

# **Stakeholder Engagement Outcomes Summary Report**

## **Sydney Metro Northwest Places– Hills Showground Station Precinct**

October 2019



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# 1 Introduction

This report has been developed to inform the preparation of an Environmental Impact Statement (EIS) to accompany a State Significant Development Application (SSDA) for Hills Showground Station Precinct.

Sydney Metro is seeking to deliver residential and other development on government land no longer required for the construction of the Sydney Metro North West in the Hills Showground Station Precinct (the subject site). The site is located immediately adjacent to Hills Showground Station within the broader Hills Showground Planned Precinct rezoned by the Department of Planning Infrastructure and Environment (DPIE) in 2017.

In its role as master developer, Landcom on behalf of Sydney Metro, is preparing a concept proposal and EIS for the site. The Hills Showground Station Precinct concept proposal comprises residential, retail and commercial uses and building envelopes of varying heights from two storeys up to twenty storeys. The proposal also includes car parking, roads, landscaping, services and the provision of publicly accessible open space in the form of Doran Drive Plaza and a park. More specifically the concept comprises:

- up to 1,900 dwellings, including a minimum 5% Affordable Housing
- Doran Drive Plaza (minimum 1,400m<sup>2</sup>) and a pocket park (minimum 3,500m<sup>2</sup>)
- road and pedestrian path areas connecting to the station and precinct
- up to 13,600m<sup>2</sup> of non-residential uses.

The proposal is consistent with approved planning controls for the site.

Consultation with stakeholders was required prior to lodging the SSDA with the Department of Planning, Industry and Environment (DPIE). This report summarises the pre-lodgement consultation undertaken for the Hills Showground Station Precinct. It details:

- planning requirements for stakeholder consultation
- consultation undertaken, including key meetings with stakeholders
- summary of feedback received and issues raised by specific stakeholders
- how feedback has been considered in the development of the concept proposal.

# 2 Background

## 2.1 Project context

The NSW Government has delivered the Sydney Metro Northwest (SMNW) which commenced operations in May 2019. SMNW is involved the construction of eight new metro stations and supporting infrastructure between Tallawong and Cherrybrook and converting five existing stations between Epping and Chatswood. New metro rail line will be extended from Chatswood through Sydney's CBD to Bankstown (Sydney Metro City and Southwest) in 2024.

Landcom and Sydney Metro are working together to develop walkable, attractive, mixed use places on surplus government-owned land around the new SMNW stations and at Epping under the Sydney Metro Northwest Places Program. The program will enable staged planning, development, and disposal, of the 65 hectares of government owned land around the new SMNW stations. This land provides capacity to deliver approximately 11,000 dwellings and 350,000m<sup>2</sup> of non-residential floor space – generating up to 20,000 direct job opportunities.

The subject site, Hills Showground Station Precinct, is bounded by Showground Road and Carrington Avenue to the north and Windsor Road to the west and south. Comprising around 3.94 hectares of land, the site is within wider Showground Planned Precinct covering 271 hectares.

The Precinct is part of the North West Priority Growth Area which is intended to provide substantial land release areas for homes and jobs in Sydney's northwest. The Precinct provides the opportunity for transit oriented development located adjacent to the SMNW line and in close proximity to the Castle Hill Showground.

As well as the construction of Hills Showground Station, Sydney Metro has delivered:

- internal roads with way finding signs and footpaths servicing the commuter carpark, development lots and station - Doran Drive, De Clambe Drive, Andalusian Way, Mandala Parade
- 600 commuter parking spaces and bicycle facilities (including storage)
- kiss-and-ride, bus stops and taxi ranks.

## 2.2 Secretary's Environmental Assessment Requirements

The Secretary's Environmental Assessment Requirements (SEARs) for the concept proposal were issued by the (then) Department of Planning and Environment (the Department) on 26 October 2018. The SEARs were reissued by the Department on 9 October 2019 to reflect changes to the scope of works namely to remove Stage 1 works, clarify the site and development lot boundaries and confirm documentation required to be submitted for the concept proposal.

The requirements are for consultation with the relevant local, State or Commonwealth Government authorities, service providers and community groups during preparation of the EIS. In particular, consultation needed to be undertaken with:

- The Hills Shire Council
- Government Architect NSW
- NSW Roads and Maritime Services
- Transport for NSW
- Environment Protection Authority NSW
- NSW Police
- NSW Rural Fire Service
- Fire and Rescue NSW

- Office of Water (Department of Industry)
- NSW Office of Environment and Heritage
- Heritage Division (OEH)
- surrounding residents and businesses
- relevant community groups
- relevant special interest or recreational groups
- relevant utility authorities.

The EIS must include a report describing the pre-submission consultation undertaken, including a record of the stakeholders consulted, the issues raised during the consultation and how the proposal responds to those issues. Where amendments have not been made to address an issue, a short explanation should be provided.

In issuing the SEARs the Secretariat emphasised:

*“the importance of effective and genuine community consultation where a comprehensive, detailed and genuine community consultation engagement process must be undertaken during the preparation of the EIS. This process must ensure that the community is:*

- *provided with a good understanding of what is proposed and description of any potential impacts; and*
- *engaged in issues of concern to them”.*

## 2.3 Previous consultation for associated projects

Planning for infrastructure and development in the North West Priority Growth Area has been ongoing for more than a decade. This has been accompanied by a significant amount of consultation with the local community and key stakeholders to inform the planning policy framework and project plans. This consultation has informed subsequent consultation during the preparation of the SSDA for Hills Showground Station Precinct.

### 2.3.1 Consultation associated with Sydney Metro

A rail link servicing Sydney’s northwest was originally proposed by the NSW Government as a priority infrastructure project in 1998 and was eventually approved in 2012 as the SMNW project (formerly the North West Rail Link). To support planning for the SMNW project, two EISs were prepared with association stakeholder consultation:

- EIS 1 – Major Civil Construction Works.
- EIS 2 – Stations, Rail Infrastructure and Systems.

EIS 2 Stations, Rail Infrastructure and Systems described and assessed the operation of the railway as well as the construction of stations, including additional land required for station precinct works such as road works, pedestrian and cycle facilities and landscaping.

EIS 2 was publicly exhibited in late 2012. During the exhibition, TfNSW hosted a range of consultation activities including five drop-in sessions and numerous stakeholder meetings. In total, 333 submissions were received. Key issues raised through submissions related to parking, traffic congestion and the capacity of local roads, and safety at station precincts.

Following approval of the SMNW project, Sydney Metro conducted consultation activities to ensure the local community were kept informed about construction timelines and management, as well as provide ongoing opportunities for the local community to ask questions and provide feedback. Activities

included letterbox drops, project newsletters, a community information centre, drop-in information sessions and the operation of a community information line.

## 3 Consultation approach

Landcom and Sydney Metro have undertaken engagement with a range of stakeholders, to discuss planning controls for the site and to inform the current concept proposal. Landcom is committed to continued meaningful engagement with stakeholders who have an interest in the development. To inform the SSDA, Landcom has sought to ensure the interests of stakeholders are identified and addressed through a range of consultation activities.

### 3.1 Consultation objectives

The objectives of the pre-lodgement consultation process for the Hills Showground Station Precinct were to provide:

- consistent messaging about the SSDA to all stakeholders
- stakeholders with detailed information about the SSDA and its impact on the local community, services and infrastructure
- local community members, businesses and other key stakeholders with an opportunity to provide feedback on the proposal to inform the SSDA
- the opportunity for stakeholder views to be identified, understood and considered during the preparation of the SSDA.

### 3.2 Snapshot of consultation activities

Consultation has been undertaken to satisfy the objectives outlined above and to satisfy the SEARs. Consultation activities were designed to build upon previous engagement undertaken by both Sydney Metro and DPIE, and planned to suit the scale of the project. Activities included a series of stakeholder meetings (details provided in **Table 1**) and a community information and feedback session for residents, landowners and local stakeholders.

Communications to support consultation activities included the delivery of letters and flyers to local residents, as well as the ongoing operation of a community information line and project emails. In addition, the Landcom website continues to be updated with relevant project information to ensure that a wide audience has access to information about the project.

### 3.3 Stakeholder consultation

Landcom has consulted with key stakeholders during the development of the concept proposal, through a number of meetings and other correspondence. A summary of the feedback is detailed in **Table 1**.

Table 1 - Stakeholder meetings and correspondence

Consultation dates	Stakeholder	Comments raised
17 May 2019 5 September 2019 2 October 2019	Department of Planning, Industry and Environment	SEARs amendment Program and planning coordination Planning process / pathway Overview of proposal Lodgement of EIS

Consultation dates	Stakeholder	Comments raised
3 July 2019 4 September 2019	Landcom Design Advisory Panel	Car parking adaptability Retail viability Quality and delivery of public domain Density and bulk Compliance with SEPP65 and ADG
3 September 2019 11 September 2019 (SDRP)	Government Architect NSW	Overview of proposal Recommendations to improve design and amenity relating to: <ul style="list-style-type: none"> <li>• place and context</li> <li>• pedestrian movements and amenity</li> <li>• building envelopes and massing</li> <li>• streets, interfaces, access, connections</li> <li>• sustainability</li> <li>• open space and green infrastructure</li> <li>• heritage consideration</li> </ul>
28 August 2018 4 June 2019 22 July 2019 3 September 2019 13 September 2019 14 September 2019 16 September 2019 10 October 2019	The Hills Shire Council	Overview of proposal and design updates SEARs submission – urban design, heritage, waste management, noise and vibration Integration with Castle Hill Showground masterplan Cohesive planning approach with wider precinct Appropriate parking provision Viability of the retail component and associated traffic issues Apartment mix, diversity and affordability Visual impact assessment Bulk, height and density Traffic and transport Retail floor space Solar access
16 September 2019 18 September 2019	Roads and Maritime Services	Overview of proposal SEARs submission Impacts on surrounding road network Traffic study assumptions and considerations
9 October 2019	Transport for NSW	Sydney Metro Rail Corridor Protection Proposed development over the tunnel
16 September 2019	Environment Protection Authority NSW	No response on overview of proposal
6 August 2019	Department of Education	Future requirements for school to service Hills Showground Precinct
23 September 2019	NSW Police	No response on overview of proposal
23 September 2019	NSW Rural Fire Service	No response on overview of proposal
23 September 2019	Fire and Rescue NSW (FRNSW)	No comment or recommendation FRNSW indicated it would comment further if required once more detailed design has been provided by future developer.
16 September 2019 25 September 2019	Office of Water (Department of Industry)	Overview of proposal SEARs submission

Consultation dates	Stakeholder	Comments raised
		Recommended incorporation of water sensitive urban design elements to mitigate impacts to the downstream catchment No comments from Crown Lands
16 September 2019	Office of Environment and Heritage	Overview of proposal SEARs submission Aboriginal cultural heritage Ecologically sustainable development Water and soils Flooding Biodiversity
17 September 2019	WaterNSW	Overview of proposal Site is not located in close proximity to WaterNSW land, assets or infrastructure
11 June 2019	Endeavour Energy	Submission of formal technical review request
4 July 2019 18 September 2019	Sydney Water	Water and sewer infrastructure requirements for development
20 June 2019	Jemena	Infrastructure capacity, supply constraints and servicing requirements for development
June 2019	Telstra	Infrastructure capacity, supply constraints and servicing requirements for development
18 July 2019	NBN Co.	No assets around Castle Hill Showground
20 June 2019	Optus	Infrastructure capacity, supply constraints and servicing requirements for development
17 September 2019	Transgrid	Site not affected by Transgrid Asset or Easement Corridor
24 June 2019	NextGen	Infrastructure capacity, supply constraints and servicing requirements for development
12 September 2019 11 October 2019	The Hon. Ray Williams MP	Lodgement of SEARs request Update on proposed SSDA to be lodged
16 September 2019	Special interest groups Nearby local businesses	Notification of community information session
7 June 2018 16 September 2019	Special interest groups Castle Hill Showground tenants	Project update Notification of community information session
28 September 2019	Community 60 local residents and landowners <i>Refer to Section 4.4.</i>	Overview of proposal Opportunity to provide feedback

### 3.4 Community consultation and communication

Landcom hosted a community information and feedback session on Saturday 28 September 2019. Local residents were invited to drop-in at any stage between 10.30am and 12.30pm at the old Hills Shire Council Administration building.



This information session was advertised via newspaper adverts, letterbox drop, social media adverts and e-news. This included:

- adverts in local newspaper, Hills Shire Times on 17 and 24 September 2019 (**Appendix B**)
- letterbox drop to 2,850 properties within approximately 800 metre radius of the site (**Appendix C**)
- event page on Landcom's Facebook page on 16 and 24 September 2019 (**Appendix G**)
- e-news notification to Sydney Metro Northwest e-news subscribers (**Appendix A**)
- direct email invitation to Castle Hill Showground members and user groups
- email invitation to Hills Shire Councillors.

Communication channels were made available to complement face-to-face consultation activities. Information about the Sydney Metro Northwest Places Program and the Hills Showground Station precinct concept proposal was available through:

- Landcom's Facebook page and website
- online feedback form available through Landcom website
- operation of a toll-free 1800 community information line and project email.

These communication channels provided stakeholders with information and contact details for the project team to ask questions about the concept proposal and/or provide feedback.

#### **3.4.1 Consultation session format**

Information about the concept proposal was presented via 10 display boards (**Appendix E**) that covered the following topics:

- overview of the Sydney Metro Northwest Places Program
- overview of the Hills Showground Station Precinct
- context of the planning for the site
- the vision
- the concept masterplan
- design principles
- open space, public areas and landscaping
- movement and access
- environment and heritage.

Representatives of the joint Landcom and Sydney Metro team were available to answer questions and explain key aspects of the proposal. A total of 60 people attended the session, providing feedback directly to the project team or via feedback forms. The feedback forms (**Appendix F**) gave participants the opportunity to identify issues for consideration through the planning process. The key issues raised during the session and via the 13 feedback forms received are outlined in **Section 4**.

#### **3.4.2 Participant feedback on consultation process**

Participants of the community information session were aged between 36-75 years old and lived in the 2154 postcode (Castle Hill). Feedback received suggested that most participants felt that the information provided was easy to understand and relevant, and that the project team were knowledgeable and helpful. Most participants felt that their feedback would be accurately reported and meaningfully considered, and indicated that given the opportunity they would attend a similar event in the future.

# 4 Community feedback

Feedback has identified key issues of community interest for consideration during the preparation of the concept proposal.

## 4.1 Vision

Participants were asked to agree or disagree with Landcom's vision for the precinct and to indicate what elements of the vision were most important to them. The highest ranked goals relating to the precinct were:

- provision of public open spaces to enjoy with attractive landscaping and shade trees
- support for diverse housing options
- a higher than 5% proportion of Affordable Housing
- an inviting retail plaza which connects to the station and spaces for shops and businesses that create an economically viable precinct by day and night.

## 4.2 Opportunities and issues

The highest ranked opportunities included:

- easy access and connections to the metro and Castle Hill Showground
- public spaces and pathways that encourage cycling and walking
- provision of a range of housing types including larger apartments
- access to state of the art transport.

The highest ranked key issues included:

- increased traffic into existing road network and parking related to the Metro and new residents
- pathways need to feel safe and easy to access
- building heights and (the as yet unknown) visual design of the buildings may detract from the amenity of the area
- desire for attractive and drought tolerant landscaping including shade trees.

## 4.3 Open space

The top issues raised in relation to open space were a desire to:

- maintain the Garden Shire character
- provide mature trees in the precinct
- create a design that ensures people feel safe when walking with others or alone.

## 4.4 Environment

The highest ranked priorities for managing environmental impacts in the precinct were:

- provision of green open space for public use
- provision of shade trees to reduce the heat island effect
- use of recycled water for landscaped areas
- building designs that minimise energy use.

## 4.5 Heritage

Heritage as a topic ranked lower overall than other topic areas. This is likely due to the fact that the site itself has no identified heritage values. Those consulted indicated support for a design that merged well with the adjoining Castle Hill Showground, given its heritage value. The highest ranked opportunities to celebrate the history of the site were:

- use of interpretive signage that shares local history
- creation of landscaping that reflects the citrus farming history of The Hills.

# 5 Project response

The feedback received during consultation has been considered in the preparation of the Hills Showground Station Precinct concept proposal. **Table 2** provides a summary of feedback received and the corresponding project response. Responses are grouped into categories where more than one stakeholder had similar feedback.

Table 2 - Community and Stakeholder Feedback

Key issues	Project response	Relevant reports
<b>Green infrastructure, public domain, landscaping and open space, sustainability</b>		
The treatment of the public domain and its interface with the built form should demonstrate the principles of transport oriented design.	<p>Our concept for the public domain is to provide definition to the public areas through active and landscaped edges and buildings which provide shape to public spaces. This is achieved through appropriate building setbacks to podium and towers levels, which assists with the softening of the built form.</p> <p>The Doran Drive Plaza has been designed to focus on the desire lines for primary pedestrian connections between the Hills Showground Station and Castle Hill Showground. Multiple gathering spaces for dining and seating with wide pathways and high tree canopy coverages will help soften the interface between the public domain and surrounding built forms.</p> <p>The concept plan responds to the opportunity to create a transit oriented centre by reducing the amount of car parking; reflecting the higher level of public transport services.</p>	<p>Urban Design Report</p> <p>Traffic and Transport Report</p>
The design of the public domain will need to support the ongoing operation of the Castle Hill Showground, including during large events.	<p>We have met with The Hills Shire Council who are preparing the Castle Hill Showground Master Plan to support joint planning. This has included meetings with Council designers to agree key collective urban design principles. An integrated approach is shown in the EIS and Urban Design Report which outlines a shared view of access to open public spaces and complementary retail offerings between the two sites.</p> <p>The primary consideration for the public domain, in particular the Doran Drive Plaza, is the activation and functioning of the precinct throughout the year, even when a significant event is not occurring.</p>	Urban Design Report
Identify the heart of the precinct, concentrating retail uses in this area and away from the busy street frontages.	The Doran Drive Plaza area has been identified in the concept proposal as the geographic, economic and social heart of the precinct. The plaza is centred within the broader station catchment to enable passive activation of the space with people	Urban Design Report and Urban Design Drawing Set

at the periphery of the precinct.	walking to and from the station, the Castle Hill Showground and out through the wider precinct. The retail and commercial area is focused in this area, in particular along both sides of Doran Drive as the main 'high street' of the development. The Doran Drive Plaza will be delivered by the future developer.	
Detail will be required on the provision of communal open space for residents in the Doran Drive Precinct.	Communal open space is addressed in the Proof of Concept scheme as part of the Urban Design Report.	Urban Design Report
Detail on the proposed dimensions and embellishment of the proposed plaza and consider how the plaza extends to the north.	The Doran Drive Plaza is proposed to be around 1,400m <sup>2</sup> . The southern interface of the Doran Drive Plaza is towards the metro station and the northern interface is designed in collaboration with The Hills Shire Council to provide a seamless, walkable connection to the Castle Hill Showground.	Urban Design Report
Consider provision of adequate public open space to meet community needs.	<p>The open space within the concept proposal (was developed over time and following feedback from a number of stakeholders, including the community.</p> <p>As a result, we were then able to provide additional open space - a larger community park (Precinct Park East). The concept now demonstrates 14% of the entire development site designated as publicly accessible open space. The configuration and location of open space will permit a complementary network of functions, programmed uses and users.</p> <p>The concept proposal provides for new residents to be within 100 metres from open space within the site and adjoining open spaces. The East site provides for a 3,500m<sup>2</sup> pocket park with frontages to Carrington Road. There is around 1,500m<sup>2</sup> allocated to pedestrian links.</p> <p>The precinct is well located immediately adjacent to large green public open spaces in the Castle Hill Showground and Fred Caterson Reserve.</p>	Urban Design Report
An ambitious sustainability strategy, exceeding baseline standards, is recommended. Sustainability mechanisms should be reinforced to set a	A strategy has been prepared that encompasses Landcom's sustainability targets, which exceed baseline standards. As part of the site/s sales process, sustainability targets will form part of the competitive selection requirements.	<p>Ecologically Sustainable Development Report</p> <p>Design Excellence Strategy</p>

benchmark for other station precincts		
Ensure generous landscape provision in the public domain (eg verges to maximise tree canopy).	Landscaping has been factored into the setback and landscape approaches for the concept proposal. Existing trees and proposed planting of new trees will provide a green and family friendly setting. Generous landscape provisions have been retained in public open spaces, tree reserves and widened street setbacks for added pedestrian amenity.	Urban Design Report
Provide information on planned tree canopy coverage for the precinct, both public and private open space.	<p>The maturity, species and combined canopy cover of retained trees has been considered through the preparation of the Urban Design Guidelines and concept masterplan.</p> <p>A key intention of the concept proposal has been to retain many existing mature trees to ensure instant canopy coverage, maintenance of existing landscape character, and a sustainable approach.</p> <p>Consideration of native and drought tolerant planting has been made within the proposed species palette.</p>	<p>Urban Design Report</p> <p>Ecologically Sustainable Development Report</p>
Investigate opportunities for a physical and visual connection from the heart of the precinct to the creek, and a creek crossing to connect with employment lands beyond.	De Clambe Drive provides a vista and pedestrian access through to the creek area and Castle Hill Showground, which is one side of the heart of the precinct. Council has indicated a creek crossing to connect to the west would be provided as part of the masterplanning for the creek corridor.	Urban Design Report
The development incorporates green walls, green roof and/or cool roof into the design.	'Indoor Environmental Quality' is a key sustainability consideration. The concept proposal includes initiatives that enhance thermal comfort and reduce occupant stress. Roof gardens and vertical walls are planned and the future developers will be expected to follow Landcom's sustainability targets. Requirements will be outlined during the competitive selection process.	<p>Ecologically Sustainable Development Report</p> <p>Design Excellence Strategy</p>
Loss of bushland setting and impact on Castle Hill Showground environment.	The site was previously a cleared and developed site used by The Hills Shire Council. There is no significant impact on bushland. Development will not result in the direct or indirect impact on any remnant native vegetation. No threatened flora species, ecological communities or their habitat, have been determined to be affected by the project. The Castle Hill Showground site has been a	<p>Urban Design Report</p> <p>Biodiversity Development Report</p> <p>Heritage Impact Assessment</p>

	key consideration in the design of the concept proposal.	
Maximise use of solar power (on rooftops).	The ecologically sustainable development framework for the concept proposal meets relevant planning and policy requirements. This is largely achieved through implementing Landcom's sustainability initiatives as part of the detailed design by future developers and competitive selection requirements.	Ecologically Sustainable Development Report
Consider water management and soil contamination.	The development footprint drains into the Carrington Road drainage system which drains to the west into Cattai Creek (WSP, 2019). An Integrated Water Cycle Management Strategy for the development site has been undertaken by WSP (2019). This report established the current water quality environment of the development site and identified measures to protect the receiving environment from adverse water quality impacts. Stormwater treatment to mitigate any potential indirect impacts include the installation of rainwater tanks, installation of gross pollutant traps and filtration devices at major discharge points and linear bioretention garden beds. The development has been designed to maintain existing compensatory flood storage levels.	Biodiversity Development Assessment Report
Consider flood mitigation if required.	The Showground precinct is located outside of the 1% Annual Exceedance Probability (AEP) flood extent so no changes to the flooding regime in Cattai Creek are observed as a result of the project works. This included no change to flooding regime during assessment of the 1% AEP event incorporating climate change.	Integrated Watercycle Management Strategy
Good retail area with restaurants and more public parking.	The retail centre within Doran Drive precinct provides for activation day and night and numerous food and beverage offerings. This will be bolstered by and complement the regional recreation and cultural attractions within the Castle Hill Showground. Public parking is provided to support the retail centre.	Urban Design Report
Create an attractive area to live with a sense of community.	Design mechanisms provide the framework for the development of an attractive and well-considered area. The mix of retail and commercial spaces that service the community along with the open spaces and potential events – both large and small – that can occur within the spaces and in the adjoining Castle Hill Showground will promote a true community feel.	Urban Design Report

	The open space network has been considered as a holistic network around the station and the Castle Hill Showground to ensure that new development complements this local attraction. Private communal open space will complement the public open space in terms of activities and facilities provided and will help to create a sense of community.	
Responsibility for the delivery, future delivery/quality of the public domain needs to be clarified.	Landcom will deliver the new street and public park in the Station East Precinct. The future developer of the Station East Precinct will deliver the pedestrian link which connects from the new street in the East Precinct to Showground Road. The future developer of the Doran Drive Precinct will deliver Doran Drive Plaza.	EIS
Maximise harvesting and reuse of rainwater.	Implementing stormwater measures will ensure water quality will meet Council water quality pollutant reduction targets for new developments and the stormwater harvesting within the precinct has potential to yield up to four million litres a year.	Integrated Water Management Strategy
Review opportunities to utilise the drainage detention system to add to the public domain.	The existing detention basin is controlled and owned by Council, however it is acknowledge that this would make a positive contribution to the proposal and could form part of the brief for Council's masterplan for the Cattai Creek area.	Integrated Water Management Strategy
<b>Place and Context</b>		
Consider community and Council's expectation that the scheme responds to 'Garden Shire' ideals for the area.	The concept has considered the Council vision to respond to the 'Garden Shire' community culture. This is highlighted in the Urban Design Guideline Report and Urban Design Report.	Urban Design Report
The Hills Showground Station should be considered as a destination in itself, not just a gateway in and out of the precinct.	The metro station has been considered as a destination and as such, vehicle and pedestrian links have been considered in detail to ensure ease of access through the precinct to the metro.	Urban Design Report
<b>Urban design and built form</b>		
Demonstrate that the concept proposal is achieving design excellence and develop a design excellence strategy as part of the Concept proposal to guide future stages.	<p>The Design Excellence Report demonstrates how design excellence has been achieved in the concept proposal, in consultation with the Landcom Design Directorate and the Government Architect (GANSW) State Design Review Panel (SDRP).</p> <p>The Design Excellence Report also outlines a design excellence strategy for future stages of the</p>	Design Excellence Report



	<p>development, which is being further refined in collaboration with the GANSW.</p> <p>Successful private developers will need to demonstrate a commitment to design excellence and through a Design Review Panel (which includes a GANSW technical advisor) oversight of detailed design The developer will also obtain landholder consent from Landcom and Sydney Metro who will have oversight of the detailed design stage.</p>	
Demonstrate how the proposal addresses the urban design elements and objectives contained within "Creating Places for People: an Urban Design Protocol for Australian Cities and the draft "Urban Design Guide" by the Government Architect New South Wales.	The Urban Design Report outlines how the concept masterplan was informed by these guides.	Urban Design Report
Consider the provision of active uses fronting the Castle Hill Showground.	<p>The Doran Drive Precinct will have active retail frontages on De Clambe Drive, specifically opposite the food and beverage area planned for the Castle Hill Showground site to form a strong food and beverage area.</p> <p>An active frontage is also proposed to the eastern frontage of the West Precinct via commercial premises, likely to be a SoHo (Small office, Home office) type product for added diversity to the housing and commercial typologies. The residential buildings within the eastern precinct will have active frontages via wide shared paths supported by generous WSUD areas.</p>	Urban Design Report
Consider the interface between Hills Showground Precinct West and the commuter car park.	<p>The Hills Showground Station Precinct West is a unique offering and constrained site. A SoHo residential and commercial offering has been proposed to best utilise the site.</p> <p>The site is Apartment Design Guide (ADG) compliant and will mitigate any pollutions (noise and environment) through design. This site has the opportunity to capture views to the riparian corridor to the north-west and will provide a unique offering to the affordable housing market.</p>	Urban Design Report



No overshadowing should occur between the hours of 11am-2pm on 21 June by the future built form.	<p>The proposed orientation of buildings, and building heights, shape and form are designed to allow solar access to key open spaces and minimise overshadowing.</p> <p>The concept proposal achieves a minimum of 65% solar access for two hours of sunlight on the winter solstice to the Precinct East Park and existing Station Plaza and 100% to Doran Drive Plaza.</p>	Urban Design Report
Future residential development on the site should not impact or compromise the future plans for the Castle Hill Showground.	Planning for the concept proposal has been undertaken in consultation with the Hills Shire Council. The concept scheme is not within the Castle Hill Showground site and is separated by De Clambe Drive. The Hills Shire Council is preparing a masterplan for the Castle Hill Showground. As the planning for the Showground is in the early stages, there will be a need for ongoing communications and development coordination between the sites.	<p>Urban Design Report</p> <p>Acoustic Report</p>
Consideration be given to Council's apartment mix and size requirements. It is recommended that the overall proportion of 1 bedroom units be reduced from 35% to 25% and the proportion of 3+ bedroom units be increased from 10% to 20%.	The concept proposal does not seek approval for a particular mix or size for apartments. The proof of concept proposals are based on an average apartment size of 90m <sup>2</sup> gross floor area which allows for different apartment types to be determined by future developers depending on the market conditions.	Urban Design Report
Consider a lower yield (eg 1,500 dwellings) to facilitate greater modulation (changes in heights) in the built form.	The ultimate yield is dependent upon the level of non-residential floorspace. The concept proposal allows for suitable modulation across the site as well as a bigger public park due to the movement of massing to the over-tunnel area in the eastern precinct.	Urban Design Report
Review the privacy and amenity issues that may arise from long buildings looking at each other.	The built form separation has been designed to comply with the Apartment Design Guide and will result in suitable privacy. Solar amenity to the apartments is significantly improved due to the orientation of the buildings to ensure more equitable amenity for apartments at different levels of buildings.	Urban Design Report

Minimise wind tunnel effect of tall buildings.	Wind mitigation measures have been incorporated into the design guidelines for the concept proposal.	Urban Design Report  Pedestrian Wind Environment Statement
Review the form and orientation of the building envelope above the podiums – there is no need for these to follow the street geometry and they could be more varied in form.	The orientation of tower elements is angled against the podiums to provide better solar access and overall site composition.	Urban Design Report
Review the built form to reduce the density and test increasing the heights along Carrington Road to provide more flexibility for density to be applied flexibly across the site. Consider potential for lower scale interface to Showground Road.	Envelope heights on Showground Road are up to the permissible height limit of 16 storeys. Street wall heights and primary podium setbacks have been incorporated into the concept masterplan to ensure the scale of buildings is an appropriate experience for pedestrians at the street level and further shields pedestrians from down drafts.  Further upper level tower setbacks and slim tower lines provide a sense of space and openness to the sky. The building envelopes in the East site include a height transition to Showground Road.	Urban Design Report  Visual Impact Assessment
Consider adjustments to the height controls to allow for greater variety in height and scale.	Council confirmed preference for development to not exceed height controls. The concept proposal is within the existing height limits.	Urban Design Report
Floor plates look excessive. Overall scale is excessive and inconsistent with the proposals put forward as part of the Department's Planned Precinct exhibition 2015. Delivery in line with this and the Hills Corridor Strategy may assist.	Amendments have been made to the building design, especially within the Hills Showground Precinct East. The purpose of the GFA float is to allow for flexibility, floorplates have not been included in this concept but adhere to SEPP65 and ADG compliances. The scale of the proposals conforms to the outcome of the Planned Precinct process and does not exceed height limits. The proposals provide a dwellings per hectare rate within the EIS/Urban Design Report consistent with the Hills Corridor Strategy (which was suggested as 300 dwellings/ha).	EIS Urban Design Report
Compliance with SEPP 65 and Apartment Design Guide. Detailed shadow plans and a	The concept proposal complies with Apartment Design Guide through testing and is compliant with setbacks and separation distances within SEPP65. Shadow plans/solar access information is provided in the Urban Design Report.	Urban Design Report

solar access table to be submitted.		
Ensure building envelopes are configured to enable innovative design (eg envelope surplus well in excess of max GFA) and a high quality public domain.	Loose fit envelopes are demonstrated in the Urban Design Report.	Urban Design Report
<b>Heritage</b>		
<p>Articulate a clear and meaningful approach to indigenous and European cultural heritage, including:</p> <ul style="list-style-type: none"> <li>•an understanding and acknowledgement of Country, including the local stories which could help inform the character of the precinct</li> <li>•a narrative about Cattai Creek and its role.</li> </ul> <p>Given the slope of the site, the way in which water moves to the creek could help inform the language of the spaces and how they flow.</p>	<p>Aspects of the water sensitive urban design strategy and public domain design reflect heritage considerations.</p> <p>The concept proposal includes a heritage interpretation strategy, to be reviewed and implemented by the future developers.</p> <p>Heritage will be recognised through interpretive signage, public art, planting of native and other plants that reflect the agricultural history</p> <p>There are also opportunities that could be considered as part of the development of the Castle Hill Showground site, subject to Council's masterplan ideas included use of interpretive signage.</p>	<p>Heritage Report</p> <p>Urban Design Report</p>
Consider the interpretation of local heritage.	The detailed design of the public domain will consider ways to embed interpretation of local heritage and history. The community was encouraged to provide specific ideas and stories that could be considered for public domain and public art design and programming. Ideas included interpretive signage and use of plants that reflect the agricultural history, in particular citrus trees.	<p>Urban Design Report</p> <p>Heritage Impact Statement and Interpretation Strategy</p>
<b>Economic impacts, community benefits and social needs</b>		
Review the viability of the retail component in terms of the split over	Retail is now focused in the active heart of the development – primarily activating Doran Drive and the interface with the Castle Hill Showground. The	Retail and Economic Assessment Urban Design Report

two sites and the extent of the spread of retail.	East Precinct is solely residential to reduce the spread of retail and position it where it is most viable. The extent of retail has been reviewed and approval is sought for a range of non-residential uses that can be supported by demand over time.	
Justify a full line supermarket is required (as opposed to a neighbourhood supermarket) and that the proposed supermarket will not impact on or detract from the viability of surrounding centres. Also undertake further analysis of demand for retail and preferred location.	<p>The demand for retail/commercial uses will grow over time and as such the concept proposal is for a range of non-residential uses to provide flexibility for future developers to be able to tailor proposals to meet the market. Consideration has been given to the impact on surrounding retail areas. The ultimate quantum range and configuration of the non residential uses within the concept master plan considers various key drivers including:</p> <ul style="list-style-type: none"> <li>• economic research (supply/demand)</li> <li>• the site's context and potential plans for retail on the adjacent Showground site</li> <li>• the site structure plan and finer grain aspects of viability through retail planning.</li> </ul>	Retail and Economic Assessment Urban Design Report
Determine/consider the issue of ownership and management of the retail tenancies and supermarket.	This will be determined in conjunction with the future developer of the retail area.	EIS
Consider a higher percentage of Affordable Housing.	<p>The concept proposal is designed for Affordable Housing to be delivered by future developers. Landcom's policy is to provide a minimum 5% Affordable Housing, which will be considered as a specific requirement for competitive selection.</p> <p>While Landcom would welcome a higher percentage to assist with achieving more affordable options for residents in the area, the future developer will have the opportunity to work with a Community Housing Provider to establish the most viable option at the time of development.</p>	EIS  Design Excellence Strategy
Consider the provision of a local school.	The concept proposal does not include a school on the site. The NSW Government has a coordinated approach to growth and planning for the needs of the community. This includes education and schooling needs. At the time of rezoning, the NSW Department of Planning and Environment identified the need to accommodate schools in the area. Landcom is actively working with the Department of Education to identify appropriate sites in the broader precinct.	EIS
Planning matters/land use mix		

Yield should be capped for individual sites in order to ensure that subsequent development applications do not seek above what is anticipated.	Yield is capped by way of a maximum Gross Floor Area per site which is outlined in the EIS. The proposals do not seek approval for particular dwelling numbers as the ultimate mix and size of apartments will need to align with the market at the time. Studio apartments may also be a desirable product for affordability.	EIS
Future development applications should not be able to seek additional floor space on the basis of providing Affordable Housing.	Future development applications should not be able to seek additional FSR beyond that identified as part of the concept approval on the basis of providing Affordable Housing under State Environmental Planning Policy (Affordable Rental Housing) 2009.	EIS
The proposal should regard the Hills Development Control Plan 2012.	Strong consideration has been given to the DCP controls, and a compliance table has been included and variations will be justified.	EIS .Urban Design Report
Funding for the future embellishment of the riparian corridor.	During construction of the Sydney Metro Northwest, the Hills Shire Council were informed of the proposed scope of embellishment to the drainage reserve land under the Council Interface Agreement. Hills Council were involved in the handover of the land from Sydney Metro and land is now in Council ownership. Funding under the Precinct Support Scheme has been allocated for the revitalisation of the Cattai Creek corridor.	EIS
<b>Transport, access, mobility, wayfinding, traffic and parking</b>		
Traffic analysis should assess the impact of future growth on north-south accessibility, including the traffic impact and upgrades (including bus priority) required along Carrington Road and Victoria Avenue. Development needs to integrate with upgrade plans already established for Carrington Road.	<p>Landcom consulted with RMS on the approach to the Traffic and Transport Assessment and has provided a comprehensive analysis that considers growth and upgrades to the local road network.</p> <p>RMS advised that the Showground Road and Carrington Road upgrade scheme is proposed as part of the Bus Priority Infrastructure Program (BPIP), which is designed around improving reliability and efficiency of bus services.</p> <p>Not all of the Showground Road and Carrington Road scheme would be delivered at once, so sensitivity tests were undertaken to understand the performance of the network if the upgrades were introduced incrementally in response to increasing traffic demands. The results show that the full Carrington Road and Showground Road upgrades provide sufficient capacity for the cumulative impacts of the precinct up to 2031, and that the SSDA does not trigger any additional infrastructure by itself.</p>	Transport and Traffic Impact Assessment Report

Assess additional vehicles that are likely to use Middleton Avenue Investigation is required as to whether extra capacity or local area traffic management is required.	<p>Landcom consulted with RMS on the approach to the Traffic and Transport Assessment and has provided a comprehensive analysis that considers growth and upgrades to the local road network.</p> <p>According to the Showground Station Precinct Contributions Plan No. 19, the signalisation of Carrington Road and Victoria Avenue and the upgrade of Carrington Road and Middleton Avenue have already been included to meet the future demand, whilst ensuring an acceptable level of access, safety and convenience for all street and road users within the Showground Precinct.</p>	Transport and Traffic Impact Assessment Report
Consider the cumulative impact of development on traffic generation.	The concept proposal responds to the opportunity for a transit oriented centre with reduced car parking to reflect the higher level of public transport services. Given the close proximity to world class public transport, the need for private vehicle journeys will be reduced.	Transport and Traffic Impact Assessment Report
Consider connections to surrounding areas with respect to roadways, cycleway and pedestrian links.	The concept proposal has been designed in consultation with The Hills Shire Council and its vision for the Castle Hill Showground. Connections in and through the site have been reviewed and considered through the development of the concept proposal and provide for easy walkable access through and around the precinct for pedestrians and vehicles.	Urban Design Report Transport and Traffic Impact Assessment
Establish a clear street hierarchy, character areas and articulate linkages to/from the Castle Hill Showground.	Diagrams and commentary confirming the approach to these elements is provided in the Urban Design Report.	Urban Design Report
Investigate opportunities for Mandala Parade to be a share way for bus and pedestrian circulation only.	This road is owned by Council and works are not proposed to the existing street as part of the concept proposal.	Transport and Traffic Impact Assessment
Review key connections and desire lines (eg more direct connections from Showground Road to Metro station or into the employment lands to the west of the creek).	Connections have been achieved via extending the desire line from the Metro station along Mandala Parade and through to Carrington Road (close to the Showground Road intersection). Verge widths have also been reviewed along Carrington Road to ensure the path of travel all the way to Showground Road has an appropriate level of pedestrian amenity. Cattai Creek is owned by Council so future connections between the Hills Showground Station	Urban Design Report

	precinct and the employment lands may be investigated by Council.	
Ensure access into the site from surrounding areas is clear and pedestrian friendly.  Consider the connections from adjacent residential streets.	This is considered and documented within diagrams in the Urban Design Report.	Urban Design Report
Investigate opportunities for mid block laneways to improve permeability of larger blocks.	This has been considered during the development of the proposals for the Precinct East site and is evident in the final structure plan which demonstrates pedestrian priority through walkable accessible links around buildings and through podiums, in particular in the Doran Drive Precinct.	Urban Design Report
Car parking	The concept proposal seeks approval for a parking rate range and seeks to encourage the use of public transport and car sharing. The approach is outlined in detail in the Traffic and Transport Impact Assessment.	Transport and Traffic Impact Assessment
Consider opportunities for provision of car parking which can be adapted to other uses in the future.	Parking is planned only to be basements. As demand for parking spaces declines over time decreases there may be opportunities for this to be adapted for other uses, however this is not planned for at this stage.	Urban Design Report
<b>Safety and walkability</b>		
Consider pedestrian amenity and safety through to Showground Road.	<p>Street wall heights and primary setbacks have been incorporated in to the concept proposal to ensure the scale of buildings is appropriate for pedestrians at street level. Upper level setbacks to towers provide a sense of space and openness to the sky and the podiums shield pedestrians from down-drafts. Footpaths are a minimum 3m to ensure capacity to cater for a high number of walking trips.</p> <p>Appropriate lighting and safety measures will be addressed by future developers through detailed design.</p> <p>The concept proposal promotes good visibility and site lines through the pedestrian link, and the design guidelines propose direct access from ground floor entries onto public spaces for added activity and safety.</p>	Urban Design Report (Crime Prevention Through Environmental Design - CPTED)

Review the perimeter conditions to ensure pedestrian movement through and within the precinct	<p>Footpaths exist on both sides of Carrington Road and Showground Road in the vicinity of the site. Pedestrians (including Sydney Metro customers) can cross at the following designated locations:</p> <ul style="list-style-type: none"> <li>• Showground Road at the signalised intersections of Gilbert Road, De Clambe Drive and Carrington Road</li> <li>• Carrington Road at the signalised intersections of Middleton Avenue and Doran Drive.</li> </ul> <p>Footpaths exist on both sides of new streets created surrounding the Hills Showground Station including Doran Drive, De Clambe Drive, Andalusian Way and Mandala Parade.</p> <p>Pedestrian and cyclist access has been identified via the cycle and pedestrian paths on De Clambe Drive, Andalusian Way and Doran Drive. These routes will connect cyclists and pedestrians to Hills Showground Metro station, Showground Road and Carrington Road.</p>	<p>Urban Design Report</p> <p>Traffic and Transport Assessment</p> <p>Interchange Access Plan (Sydney Metro)</p>
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## 6 Next steps

Landcom has kept all stakeholders, including the local community, adjoining landowners and government authorities informed about the development of the concept proposal. Landcom will continue to engage with stakeholders, including the community, during the statutory exhibition of the SSDA as well as during future stages of the planning and development process. Specifically, Landcom will continue to work closely with Department of Planning, Industry and Environment and The Hills Shire Council to plan and coordinate activation and renewal of land around Hills Showground Station. Landcom will also update its website with program updates and produce regular program updates to send to stakeholders who register an interest.

# Appendix A: e-newsletter



*\*Artist impression of Hills Showground development subject to change and subject to approvals.*

**You're invited to the Hills Showground Station precinct community information and feedback session on 28 September 2019.**

Are you interested in what is happening to the government owned land around the new Hills Showground Station? The next stage of planning is to finalise a concept masterplan and we are hosting a consultation session to discuss our concept plan for the site. We anticipate lodging a concept State Significant Development Application with the Department of Planning, Industry and Environment in late 2019.

To find out more and to have your say, join us at the old Hills Shire Council Chambers on Saturday 28 September, anytime between 10.30am and 12:30pm. Entry is via the gate on Carrington Rd close to the intersection with Showground Rd. Parking onsite is available. For more information [visit our website](#).

# Appendix B: Newspaper adverts



**SYDNEY METRO  
NORTHWEST PLACES**

**Community information session**

**Interested in what we are planning for the government owned land next to Hills Showground Station?**

Landcom and Sydney Metro are planning places for communities to live, work, shop and play close to new North West Metro stations. We are developing a concept masterplan for the Hills Showground Station Precinct. Come along to our community information and feedback session to share your views and help shape the plan.

**Can't make it?**

**Visit** [smnwplaces.com.au](http://smnwplaces.com.au) to learn more and have your say online until 18 October 2019

**Email** [sydneymetronorthwest@landcom.nsw.gov.au](mailto:sydneymetronorthwest@landcom.nsw.gov.au)

**Call** 1800 712 292

**Find out more at our community information session**

**Saturday  
28 September 2019  
Anytime between  
10.30am – 12.30pm**

**Venue:**  
The old Hills Shire Council Administration building. Enter via gates on Carrington Road at corner of Showground Road, Castle Hill.

 **131 450**

 **LANDCOM**

\*Indicative artist impression, subject to change and subject to approvals.



# Appendix C: Invitation flyer

Front:



Back:

## Interested in what we are planning for the government owned land next to Hills Showground Station?

Landcom and Sydney Metro are planning places for communities to live, work, shop and play close to the new North West Metro stations.

We are developing a concept masterplan for the Hills Showground Station Precinct. Come along to our community information and feedback session to share your views and help shape the plan.



Find out more at our community information session

**Saturday 28 September 2019**  
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**Venue:** The old Hills Shire Council Administration building. Enter via gates on Carrington Road at corner of Showground Road, Castle Hill.

### Can't make it?

**Visit** [smnwplaces.com.au](http://smnwplaces.com.au) to learn more and have your say online until 18 October 2019

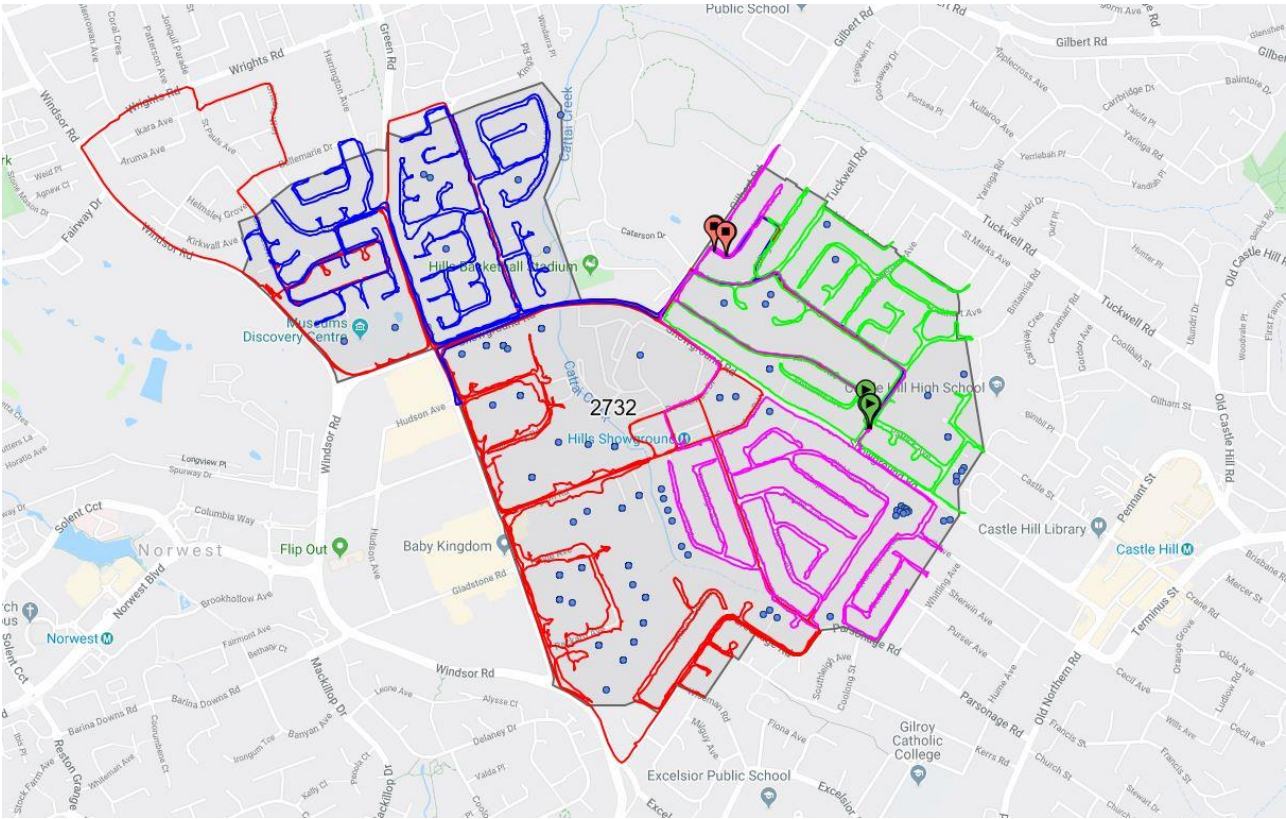
**Email** [sydneymetro@landcom.nsw.gov.au](mailto:sydneymetro@landcom.nsw.gov.au)

**Call** 1800 712 292



131 450

# Appendix D: Distribution area





# Appendix E: Display boards

## 1. About Sydney Metro Northwest Places Program

**SYDNEY METRO  
NORTHWEST  
PLACES**

Landcom and Sydney Metro are working together on the long term planning and development of government-owned land surrounding the new Sydney Metro North West stations.

The program, called Sydney Metro Northwest Places, focuses on creating diverse, well-designed places for current and future communities. The new metro provides a once in a lifetime opportunity to transform existing suburbs using state of the art transport as the catalyst for change.

Over the next 10+ years, the program will deliver up to 11,000 new dwellings, spaces for businesses, parks and places for community use and a range of housing choices to meet the needs of people at different life stages.

### Who is Landcom?

Landcom is the NSW Government's land and property development organisation. Our mission is to create more affordable and sustainable communities. We are the master developer for the government-owned land around metro stations and will lead studies to support planning for project sites.

We will appoint development partners to deliver the new Sydney Metro Northwest Places sites. We are working with local councils, Department of Planning, Industry and Environment, other government agencies, local businesses and communities to shape our planning and delivery.



### About this session

This session provides an update on our planning for the new Hills Showground Station Precinct on the government-owned land surrounding Hills Showground Station. It will include homes, shops, community facilities and open spaces.

Landcom is preparing a concept masterplan as part of a State Significant Development Application for the new Hills Showground Station Precinct which is made up of three sites (East, West and Doran Drive), which will be delivered in stages. Our application is for the Hills Showground Station Precinct development and it will be lodged with the Department of Planning, Industry and Environment in the second half of 2019.

### At this session you can:

- Speak with the project team about the draft concept masterplan, planning process and future development.
- Identify issues of community interest.
- Participate in discussions shaped by the stimulus questions you will find on the following boards.



[smnwplaces.com.au](http://smnwplaces.com.au)

## 2. The Hills Showground Station Precinct

**SYDNEY METRO  
NORTHWEST  
PLACES**

We are developing a concept masterplan for the development of the government-owned land around Hills Showground Station. Our concept masterplan complies with the planning controls set by the (then) Department of Planning and Environment in 2017 and complies with the Hills Local Environmental Plan 2012.

To inform our planning we are completing a number of technical studies including:

- traffic and accessibility
- local ecology, including flora and fauna
- visual and view impacts, including overshadowing
- heritage impacts, including Aboriginal and archaeological
- flooding and stormwater
- ecologically sustainable development
- landscape and public domain.



[smnwplaces.com.au](http://smnwplaces.com.au)

### 3. Background to planning for the site

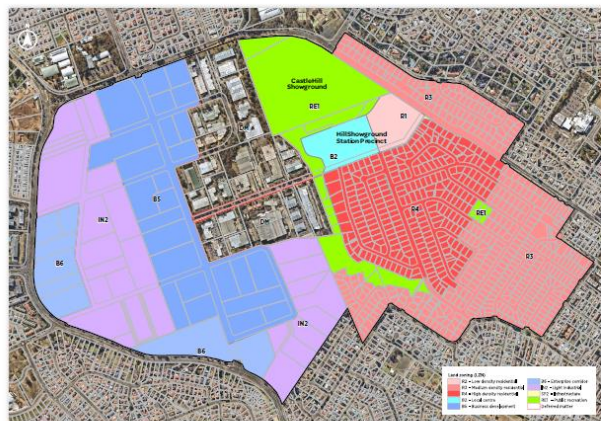
SYDNEY METRO  
NORTHWEST  
PLACES

**The Hills Showground Station Precinct is the government-owned land close to Showground Station.**

It is located within a wider area (shown below) that was rezoned in 2017 by the (then) Department of Planning and Environment to encourage greater supply of homes, more housing choice, and jobs in centres with good transport services.

Planning controls allow for:

- a mixed use local centre around the station
- retention of the Castle Hill Showground as an important site for regional recreation and events
- building heights to transition down from the station area to stand alone housing areas beyond, providing for a range of housing types to meet demand for greater housing choice
- existing business zones to be largely retained.



Map showing total Showground Station Precinct and planning controls.

#### How did we get here?

2014

- The Department consulted the community, businesses and The Hills Shire Council to change planning controls to rezone land around Showground Station, which includes the Hills Showground Station Precinct.

2017-18

- Land rezoned.
- Landcom requested Department of Planning and Environment issue environmental assessment requirements for preparation of a concept masterplan as part of a State Significant Development Application.
- An Expression of Interest was called for a development partner to deliver the Doran Drive site.

2019

- Landcom is preparing a concept masterplan for the Hills Showground Station Precinct and is consulting widely. Your feedback will help shape our plans.
- Landcom will lodge a State Significant Development Application in late 2019 where detailed plans and supporting technical studies will be put on public exhibition by the Department of Planning, Industry and Environment. The Department reviews feedback and makes a determination.
- Landcom and Sydney Metro anticipate announcing the successful development partner for the Doran Drive site later this year.

WE ARE HERE

2020-ONWARDS

- Landcom will issue Expressions of Interest to potential development partners for the East and West Sites.
- Landcom will appoint development partner/s for the East and West Sites.
- Development partner/s lodge detailed Development Application/s with consent authority for the detailed design of individual buildings, compliant with State Significant Development Application.
- Consent authority places Development Application on public exhibition, reviews feedback and makes a determination.
- Subject to approval, construction commences.



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### 4. The vision

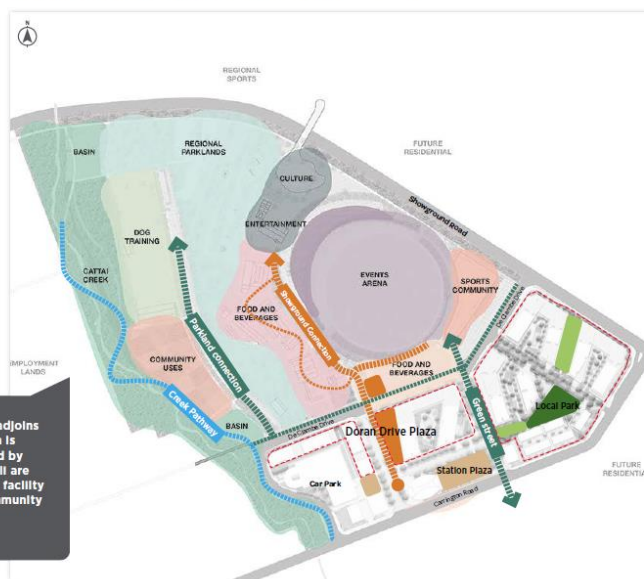
SYDNEY METRO  
NORTHWEST  
PLACES

**The concept masterplan for Hills Showground Station Precinct aims to create an inviting, well designed place that becomes a destination within the hills.**

A new local centre with a mix of shops, cafes, restaurants and local services, enhanced by surrounding regional bushland and the iconic Castle Hill Showground. We will create attractive walkable connections between the retail plaza in the Doran Drive site and the new retail area proposed in The Hills Shire Council's draft Castle Hill Showground masterplan.

The government-owned land adjoins Castle Hill Showground, which is currently being masterplanned by The Hills Shire Council. Council are looking at how this well loved facility can continue to serve the community with a variety of recreational opportunities and activities.

The Hill's Shire Council's draft masterplan for Castle Hill showground



Indicative artist impression, subject to change and subject to approvals.

**The Hills Showground Station Precinct is planned to provide:**

- easy access and connections for future and adjoining residents to the Castle Hill Showground and surrounding walking and cycling paths
- walkable, direct access to the station via vibrant, landscaped footpaths that reflect the 'Garden Shire' character
- a range of housing types including medium and high rise apartments, townhouse type homes and Affordable Housing to meet the needs of people at different life stages
- public open spaces to enjoy
- spaces for shops and businesses that can create an economically viable precinct by day and night
- opportunities to maximise sunlight for open spaces and new dwellings
- an inviting retail plaza which connects to the station where residents and visitors can catch up with friends
- links to the green open spaces at Fred Caterson Reserve and nearby Cattal Creek.



**What elements of our vision are most important to you?**  
**What is your vision for the Hills Showground Station Precinct?**



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## 5. The concept masterplan

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We have identified a preferred site layout to enhance people's experience of using this place.

We are planning to:

- maximise access to sunlight in homes and open spaces
- well ventilated apartments
- views across the shire
- walkable spaces that provide easy connections to homes, shops and transport.

There is capacity for between **1,600-1,900 dwellings** across the Hills Showground Station Precinct with a minimum 5% Affordable Housing.

### THE DORAN DRIVE SITE INCLUDES:

- up to 450 homes in a range of apartment sizes from 1-3 bedrooms
- maximum building heights of 68 metres in Doran Drive site, which will allow for buildings of up to 20 storeys
- the main pedestrian route from Hills Showground Station through the retail plaza to Castle Hill Showground
- public plaza for shops and businesses including cafes, restaurants, supermarkets
- space for a community facility / flexible community space
- existing bus interchange area for local and on-demand buses.

4 Concept image for the government land around Hills Showground Station  
Indicative artist impression, subject to change and subject to approvals.

### THE EAST SITE INCLUDES:

- a local public park
- up to 1,100 homes with a mix of high rise apartments and townhouse style homes ranging from 1-3 bedrooms
- maximum building heights of 52 metres which allows for buildings of up to 16 storeys.

### THE WEST SITE INCLUDES:

- views over the green corridor of Cattai Creek
- up to 300 homes in a range of sizes from 1-3 bedrooms
- maximum building heights of 68 metres which allows for buildings of up to 20 storeys.

What are the main opportunities you see for this precinct?

What are the main issues we need to consider as we finalise the concept masterplan?



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## 6. Design principles

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A number of design principles have guided preparation of the concept masterplan to ensure high quality homes, open spaces, easy connections and a well designed place to live, work, shop and play.



### Create walkable precincts for residents and visitors

The new precinct will provide well designed streets and landscaping that have visual appeal as pedestrians use them to walk around and connect to the station, the Castle Hill Showground and surrounding areas.



### Maximise views and access to sunlight

The buildings and public open spaces in the precinct will be angled and designed to maximise sunlight and create the best opportunities to enjoy views to existing green corridors.



### A desirable destination

The precinct will welcome residents, workers and visitors alike via well designed public open spaces and a connected network of landscaped areas, cycleways and footpaths. In the future there are opportunities to connect to Cattai Creek, and create a continuous pedestrian pathway between the employment lands and the precinct.



### Use landscape elements to enhance the built environment

The majority of the public areas in the precinct will be shaped by buildings and landscaping, rather than by roads and driveways. By setting ground floor buildings back from footpaths we can allow for green space and design features that are visually appealing.



### A range of housing for different life stages

There will be a range of housing types and sizes, including a mix of 1, 2 and 3 bedroom homes. This is important to meet the needs of different people at different life stages, including families and couples who want to downsize.



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## 7. Open space, public areas and landscaping

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NORTHWEST  
PLACES

To enable movement to, through and within the site, streets and open spaces need to be created and brought to life with a range of local cafes, shops and businesses.

To support this high level of activity, the concept masterplan proposes approximately 2,900m<sup>2</sup> of new public open space with a mix of smaller pocket parks, open plazas or courtyard spaces for new residents. It is important that we plan for future open spaces that complement, rather than compete with the existing open space of Castle Hill Showground.



### Create links between public and private spaces

We aim to deliver a connected landscape that ties together existing and future public spaces and resident courtyard areas.



### Maximise the Garden Shire outlook

We aim to ensure that buildings are oriented and designed to maximise the aspect and views to the north over the Castle Hill Showground and the broader bushland. Our landscaping will be planned to enhance the existing Garden Shire reputation.



### Gateway to the Hills Showground

The Hills Shire Council is currently masterplanning the future of the Castle Hill Showground. Right on the doorstep of our precinct, we will create a natural connection through the public plaza in the Doran Drive site which will become an extension of the proposed Castle Hill Showground retail space, enhancing both the public open space and the day and night economy.



Indicative artist impression, subject to change and subject to approvals.



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## 8. Movement and access

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NORTHWEST  
PLACES

The concept masterplan aims to maximise connections to Hills Showground Station for future residents, workers and visitors.



### Alternative modes of travel

Walking and cycling is prioritised through dedicated pedestrian only spaces in the Doran Drive site through to the Castle Hill Showground. There are future pedestrian and cycling links along Cattai Creek as well as links through the East site to Showground Road.

Local streets are proposed with multiple access points to and from Showground Road and Carrington Road. Vehicular access to future developments has been located to maximise pedestrian safety.

To ensure future bus services, (including on-demand buses) can easily access the new precinct, the existing bus interchange area will remain in Doran Drive close to the station.

Centralised cycle hubs for convenient and secure bicycle storage will be investigated.



† Concept masterplan showing key access and parking locations. Indicative artist impression, subject to change and subject to approvals.



### Parking

Hills Showground Station Precinct will develop over the next 5 - 15 years. To encourage people to walk, cycle and take public transport, the concept masterplan has a low car parking ratio of around one parking space per home.

We are planning for future mobility trends that are likely to be adopted like car-sharing, on demand bus services and high metro use.



### Traffic generation

Our traffic studies are still underway. However, developments of this type will attract residents who are likely to be less car dependent. Changes will be incremental over the next 5-15 years and increases in traffic are expected to be accommodated within the capacity of the surrounding road network.



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## 9. Environment

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### Environment

To finalise the concept masterplan, we are looking at potential environmental impacts and mitigations including:

- the layout of new buildings to protect views and maximise access to sunshine
- the design of buildings to minimise energy use
- use of recycled water for landscaped areas and drought tolerant landscaping
- connections to the existing Cattai Creek corridor
- working with the Hills Shire Council to enhance public access to green open spaces and contribute to public amenity through landscaping
- reducing the urban heat island effect by complementing and building on the extensive planting of shade trees in deep soil and providing roof gardens
- retain existing trees where possible.

4 Open spaces are situated to maximise access to sunlight. Indicative artist impression, subject to change and subject to approvals.



What are your top priorities for managing environmental impacts?



### Good ventilation and access to light

Our draft concept masterplan ensures that buildings are oriented to maximise sunlight to the living areas of future homes and to the public and residential open spaces within each site. Buildings have been oriented to maximise cooling and ventilation which reduces the need to rely on air conditioning and heating.



7 Concept image for pocket park in Eastern State. Indicative artist impression, subject to change and subject to approvals.



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## 10. Heritage

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**As part of our concept masterplan, we aim to protect and reflect the Aboriginal and European heritage of the local area. This could be through landscaping, interpretive signage and public art.**

Sydney Metro undertook one of the most comprehensive Aboriginal archaeological programs conducted to date in Sydney's North West Region. While the site was found to hold no archaeological significance, it is known that Aboriginal people and European settlers lived on or moved around the area. Aboriginal connection to the area is strong, as shown by the survival of contemporary Aboriginal culture in north western Sydney. It is anticipated that interpretive signage, landscaping and public art will be used to reflect the Aboriginal history of the area.

The precinct was part of the 14,000 hectare Castle Hill Government Farm (1801-11) operated by convicts to provide food and stock for the colony. The rich loamy soil of the area was suitable for the cultivation of fruit trees, particularly citrus, nectarines and peaches. This heritage will also be recognised in the choice of plants and trees and through interpretive signage.

4 University of Sydney Cadigal Green reflecting the history that it was once a colonial market and Indigenous hunting ground.



7 Picnic at the Showground in 1942.



7 Pemulway, a powerful Aboriginal leader who occupied this land. Image c1801.



7 The Goods Line Pyrmont renamed after the industrial phase of use.



7 Watercolour of Cattai Creek by Charles Norton.



How could we respect and celebrate the past in this development?



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# Appendix F: Feedback form

## Community feedback form Hills Showground Station Precinct concept masterplan

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### HAVE YOUR SAY

**We are keen to hear your Ideas and Issues of Interest related to the Hills Showground Station Precinct concept masterplan.**

**We will use this feedback to shape the final concept masterplan which will be lodged as part of a State Significant Development application in late 2019.**

#### 1. The vision

##### a. What elements of our vision are most important to you? (tick your top five)

- ☐ easy access and connections for future and adjoining residents to the Castle Hill Showground and surrounding walking and cycling paths
- ☐ walkable, direct access to the station via landscaped footpaths that reflect the Garden Shire character
- ☐ a range of housing types including medium and high rise apartments, townhouse type homes and Affordable Housing to meet the needs of people at different life stages
- ☐ public open spaces to enjoy
- ☐ spaces for shops and businesses that create an economically viable precinct by day and night
- ☐ maximise sunlight for open spaces and new dwellings
- ☐ an inviting retail plaza which connects to the station where residents and visitors can catch up with friends
- ☐ links to the green open spaces at Fred Caterson Reserve and nearby Cattai Creek.

##### b. What is your vision for the Hills Showground Station Precinct? (Share your views below)





**Community feedback form**  
Hills Showground Station Precinct concept masterplan

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**2. Opportunities and Issues**

**a. What are the main opportunities you see for this precinct? (tick your top five)**

- ☐ A mix of apartments from 1-3 bedrooms
- ☐ Townhouse style homes
- ☐ Larger apartments (minimum 4 bedrooms)
- ☐ I could downsize from my existing home and enjoy a central garden
- ☐ I would aim to work nearby so that home, leisure and work are close
- ☐ Great restaurants
- ☐ Easy connection to entertainment in Castle Hill Showground
- ☐ Public spaces and pathways that encourage walking and cycling
- ☐ Public art
- ☐ State of the art transport on my doorstep

Other:

**b. What are the main Issues we need to consider as we finalise the concept masterplan? (tick your top five)**

- ☐ Increased traffic into surrounding roads
- ☐ How to encourage future residents to use public transport rather than the car
- ☐ Impact of high density housing on existing views/Garden Shire feel
- ☐ Include places for evening recreation eg restaurants, entertainment spaces
- ☐ Empty retail spaces if businesses are slow to lease
- ☐ Visually appealing design of buildings
- ☐ Location and amount of open spaces
- ☐ Paths for walking and cycling through the site need to feel safe and easy to access
- ☐ Landscaping needs to be beautiful and drought tolerant

Other:



**Community feedback form**  
Hills Showground Station Precinct concept masterplan

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**3. Open space**

**a. What is important to you about the open spaces in an urban neighbourhood like the Hills Showground Station Precinct?**

- ☐ Established trees as you walk to work or the local shops
- ☐ Spaces to walk your dog
- ☐ Feeling safe when walking with others or alone
- ☐ A range of cafes, shops and services
- ☐ Places that appeal to children of all ages
- ☐ Places to sit

Other:

**4. Environment**

**a. What are your top priorities for managing environmental impacts?**  
(tick your top five)

- ☐ Maximise sunlight to open spaces
- ☐ Maximise sunlight to homes
- ☐ Building design that minimises energy use (eg good ventilation can mean less need to use air conditioning)
- ☐ Use of recycled water for landscaped areas
- ☐ Drought resistant landscaping
- ☐ Connections to Cattai Creek
- ☐ Green open spaces for public use
- ☐ Shade trees that reduce the heat island effect

Other:



**Community feedback form**  
Hills Showground Station Precinct concept masterplan

SYDNEY METRO  
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**5. Heritage**

**a. How could we respect and celebrate the past in this development?**

- ☐ Interpretive signage that shares local history using images and stories
- ☐ Public art
- ☐ Site names (eg retail plaza in Doran Drive site could be named)
- ☐ Landscaping that reflects the farming history of The Hills eg citrus trees

Other:

**6. Do you have any other comments?**

If you would like to receive updates via email please provide your details below:

Email: \_\_\_\_\_

Name: \_\_\_\_\_



# Appendix G: Facebook event

**Landcom Places**Published by Catherine Parker [?] · 16 September at 07:30 ·

Interested in what we are planning for the government owned land next to Hills Showground Station?

Come along to our community information and feedback session on 28 September to share your views and help shape our concept masterplan for the Hills Showground Station Precinct. Find out more on our website <https://bit.ly/2kJ6iZa>



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The Hills Showground Project will provide housing, retail, commercial and...

# Appendix H: Website update

