

**From:** [Ann-Maree Carruthers](#)  
**To:** [Philippa Vale](#)  
**Cc:** [Andrew McAnespie](#); [Matthew Todd-Jones](#); [Steve Murray](#)  
**Subject:** RE: Showground Precinct Rezoning Review  
**Date:** Tuesday, 8 January 2019 1:46:26 PM  
**Attachments:** [image009.png](#)  
[image010.png](#)  
[image011.png](#)  
[image012.png](#)

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Hello,

Happy New Year.

Our response to your queries is below:

1. This matter has been discussed with the Department of Education. Education is currently considering options to secure a new school site. The timeframes for a site to be secured are unknown at this stage.
2. The provision of a school would only be one consideration in lifting the cap. The Department would need to consult with other infrastructure agencies such as Transport for NSW and Roads and Maritime Service to seek their feedback that there is sufficient infrastructure capacity to service the precinct. The cap could be lifted via a council or Department led planning proposal.
3. Land amalgamation, while noted, was not considered in detail in the rezoning of the precinct through the Planned Precinct process. The focus was on built form outcomes across the precinct, recognising that a number of sites that were being amalgamated through the process were by "option to purchase". However, based on the amalgamations that were occurring the Department was satisfied that council's request for the FSR bonus scheme to be based on a 10,000m2 site area could generally be met. Additionally, to recognise that sites could deliver additional public benefits the Department introduced clause 9.2 to The Hills LEP which allows floor area to be transferred to a development site should land be dedicated for a public purpose.

Please let me know if you have any additional questions.

Regards,  
Ann-Maree

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**From:** Philippa Vale

**Sent:** Wednesday, 19 December 2018 2:47 PM

**To:** Steve Murray <Steve.Murray@planning.nsw.gov.au>; Ann-Maree Carruthers <Ann-Maree.Carruthers@planning.nsw.gov.au>

**Cc:** Andrew McAnespie <Andrew.McAnespie@ipcn.nsw.gov.au>; Matthew Todd-Jones <Matthew.Todd-Jones@ipcn.nsw.gov.au>

**Subject:** Showground Precinct Rezoning Review

Dear Steve and Ann-Maree

I have been asked to forward the below questions to you with a request for response by this Friday, Andrew McAnespie and Matthew Todd-Jones are the planners on this project please respond to them as I am on leave as of today.

1. Please advise on the status of the provision of a new school in the Showground Precinct and estimated timing for its provision? We note that this question may also require the input of Department of Education.
2. Can you please confirm that the provision of a new school will enable the 5,0000 dwelling cap to be lifted to 9,000? What would be the process to amend the cap?
3. Please provide further information on the Department's consultations with the proponent on its planning proposal prior to the making of the amendments to The Hills LEP. In particular, was the issue of land amalgamation and its potential to contribute to improved urban design outcomes and public benefits considered in this consultation and, if so, was this incorporated into the amendments?

**Philippa Vale | Project Support Officer Secretariat**

Independent Planning Commission NSW

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