



THE HILLS
Sydney's Garden Shire

THE HILLS SHIRE COUNCIL
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3 January 2019

Peter Duncan AM – Panel Chair
Independent Planning Commission
Level 3, 101 Elizabeth Street
SYDNEY NSW 2000

Our Ref: 3/2017/PLP

Dear Mr Duncan,

Further information for Rezoning Review by Independent Planning Commission of Showground Precinct Planning Proposal (Council reference 3/2017/PLP)

Please find enclosed further information relating to the Rezoning Review for the Showground Precinct Planning Proposal, in response to our meeting on 19 December 2018.

A map has been provided (Attachment 1) indicating the location of Development Applications lodged within the precinct. Council has received 4 Development Applications which would result in a dwelling yield of 933 dwellings. Pre-lodgment meetings have been held for a further 6 sites, which would result in an additional 1,010 dwellings. This demonstrates the level of development interest in the precinct and the potential delivery of almost 2,000 dwellings in the Precinct. It also indicates that the controls are operating as they should and no further changes are warranted at this time.

At our meeting, the timing of construction for these developments was also discussed. Council would anticipate that any Development Applications approved would commence construction within the 5 year maximum consent period.

In addition, further clarification is provided with respect to the infrastructure identified within the Contributions Plan applying to the Showground Precinct. This infrastructure only addresses the planned growth on the land that has been rezoned and future growth within the deferred area, it does not address any increase in density such as the subject planning proposal.

The planned growth within the Precinct will generate demand for 5 new playing fields. To address this growth the Contributions Plan includes 3 additional fields on the Castle Hill Pony Club Site, a shared field at a local school and the installation of lights and amenities at the existing field at Castle Glen Reserve (so as to increase its capacity for winter sport). However, it is important to note that even with these new fields the Precinct will experience a shortfall of approximately half a playing field. This moderate shortfall was considered to be reasonable at the time of the preparation of the plan, due to difficulties associated with providing new playing fields within

established urban areas and locations which are transitioning to high density. This is principally due to the high cost of land and potential for land use conflict.

The additional yield being sought through planning proposal 3/2017/PLP (being 837 additional dwellings) will trigger the need for an additional playing field (sixth field) within the vicinity of the Precinct. As the fields which have already been identified through the Contributions Plan have maximised the use of public land it is unlikely that the additional growth proposed through the planning proposal will be able to be serviced. This would ultimately reduce the overall level of service within the broader Precinct which would be an undesirable outcome.

Thank you for your consideration of these matters in the Rezoning Review.

Please contact me on [REDACTED] or via email [REDACTED] if you require anything further.

Yours faithfully

[REDACTED]

Megan Munari
ACTING MANAGER FORWARD PLANNING

Attachment 1: Map of Development Applications Lodged in Showground Precinct

SUMMARY

Development Applications Lodged

No. - 4 Applications

Yield - 933 Dwellings

