

# 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.



↑ Map of Sydney Metro Northwest Places Program locations

### 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.



# 2. The Hills Showground Station Precinct

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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.



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



↑ View from corner of Doran Drive towards Hills Showground Station. Indicative artist impression, subject to change and subject to approvals.



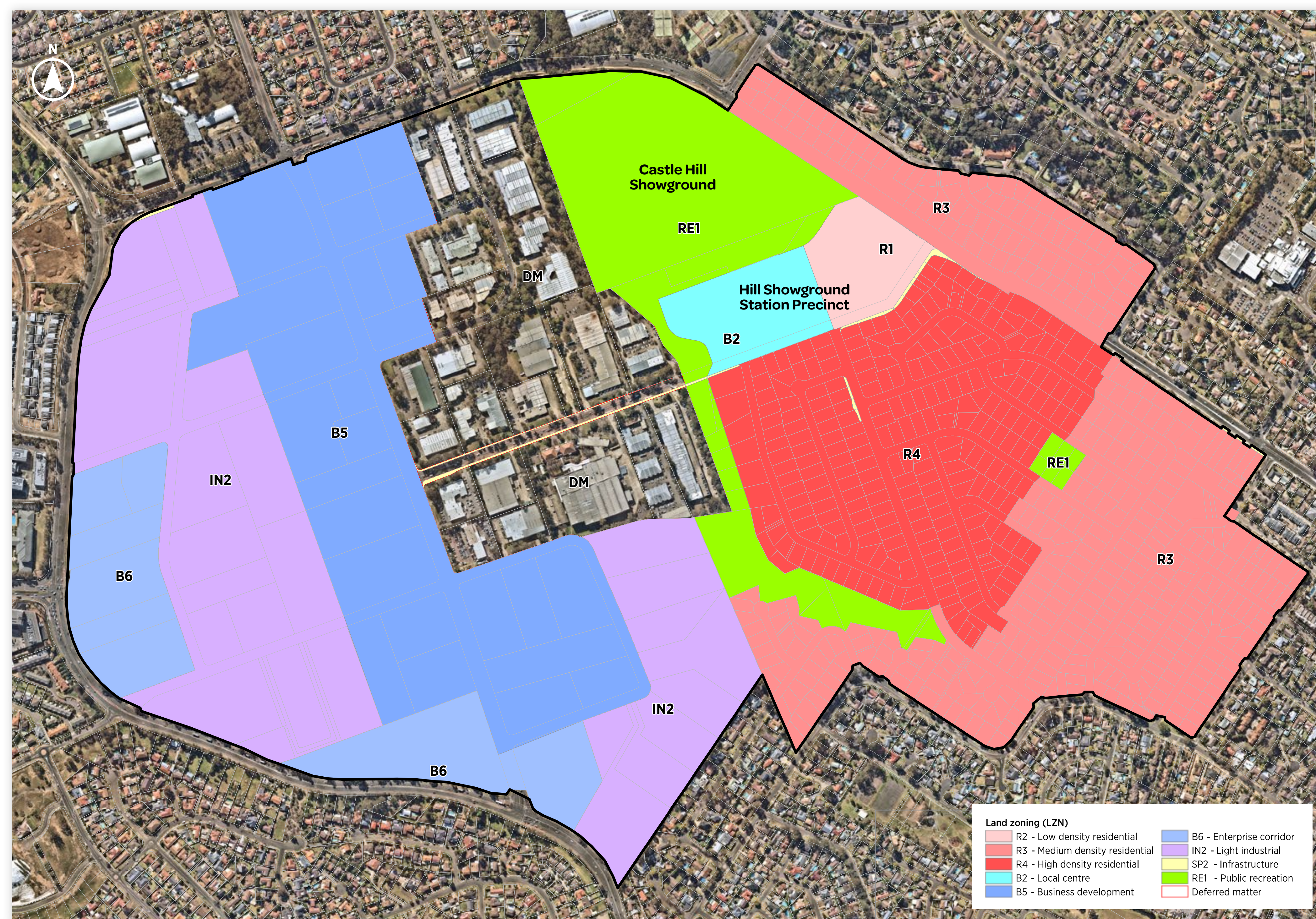
# 3. Background to planning for the site

## 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.



# 4. The vision

## SYDNEY METRO NORTHWEST PLACES

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

**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.



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 Cattai Creek.



**What elements of our vision are most important to you?**

**What is your vision for the Hills Showground Station Precinct?**



# 5. The concept masterplan

## SYDNEY METRO NORTHWEST PLACES

**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.

↓ 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?**



# 6. Design principles

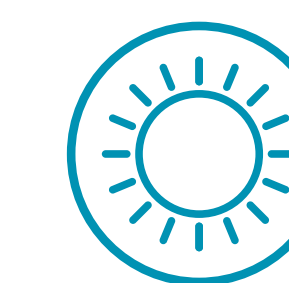
A number of design principles have guided preparation of the concept masterplan to ensure high quality homes, open spaces, easy connections and a well designed place to live, work, shop and play.



## 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.

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



## 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.



# 7. Open space, public areas and landscaping

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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.



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

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



# 8. Movement and access

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



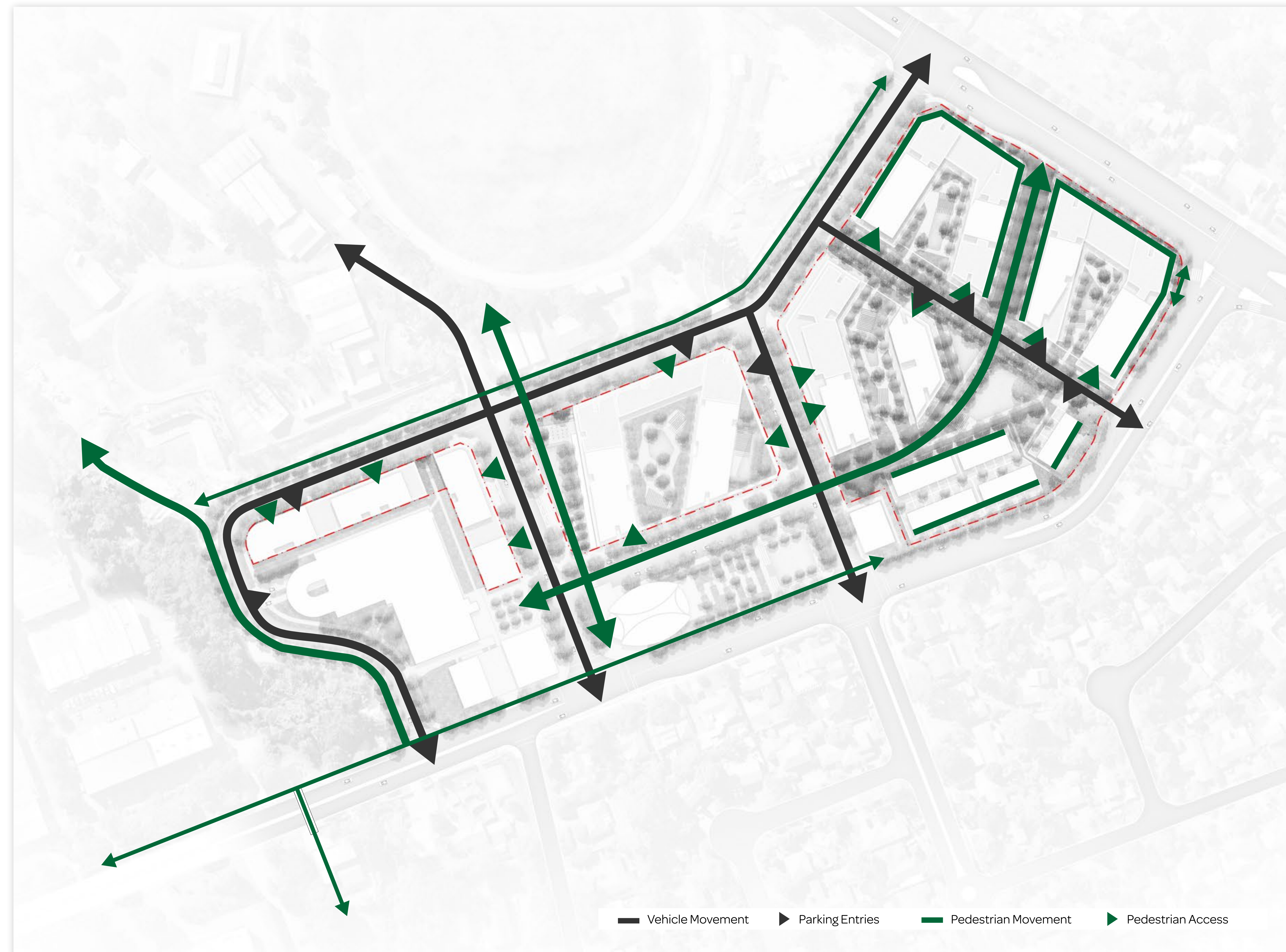
## Alternative modes of travel

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.

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## 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

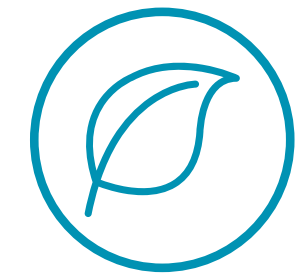
Our traffic studies are still underway. However, developments of this type will attract residents who are likely to be less car dependent. Changes will be incremental over the next 5-15 years and increases in traffic are expected to be accommodated within the capacity of the surrounding road network.



# 9. Environment

## SYDNEY METRO NORTHWEST PLACES

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



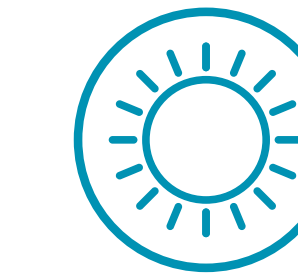
### Environment

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.



**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.



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



# 10. Heritage

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



**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.

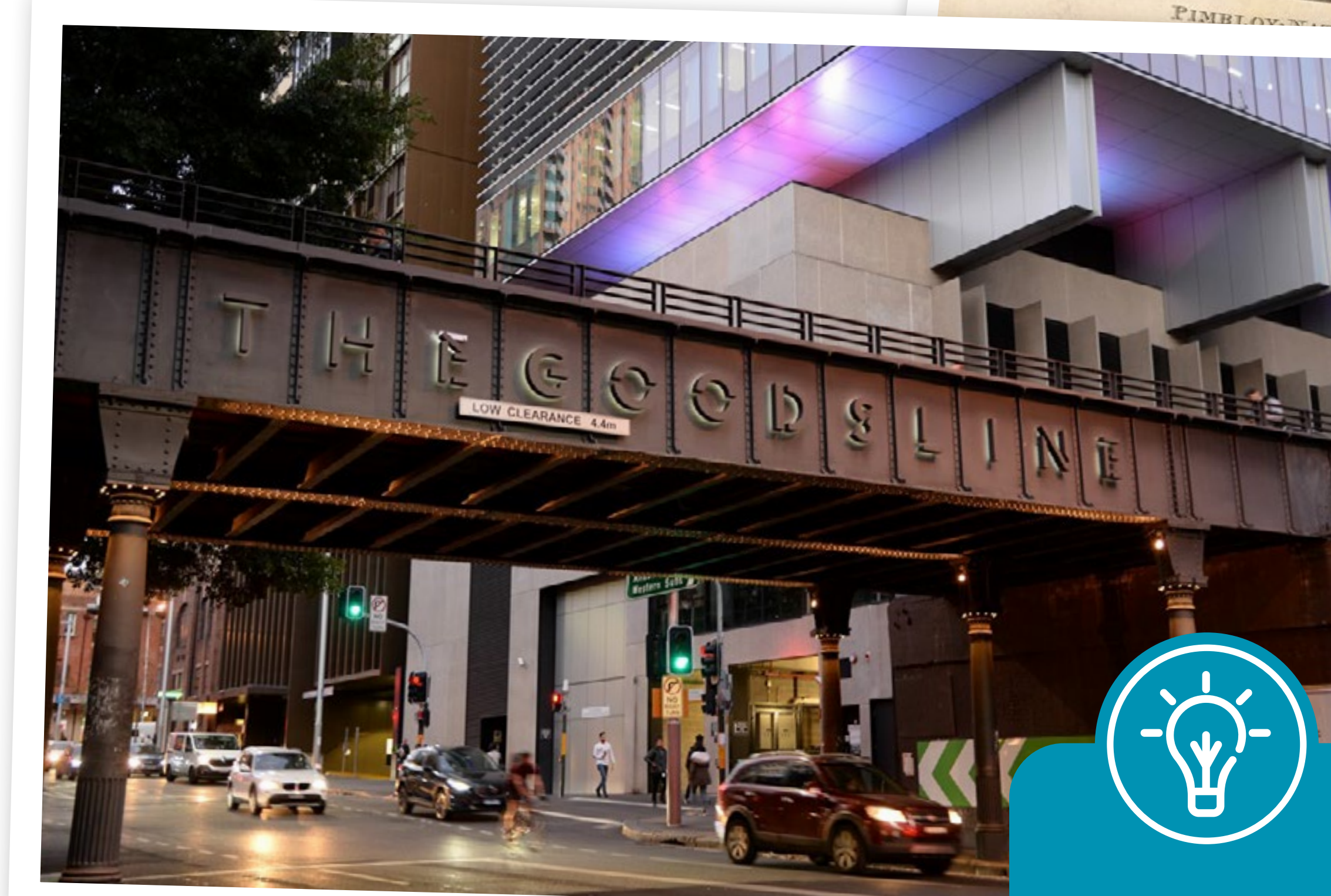
The precinct was part of the 14,000 hectare Castle Hill Government Farm (1801-11) operated by convicts to provide food and stock for the colony. The rich loamy soil of the area was suitable for the cultivation of fruit trees, particularly citrus, nectarines and peaches. This heritage will also be recognised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



↑ Picnic at the Showground in 1942.



↑ Pemulwuy, a powerful Aboriginal leader who occupied this land. Image c1801.



↑ The Goods Line Pyrmont named after the industrial phase of use.



↑ Watercolour of Cattai Creek by Charles Norton.



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