Ratio Incentive Map

The proposal seeks to introduce the Floor Space Ratio Incentive Map by applying a 2.76:1 floor space ratio to the site that can be used when particular requirements stipulated in the written instrument are met, such as apartment size, mix and car parking.



Maximum Floor Space Ratio (n:1)

A	0.2
B	0.4
D	0.5
F	0.6
I	0.75
N	1.0
R1	1.4
R2	1.49
S1	1.5
S2	1.99
T1	2.3
T2	2.42
U1	2.6
U2	2.7
U3	2.76
V1	3.0
V2	3.2
W	3.8
X	4.0
Z1	5.0
Z2	5.5
AA	6.4

7.1.4 Key Sites Map

Proposed Key Site Map

The proposal seeks to include the site on the Key Sites Map as 'Area M' where particular outcomes and key public domain improvements are incentivised via a new clause written in the instrument.



 Area M

8.0 Part 5 – Community Consultation

Pursuant to Section 57 of the EP&A Act, the LEP amendment will be the subject of community consultation in accordance with the Gateway determination. Confirmation of the public exhibition period and requirements for the Planning Proposal will be given by the Minister as part of the LEP Gateway determination.

Any future DA for the site would also be exhibited in accordance with Council requirements, at which point the public and any authorities would have the opportunity to make further comment on the proposal.

9.0 Part 6 – Project Timeline

Part 6 of the Department's Guide to preparing Planning Proposal's provides that the inclusion of a project timeline will provide a mechanism to monitor the progress of the planning proposal through the plan making process.

The anticipated timeline for the LEP amendment is provided in **Table 10** below.

Table 10 – Project Timeline

Action	Timeframe
Lodge Planning Proposal	June 2017
Council Endorse Planning Proposal	September 2017
Gateway Determination	January 2018
Public Exhibition	March 2018
Final Assessment by Council	May 2018
Plan Making	June 2018

10.0 Conclusion

This Planning Proposal to amend the LEP has been prepared in accordance with the relevant provisions of the *Environmental Planning & Assessment Act 1979*, the regulations, applicable Local Planning Directions and the guidelines for the preparation of LEP amendments.

The Proposal seeks to facilitate the development of a high-density residential complex with a keen public domain and community focus. The concept scheme incorporates the provision of substantial public open space as well a childcare centre and neighbourhood café, in line with Council's expressed intent for the character of the site.

In short, the intention and objective of the proposed concept is to:

- Integrate high quality urban design with a singular landscape expression within an enhanced, north-facing neighbourhood park situated in a new residential precinct;
- Enable slender built form and reduce building footprints to maximise opportunities for the provision of open space and improved site permeability;
- Deliver a modulated skyline with a variety of building heights including 8, 15 and 19 storeys with taller elements creating visual interest and active ground floor community uses;
- Extend and enhance the only neighbourhood park within 800 m of Showground Station, Chapman Avenue Reserve, through dedication and embellishment of 2,879 m² of public open space at no cost to Council as well as delivery of the capital works associated with the upgrade of the existing public park;
- Provide important private surveillance for a key neighbourhood park in the centre of an evolving residential precinct;
- Improve amenity for residents through realignment of building forms to increase solar access and enhance view corridors;
- Increase connectivity and permeability within the local walking catchment, capitalising on the potential for new linkages to and from Showground Station;
- Deliver clear and appropriate delineation of public and private open space through innovative landscape design;
- Facilitate provision of complimentary land uses that are accessible and relevant to the diverse and growing population of the Showground Precinct; and
- Accommodate a range of active and passive recreational spaces to cater for the needs of an increased number of local residents.

With the above in mind, we respectfully request that Council resolve to support this Proposal and consent to its progression to the Department of Planning for Gateway Determination.