
MINUTES of the duly convened Ordinary Meeting of The Hills Shire Council held in the Council Chambers on 22 November 2022

The Mayor advised in accordance with the Code of Meeting Practice that this meeting is being recorded.

ITEM-1 CONFIRMATION OF MINUTES

A MOTION WAS MOVED BY COUNCILLOR HODGES AND SECONDED BY COUNCILLOR COX THAT the Minutes of the Ordinary Meeting of Council held on 8 November 2022 be confirmed.

THE MOTION WAS PUT AND CARRIED.

552 RESOLUTION

The Minutes of the Ordinary Meeting of Council held on 8 November 2022 be confirmed.

APOLOGIES AND LEAVE OF ABSENCE

A MOTION WAS MOVED BY COUNCILLOR TRACEY AND SECONDED BY COUNCILLOR JETHI THAT the apologies from Councillors HAY OAM and DR BURTON be accepted and leave of absence granted.

THE MOTION WAS PUT AND CARRIED.

553 RESOLUTION

The apologies from Councillors HAY OAM and DR BURTON be accepted and leave of absence be granted.

ITEM 2 ROUSE HILL STRATEGIC CENTRE - DRAFT PRECINCT PLAN AND ENGAGEMENT STRATEGY (FP261)

A MOTION WAS MOVED BY COUNCILLOR TRACEY AND SECONDED BY COUNCILLOR COX THAT the Recommendation contained in the report be adopted.

THE MOTION WAS PUT AND CARRIED UNANIMOUSLY.

554 RESOLUTION

1. The Draft Rouse Hill Precinct Plan (Attachment 1) and supporting technical studies be publicly exhibited for a period of 3 months, in accordance with the consultation strategy set out within Section 3 of this report.
2. Council receives a further report on the outcomes of consultation and feedback received, following the completion of the public exhibition period.

MINUTES of the duly convened Ordinary Meeting of The Hills Shire Council held in the Council Chambers on 22 November 2022

Being a planning matter, the Mayor called for a division to record the votes on this matter

VOTING FOR THE MOTION

Mayor Dr P Gangemi
Clr M Hodges
Clr V Ellis
Clr M Blue
Clr J Brazier
Clr R Boneham
Clr J Cox
Clr R Tracey
Clr R Jethi
Clr F De Masi
Clr Dr M Kasby

VOTING AGAINST THE MOTION

None

MEETING ABSENT

Clr A Hay OAM
Clr Dr B Burton

ITEM 3 ECONOMIC GROWTH PLAN

A MOTION WAS MOVED BY COUNCILLOR BLUE AND SECONDED BY COUNCILLOR HODGES THAT the Recommendation contained in the report be adopted.

THE MOTION WAS PUT AND CARRIED UNANIMIOUSLY.

555 RESOLUTION

1. Council exhibits the draft Economic Growth Plan for a period of 3 months in accordance with the consultation strategy set out in this report to allow the community to engage in its development.
2. Council receives a further report on the outcomes of consultation and feedback received, following the completion of the public exhibition and engagement process.

Being a planning matter, the Mayor called for a division to record the votes on this matter

VOTING FOR THE MOTION

Mayor Dr P Gangemi
Clr M Hodges
Clr V Ellis
Clr M Blue
Clr J Brazier
Clr R Boneham
Clr J Cox
Clr R Tracey
Clr R Jethi
Clr F De Masi

ITEM 2 ROUSE HILL STRATEGIC CENTRE - DRAFT PRECINCT PLAN AND ENGAGEMENT STRATEGY (FP261)**THEME: SHAPING GROWTH****MEETING DATE: 22 NOVEMBER 2022****COUNCIL MEETING****GROUP: SHIRE STRATEGY, TRANSFORMATION AND SOLUTIONS
STRATEGIC PLANNING COORDINATOR****AUTHOR: KAYLA ATKINS****RESPONSIBLE
OFFICER: MANAGER – FORWARD PLANNING
NICHOLAS CARLTON**

PURPOSE

This report provides an overview of the draft Precinct Plan for Rouse Hill Strategic Centre and recommends that Council commence public exhibition of the draft Plan in accordance with the consultation and engagement strategy outlined within Section 3 of this report.

Public exhibition and consultation will provide the opportunity for:

- a) Council to communicate its draft vision and proposed policy settings for the future of Rouse Hill Strategic Centre to stakeholders and the community, including appropriate land use designations, densities, built form, new roads and cycleways/pathways, development controls and plans for local infrastructure;
- b) Transparent consideration of the technical studies and evidence base which have underpinned the precinct planning work completed by Council officers to date;
- c) Public discussion on the future of Rouse Hill Strategic Centre where landowners, stakeholders and the community can meaningfully engage with Council and provide feedback and input into the precinct planning process; and
- d) Feedback from relevant State Government agencies (for example Transport for NSW, Schools Infrastructure NSW, Sydney Water and Department of Planning and Environment).

Following the completion of the consultation process, Council will receive a further report detailing the outcomes of the exhibition period and any feedback received. At that time, Council will be in the position to consider the draft Precinct Plan, with the benefit of a clear understanding of stakeholder and community views.

RECOMMENDATION

1. The Draft Rouse Hill Precinct Plan (Attachment 1) and supporting technical studies be publicly exhibited for a period of 3 months, in accordance with the consultation strategy set out within Section 3 of this report.

2. Council receives a further report on the outcomes of consultation and feedback received, following the completion of the public exhibition period.

IMPACTS

Financial

This matter has no direct financial impact upon Council's adopted budget or forward estimates.

Strategic Plan - Hills Future

The Draft Precinct Plan is consistent with the vision and objectives of The Hills Future – Community Strategic Plan. It builds on, and aligns with, the existing strategic planning work recently completed by Council and State Government. It will facilitate a desirable living environment and new employment opportunities, to assist Council in meeting its growth targets.

The consultation and engagement processes recommended within this report will be an important step in ensuring the views of stakeholders and the needs and expectations of the community are appropriately considered in the preparation of Council's robust framework of policies, plans and processes.

LINK TO HILLS SHIRE PLAN

Strategy:

5.1 The Shire's natural and built environment is well managed through strategic land use and urban planning that reflects our values and aspirations.

Outcomes:

5 Well planned and liveable neighbourhoods that meets growth targets and maintains amenity

LEGISLATIVE CONTEXT

Council was required to prepare a Local Strategic Planning Statement (LSPS) in accordance with Clause 3.9 of the Environmental Planning and Assessment Act 1979 (EP&A Act). The preparation and implementation of Precinct Plans and development controls for Norwest, Castle Hill and Rouse Hill Strategic Centres as well as preparation of an Economic Growth Plan are actions identified within Council's adopted LSPS.

1. BACKGROUND AND STRATEGIC CONTEXT

Rouse Hill is one of eight defined Strategic Centres within the Central City District, identified for growing investment, business, and jobs. The Strategic encompasses land as far north as the Rouse Hill Village Centre along Aberdour Avenue and as far south as Caddie's Creek Reserve within the suburb of Beaumont Hills. It is situated approximately 43 kilometres from the Sydney Central Business District and approximately 19 kilometres north of Parramatta. The Precinct adjoins the Windsor Road (and arterial road) which forms the boundary between The Hills and Blacktown LGAs. It has good access to Windsor Road (connecting towards the M2/M7 motorways) and a Metro Station within the Precinct.

Rouse Hill is strategically positioned as the key strategic centre for the rapidly growing residential catchment within the North West Growth Areas within The Hills, Blacktown and Hawkesbury Council area (including in particular the Box Hill and North Kellyville Release Areas within The Hills). At full development (expected to occur over a period of around 20 years), these North West Growth Areas will accommodate around 90,000 dwellings and a residential population in excess of 250,000 people (*North West Priority Growth Area Land Use and*

Infrastructure Implementation Plan, May 2017). Rouse Hill is also centrally located between future transport connections to the Western Sydney Aerotropolis, Parramatta CBD and the rural areas of North Western Sydney.

In December 2021, the NSW Government acquired land within the Rouse Hill Strategic Centre (at the corner of Windsor Road and Commercial Road) as the location of a new public hospital. Construction of this project is expected to commence in early-to-mid 2023. It is noted that Health Infrastructure NSW have lodged a State Significant Development Application (SSDA) for the concept development application for the hospital. The SSDA includes a concept proposal for the new six (6) storey hospital building, multi-level car park and Stage 1 preliminary earthworks, infrastructure and construction parking. The State Government is still undertaking more detailed planning and investigations and needs analysis to determine the final scale and design of the hospital, including Clinical Services Planning which will ultimately determine the types of health services that will be provided. The aerial concept plan provided within the SSDA material is provided in the following figure.



Figure 1
Rouse Hill Hospital Concept SSDA

The range of policies which form the applicable state and local strategic planning framework all acknowledge the retail opportunities available within Rouse Hill, as well as the significant potential for more commercial developments to grow a greater proportion of knowledge-intensive jobs for the surrounding residential region. The framework also acknowledges the key role of the Hospital for growing a health and education sector and associated services. The vision and role of Rouse Hill articulated within the strategic planning framework is discussed further below.

a) Greater Sydney Region Plan and Central City District Plan

The Greater Sydney Region Plan – *A Metropolis of Three Cities* and the Central City District Plan identify Rouse Hill as a strategic centre, along with Castle Hill and Norwest, which are areas that are expected to feature:

- *High levels of private sector investment.*
- *Flexibility, so that the private sector can choose where and when to invest.*
- *Co-location of a wide mix of land uses, including residential.*
- *High levels of amenity and walkability and being cycle friendly.*
- *Areas identified for commercial uses, and where appropriate, commercial cores.*

While Castle Hill and Norwest are more established strategic centres, Rouse Hill is younger in its development cycle. However, the opportunity has arisen from the delivery of the Sydney Metro Northwest and planned Rouse Hill Hospital to leverage key infrastructure investment in the locality and transform Rouse Hill into a more well-rounded and established strategic centre. The District Plan establishes a job target for Rouse Hill Strategic Centre to contain at least 10,000 – 11,000 jobs by 2036 (being an additional 5,800 – 6,800 jobs within the 20-year period from 2016 to 2036).

b) North West Rail Link Corridor Strategy and Hills Corridor Strategy

The early planning strategies intended to guide planning outcomes around the Sydney Metro Northwest Stations were the State Government's North West Rail Link Corridor Strategy (2013) and Council's Hills Corridor Strategy (2015). These strategies set a high-level vision for each station precinct and were intended to inform, and be superseded by, more detailed precinct planning for each station precinct.

The NSW Government's North West Rail Link Corridor Strategy (2013) served as a high level strategic document that considered how station precincts might develop over a 20-25 year horizon.

Council's The Hills Corridor Strategy (2015) sought to articulate Council's vision for how the station precincts should evolve over time. It was founded on guiding principles to reflect the long held strategic directions of Council. A key principle of the Strategy was to deliver a hierarchy of zones that results in the greatest densities closer to transport hubs or centres, while maintaining low density housing choices in more peripheral locations. This approach aimed to maximise the investment in transport infrastructure and deliver transit-oriented development, but importantly it also sought to enable a sensible balance of land uses that responds to housing targets whilst also protecting the low density parts of the Shire, valued for their character, amenity and lifestyle offered.

Further commentary is contained within Section 2 (d) of this report with respect to the projected yield outcomes under each of these Corridor Strategies, in comparison to the outcomes under the Region and District Plan, Local Strategic Planning Statement and Draft Precinct Plan.

c) Local Strategic Planning Statement

Council's Local Strategic Planning Statement (LSPS), formally made on 6 March 2020, sets a vision for growth in The Hills Shire over the next 20 years. It identifies Rouse Hill as a strategic centre which will continue to provide shopping, dining, recreation and community uses as well as enhance retail offer and new commercial capacity to service the rapidly growing north west. It identifies that a focus will be on the provision of knowledge intensive jobs which complement the planned Rouse Hill Hospital.

The Rouse Hill Precinct Plan will give effect to Planning Priority 2 within Council's LSPS, which states that Council will build strategic centres to realise their potential. It responds to the following key actions within Council's LSPS:

- **Action 1.2:** *Include a commercial core within strategic centres for economic and employment uses.*
- **Action 2.1:** *Prepare and implement precinct plans and development controls for Castle Hill, Norwest and Rouse Hill strategic centres.*

Council's LSPS contains a Structure Plan for the Rouse Hill Strategic Centre, which was prepared in the context of Council's strategic centres being locations that will attract high levels of private sector investment with objectives to grow investment, business, and job opportunities. The Structure Plan for the Rouse Hill Strategic Centre is shown in the following figure.



Figure 2
Rouse Hill Strategic Centre Structure Plan – Hills Future 2036

The Structure Plan indicates where jobs, housing and retail will be focused over the next 20 years within the Centre and was informed by the principles for strategic centres in the Greater Sydney Region Plan and the Central City District Plan. It represents a strategic vision for the Rouse Hill Strategic Centre and importantly, recognises that further detailed precinct planning work would be needed to inform decisions around built form, transport improvements, connectivity, accessibility and infrastructure.

It is noted that at the time of Council finalising its Local Strategic Planning Statement, the site of the future Rouse Hill Hospital was identified within the Blacktown Local Government Area (as indicated in Figure 2 above), with a supporting health adjoining within The Hills. However, the location of the planned hospital has since shifted into The Hills Shire area, further enhancing

the opportunities to leverage on this infrastructure for knowledge-intensive jobs and employment growth associated with the hospital.

Council Officers have prepared a draft Precinct Plan for the Rouse Hill Strategic Centre, as required by Council's Local Strategic Planning Statement and as the next step in ensuring the right framework of plans and strategies is in place to guide future development through consistent, certain, transparent and accountable planning decisions.

The draft Precinct Plan has been prepared in alignment with, and to give effect to, the objectives, priorities and policy positions enshrined within the existing state and local strategic planning policies, as they relate to Rouse Hill Strategic Centre. Precinct planning has also been guided by the outcomes of strategic planning investigations which were commissioned by Council in late-2020 to inform precinct planning for the three (3) strategic centres (utilising funding made available by the Department of Planning and Environment). This includes the following consultant reports (of particular relevance to Rouse Hill):

- Strategic Centres Discussion Paper (prepared by Mecone)
- Retail Floor Space Analysis (prepared by SGS Economics and Planning)
- Commercial Floor Space Demand (prepared by SGS Economics and Planning)
- Housing Market Analysis (prepared by BIS Oxford Economics)
- Transit Centres – Parking Analysis (prepared by PeopleTrans)
- Shire Economic Health Check (prepared by .id Consulting)
- Shire Economic Profile (prepared by .id Consulting)
- Public Domain Audit and Analysis (prepared by Aspect Studios)
- Big Data Analytics (prepared by Place Intelligence)

Copies of the consultant reports are provided to Councillors under separate cover in association with this report. It is anticipated that copies of these consultant reports will be made publicly available and form part of the exhibition material, should the Draft Precinct Plan proceed to public exhibition.

d) Acknowledgement of Current Issues and Context

It is also appropriate to acknowledge at this point that as part of previous planning work completed with respect to the Strategic Centre, feedback has been received from some current landowners and Proponents of individual sites within this area, as well as surrounding residents, which has indicated that Council is likely to receive comments and/or submissions on issues such as, but not limited to:

- Appropriate heights and where they should be located;
- The mix of uses throughout the Precinct, including whether more sites should permit a greater proportion of residential outcomes to be 'mixed-use' in nature;
- Boundaries of the area identified for intensification of development outcomes;
- Appropriate densities across the Strategic Centre;
- Appropriate rates of car parking; and
- Appropriate infrastructure contributions to support development.

Despite the fact that the body of work undertaken so far looks to give effect the planning framework currently in place and is informed by earlier strategic plans and studies, it is important that the above issues are appropriately considered during this process to ensure that the ultimate outcome properly reflects the Council's resolved view.

2. THE PRECINCT PLAN

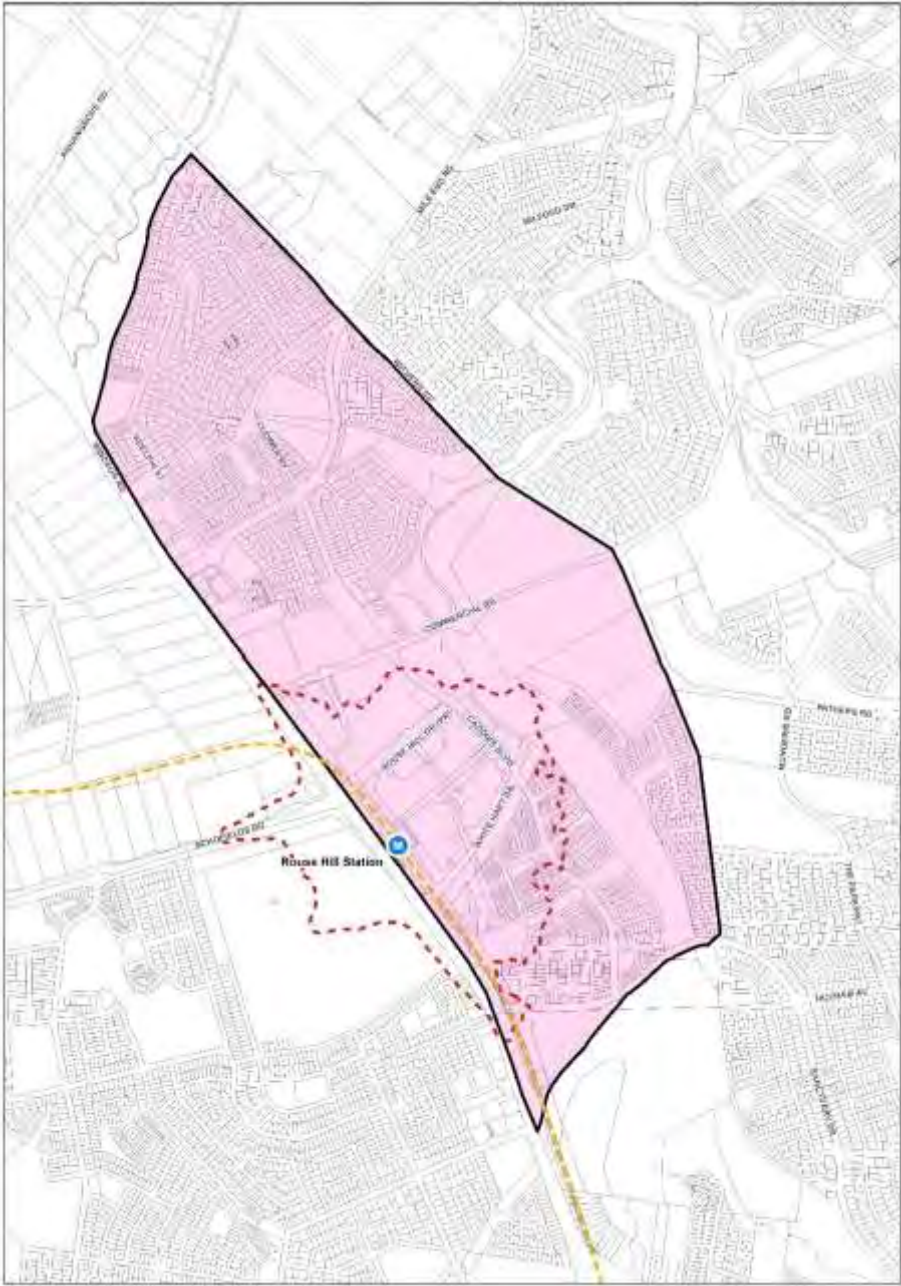
A copy of the draft Precinct Plan is provided as Attachment 1 to this report. An additional hard copy (at a larger A3 size) has also been distributed to Councillors under separate cover.

a) Study Area

The Study Area for this Precinct Plan is generally bound by Windsor Road to the west, Bardsley Circuit, Mackay Way and Mailey Circuit to the north, Sanctuary Drive to the south and Withers Road and Bridgewood Drive to the east. Rouse Hill Strategic Centre is centred around Rouse Hill Town Centre, which contains the Rouse Hill Metro Station and offers a variety of shopping, dining, entertainment, and leisure opportunities.

The Rouse Hill Village Centre (located north of Mile End Road) is another key destination within the Strategic Centre that serves the daily needs of local residents and workers and significantly contributes to Rouse Hill's local character. The Study Area also includes the existing Caddies Creek Riparian Corridor, which provides passive recreation opportunities and connectivity within and beyond the area.

The Study Area has regard to the area identified within Council's Local Strategic Planning Statement (refer to Figure 2) as well as the Government's Corridor Strategy and Rouse Hill Station Precinct, which was typically based on land within an 800 metre radius from Rouse Hill Station, with adjustments in consideration of key points of interest, existing character, predominant land uses, and natural features or roads which formed logical boundaries to the precinct.







-  Metro Station
-  Metro Line (Above ground)
-  Rouse Hill Strategic Centre Boundary
-  800m Walkability Catchment

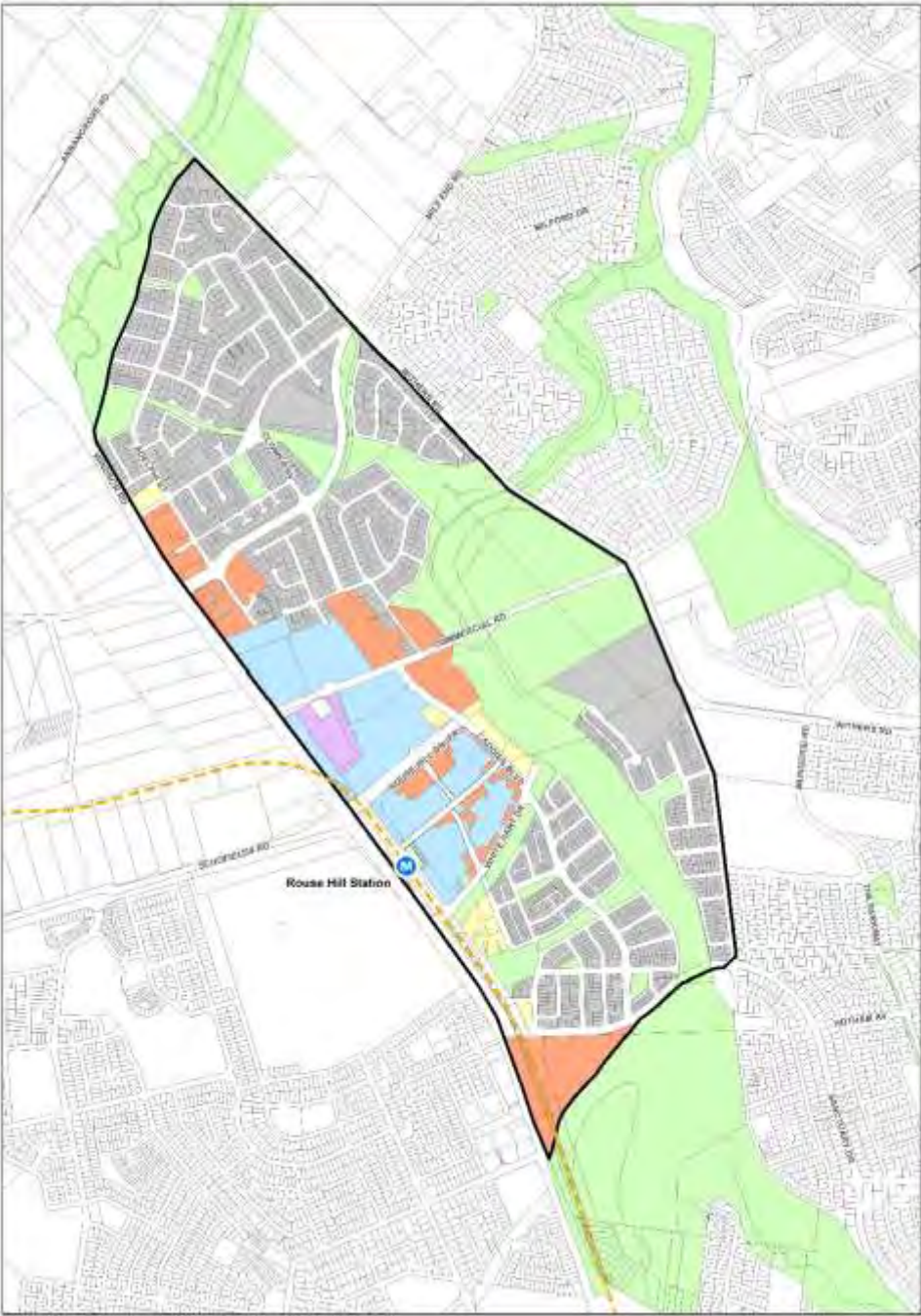
Figure 3
Rouse Hill Strategic Centre Boundaries

b) Recent Planning and Development Activity

Critically, while the draft Plan relates to the entire Strategic Centre, it is anticipated that much of these areas will either remain unchanged or will continue to develop under the current planning controls which apply. This reflects the fact that Rouse Hill is a very recently developed strategic centre with significant planning work completed through the 2004 Rouse Hill Regional Centre Master Plan which continues to guide appropriate outcomes for much of the Centre.

Figure 4 below provides an overview of the different areas within the Strategic Centre having regard to the status of planning work and development activity that has occurred, including the following key elements:

- **Low and Medium Density Housing Areas (identified in grey in Figure 4):** These areas include low and medium density housing stock that are not contemplated for change or uplift due to their recent age, high quality of housing stock and distance from the Rouse Hill Metro Station;
- **Existing Development to Remain Unchanged (identified in yellow in Figure 4):** These areas have been able to recently develop under the current planning controls. The outcome that exists is considered to be contextually appropriate and should remain for the foreseeable future;
- **Existing Development Opportunities (identified in orange in Figure 4):** It is considered that these areas are able to feasibly develop under the existing planning controls. The outcome that can be achieved under the current controls is considered to be contextually appropriate without needing additional LEP amendments and no change to the planning controls is contemplated;
- **The Hospital Site (identified in purple in Figure 4):** While the draft Precinct Plan does not seek to change planning controls for this site, it does seek to provide an appropriate planning response to ensure that the hospital and surrounding development are compatible and mutually beneficial to each other in terms of orderly development outcomes and future development potential.
- **Areas for Potential Change (identified in blue in Figure 4):** These areas are identified as key focus areas where changes to the planning controls and subsequent development opportunities will be instrumental to the achievement of the strategic vision for Rouse Hill Strategic Centre.



ProjectRouseHill_Presentation_2018_07_Rouse Hill Station_HA_Strategic_Growth.nxd

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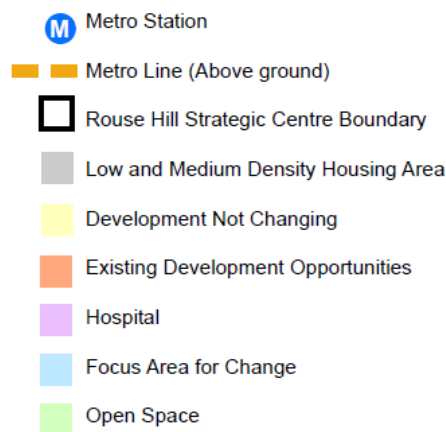


Figure 4
Recent Planning and Development Activity

c) Purpose and Role of the Precinct Plan

The Draft Precinct Plan examines the role and function of the Rouse Hill Strategic Centre and builds upon the high-level outcomes, policy objectives and priorities set out within Council's Local Strategic Planning Statement, the Hills Corridor Strategy and NSW Government strategies that relate to Rouse Hill Strategic Centre.

It provides a 'blueprint' and vision for future development over the next 20 years and beyond, with a focus on enabling investment in the provision of increased and diverse employment opportunities, continued housing delivery and improving infrastructure provision, connectivity and amenity throughout the Centre.

The Draft Precinct Plan does not seek to materially alter the outcomes already achieved (or feasibly achievable) in many areas of the Strategic Centre (as detailed in Section 3(b) above). Rather, it focuses on bringing together these outcomes into one consolidated and holistic plan for the Strategic Centre and identifying the remaining 'gaps' in the planning framework and focus areas for future planning work. The Plan drills down into finer grain, site specific detail to provide a robust foundation for potential changes to planning controls and the infrastructure contributions framework, where this is identified as necessary for the achievement of the vision for the Rouse Hill Strategic Centre.

d) Vision and Desired Outcomes

The draft Plan reiterates the vision for Rouse Hill Strategic Centre as a prime destination for knowledge intensive businesses focussed on health, education, science, technology, finance, and advanced manufacturing, in addition to the current and expanded retail and leisure offering. Over the next 20 years, the Rouse Hill Strategic Centre will grow into a location valued by workers, residents and visitors for its vibrancy and amenity.

Rouse Hill will capitalise on the large undeveloped parcels of land near the new Metro Station to create a walkable centre with high-quality well-designed buildings at core. In addition to hosting a new public hospital and health hub and substantial growth in employment opportunities, the Strategic Centre will provide appealing and safe places to shop, dine, socialise, live, and enjoy cultural and leisure experiences all within the walking catchment of high frequency mass public transport.

Lifestyle will be enhanced by well-planned, convenient walking and cycling tracks, connecting employment areas and stations, connections to creek corridors and providing convenient

access to new public plazas and open space in the heart of the centre. The centre will have a distinguishable local character and sense of place founded on the rich local history and Garden Shire identity and strengthened by enhancing and protecting areas of the public domain.

The table below provides a summary of the key outcomes envisaged under the draft Plan:

Employment	<ul style="list-style-type: none"> ▪ Capacity for a total of around 12,500 jobs (approximately 8,800 additional jobs) by 2041, with further capacity beyond this development horizon subject to market take-up ▪ Capitalise on the planned Rouse Hill Hospital as a key catalyst for growth in health industries and knowledge-intensive jobs, to help meet job targets and achieve the '30 minute city' vision for the rapidly growing residential population in the North West ▪ Areas of designated commercial core along Rouse Hill Drive, Commercial Road, Windsor Road and the Tempus Street Sleeve Sites
Retail	<ul style="list-style-type: none"> ▪ Additional capacity for retail floor space to respond to market demand ▪ The existing Rouse Hill Town Centre across Rouse Hill Drive to the north, with a new retail and restaurant precinct
Residential	<ul style="list-style-type: none"> ▪ Capacity for around 4,500 dwellings (approximately 2,750 additional dwellings) by 2041 ▪ Diverse housing choice of varying sizes and typologies, to cater for the unique demographic and demand profile within The Hills ▪ Transit oriented neighbourhoods with convenient access to the Metro Station, T-way, shops, jobs, cafes and recreation ▪ Maintain existing medium density controls in the broader area to encourage older building stock to turnover into diverse housing typologies, such as terrace and townhouse development, at the appropriate time in the lifecycle of these dwellings ▪ Retain the existing detached low density residential housing supply to the north and east of the strategic centre
Urban Services	<ul style="list-style-type: none"> ▪ Retain and protect the light industrial and urban services area on Mile End Road and Resolution Place ▪ Enhance connectivity between urban services land and core of the Precinct
Mixed Use	<ul style="list-style-type: none"> ▪ Rouse Hill Town Centre will be the mixed-use core of the precinct, with a mix of retail, business, office, leisure, entertainment and community uses and some higher density housing ▪ The mixed-use core and shopping centre will continue to service the region with diverse retail, leisure, recreation and dining opportunities ▪ The distinguishable local character in the Rouse Hill Town Centre, known for its 'street-feel', will be protected and expanded as new development occurs
Connectivity and Sustainability	<ul style="list-style-type: none"> ▪ Enhanced connectivity through a new local road network in the north of the Precinct ▪ New pedestrian links and pedestrian bridges over Rouse Hill Drive and Commercial Road to improve walkability ▪ Upgrade Commercial Road to ensure road infrastructure can support the new hospital and development within the Strategic Centre ▪ Extension of Green Hills Drive through to Commercial Road as part of adjacent mixed-use development to help deliver a future public transport corridor to the north

	<ul style="list-style-type: none"> ▪ Upgrade key intersections to support new road connections and improve vehicular connectivity ▪ Enhanced network of footpaths, forecourts, bridges and boardwalks to create an attractive environment for pedestrians and cyclists
<p>Open Space and Community</p>	<ul style="list-style-type: none"> ▪ Active street level uses to provide attractive, vibrant and safe streets ▪ Provide a central open space and plaza area on the Northern Frame ▪ A range of public spaces that meet the needs of the growing community and local workforce, including public parks, playgrounds and enhanced public domain
<p>Built Form</p>	<ul style="list-style-type: none"> ▪ Height allowed as a mechanism to achieve better built form and public domain outcomes (increased landscaping, setbacks and separation at the ground plane to minimise perceived bulk from the pedestrian realm and public domain) ▪ Transit oriented development - tallest buildings (up to 20 storeys) located at the core of the Precinct near the Metro Station, seamlessly transitioning into lower density areas ▪ Protect existing and future open space and public domain areas from significant overshadowing ▪ Protect the operation and future expansion of the future Rouse Hill Hospital ▪ Low density residential areas (of approximately 2-3 storeys) retained at the periphery of the strategic centre

The proposed Structure Plan for the Strategic Centre depicts the key land use and connectivity outcomes (refer to Figure 6 - also contained within Attachment 1 at a larger scale). For reference, Figure 5 shows the land use and connectivity outcomes within the Centre under the current planning framework.

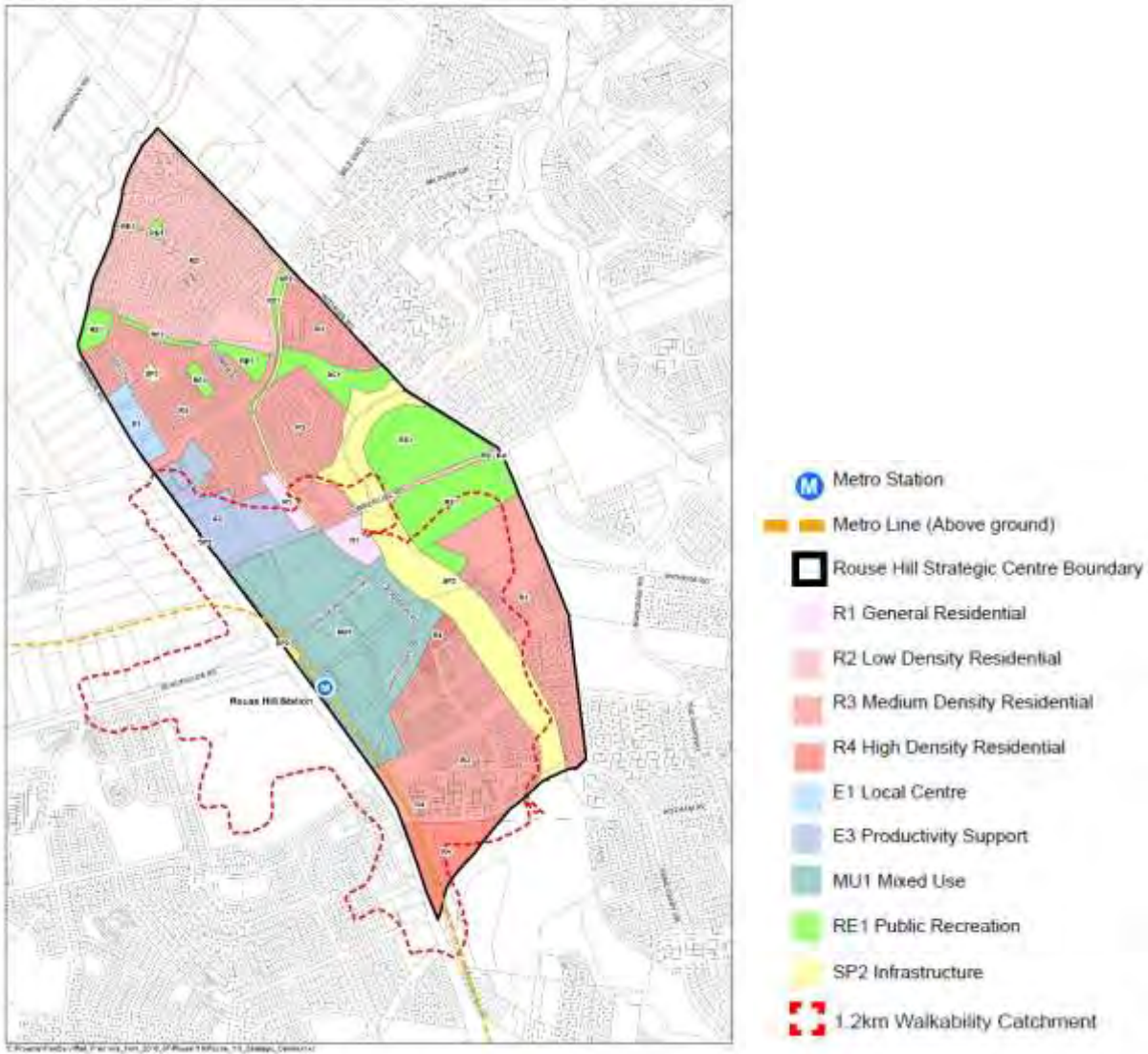
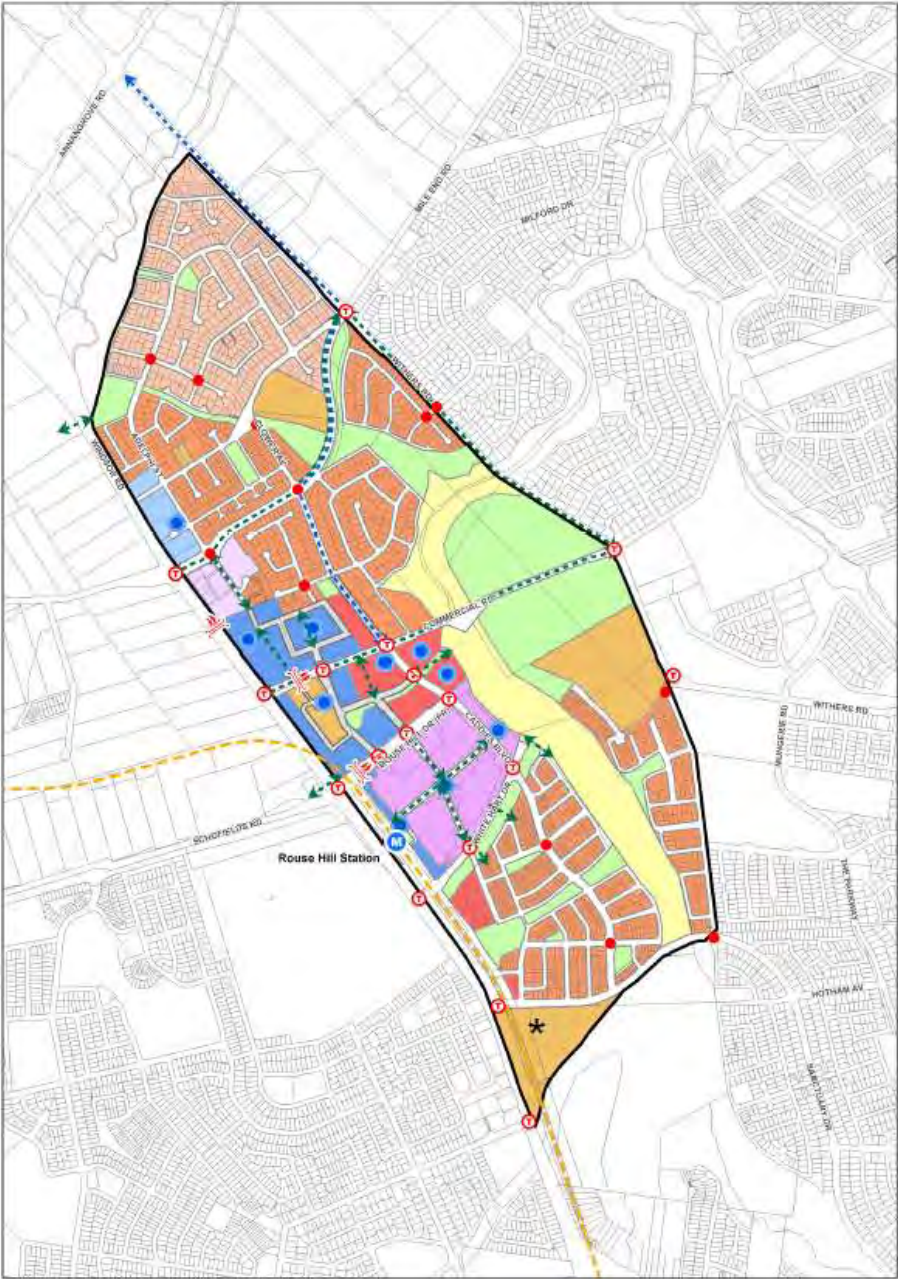


Figure 5
Existing Structure Plan

TO STRIVE FOR BETTER THINGS



TO STRIVE FOR BETTER THINGS



Figure 6
Proposed Structure Plan

Since 2013 there has been a variety of strategies and plans which form the state and local planning framework to guide growth and development around the Sydney Metro Northwest Stations (refer Section 1 of this report). Whilst each strategy contains projections of, and targets for, anticipated growth, the timeframes for both the baseline data and development horizon vary, due to the point in time when each respective strategy was prepared. A comparison of the projected growth across the various strategic planning documents is provided in the following table.

Strategic Planning Strategy	Jobs	Dwellings	Timeframe
North West Rail Link Corridor Strategy 2013	+3,500	+950	2012-2036
Hills Corridor Strategy 2015	+4,221	+1,185	2011-2036
Central City District Plan 2018 (higher target)	+6,800	N/A	2016-2036
Council’s Local Strategic Planning Statement 2019	+8,591	+800	2016-2036
Draft Rouse Hill Precinct Plan	+8,800	+2,750*	2016-2041

Table 2
Comparison of Projected Growth

* Note to Table 2: As at 2016, the existing planning framework would have already facilitated around 2,100 of these additional dwellings through Development Applications by the market (around 230 of these were delivered between 2016 and 2021).

Noting that the review of the Region and City Plans is currently underway by the Greater Cities Commission and is due for completion by 2024, the draft Precinct Plan adopts a development horizon to 2041, so that growth projections for the Rouse Hill Strategic Centre will be able to align with the next 20-year timeframe for these State policies, of 2021-2041. However, the Plan also retains reference to 2016 data so that comparison to these historical documents can continue. The baseline data for 2021 will be informed by the 2021 ABS Census, however the full data set for this census is not yet available. The draft Plan will be updated (in the areas notated for this purpose) to reflect the 2021 ABS Census data in late-2022/early-2023, prior to public exhibition.

While variation in the timeframes makes direct comparison between the projections of each plan difficult, the outcomes proposed under the draft Plan generally align with these earlier targets and projections, also noting the extension of the planning horizon in the draft Precinct Plan a further 5 years from 2036 to 2041, which captures additional growth beyond the previous strategies.

e) Implementation

While the draft Precinct Plan would set a holistic vision and ‘blueprint’ for the Rouse Hill Centre, any subsequent changes to the planning controls or framework would be subject to future processes and decisions of Council. In recognition of this, the draft Plan includes a list of actions that have been set out as Phases that will be necessary to work through over time, to establish the planning framework that facilitates the visions and outcomes articulated in the draft Plan.

As discussed earlier within this report, the draft Plan also identifies areas where development is expected to either remain unchanged, or continue to roll-out under the current planning framework. It then groups actions into three distinct phases, having regard to potential timing and responsibility for each action.

Set out below is a description of the areas where strategic work has been completed and then the recommended Phases.

- **Strategic Work Completed:** Areas where strategic planning work has already been completed and where no further change to the planning controls is anticipated. The Rouse Hill Regional Centre Master Plan framework (as originally established in 2004 and reviewed and updated since this time) continues to guide appropriate outcomes for much of the Centre. Development is expected to either remain unchanged, or continue to roll-out under the current planning framework. These areas are shown in grey, yellow and orange in Figure 4.
- **Phase 1: Housekeeping Amendments:** Areas where Council-led housekeeping amendments are recommended to facilitate improved and/or orderly development outcomes. *It is noted that no housekeeping amendments are identified currently within the draft Precinct Plan, however this phase has been retained for the purposes of engagement, as landowners or stakeholders may have a view with respect to the need for such changes.*
- **Phase 2: Council-led Change:** Short to medium term actions that could be led by Council. For example, the preparation of a holistic public domain plan and/or Development Control Plans to guide future development throughout the Centre to allow for the achievement of the vision and outcomes in this Plan.
- **Phase 3: Market Driven:** Actions that will be market driven. These generally relate to large consolidated sites in single ownership. It is considered that the market is best placed to determine the appropriate timing for amendments to the planning controls in these instance (having regard to development demand, life-cycle of existing assets and feasibility) and put forward development outcomes and infrastructure solutions consistent with the strategic framework and Council's vision articulated within the draft Plan.

Changes to the planning framework would be driven by landowner-initiated planning proposals, along with associated amendments to the Development Control Plan, Public Domain Plan, and appropriate infrastructure contribution mechanisms.

Whilst some market driven solutions may be achievable in the short to medium term (refer to land coloured purple in Figure 7 below), feasible redevelopment in other market driven areas is unlikely to occur until beyond the short-to-medium term horizon (refer to land coloured blue in Figure 7 below). Prematurely increasing development potential on these sites before feasible redevelopment can occur would artificially increase land values without unlocking any viable redevelopment opportunities.

In terms of timing, it is expected that planning proposals for short to medium term sites would eventuate over the next 5 to 10 years (some landowners have expressed their intention to lodge planning proposals shortly following precinct planning). Market driven solutions and planning proposals for longer term sites are unlikely to eventuate within this same period and are expected to occur beyond a 10-year horizon (10-20 years), as these sites are either substantially more complex, require amalgamation of fragmented areas or are unlikely to be feasible (at an appropriate density and scale outcome) within this initial 10-year horizon. As part of the consultation process, it is anticipated that the owners of land identified for market-driven change would provide useful insight and feedback with respect to these timing assumptions.

These phases are identified in Figure 7 below.

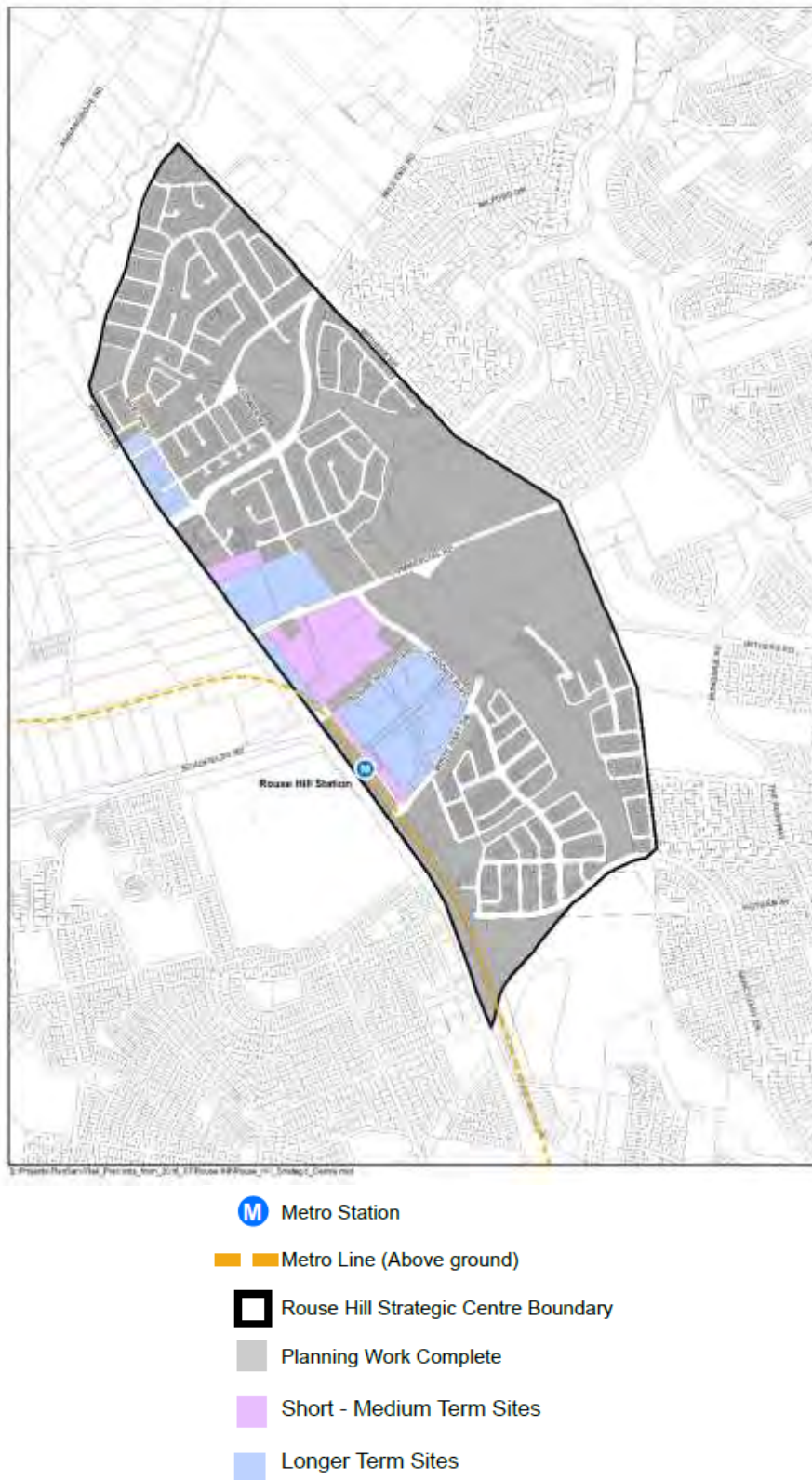


Figure 7

Areas earmarked for landowner-initiated and market driven change – short to medium term sites shown in purple and longer term sites shown in blue

f) Key Actions and Changes

A full list of proposed actions is contained within Section 6 of the Draft Precinct Plan (Attachment 1). A summary of the key actions and changes that would arise from the Draft Precinct Plan is provided below (noting that each of these would be subject to future decision-making processes of Council as appropriate):

- Many areas within the Rouse Hill Strategic Centre will either remain unchanged or continue to develop under the current framework. These areas were previously shown in Figure 4 colour in grey, yellow and orange.
- Areas of designated commercial core (shown in blue in Figure 8 below) would be identified within the Centre. It is recommended that increased employment development outcomes and viability be facilitated on this land through increases to the permitted floor space ratio and height limitations and appropriate adjustment to land use zonings. These sites (as shown in Figure 8) have been identified for market-driven change through future planning proposals to be initiated by landowners.

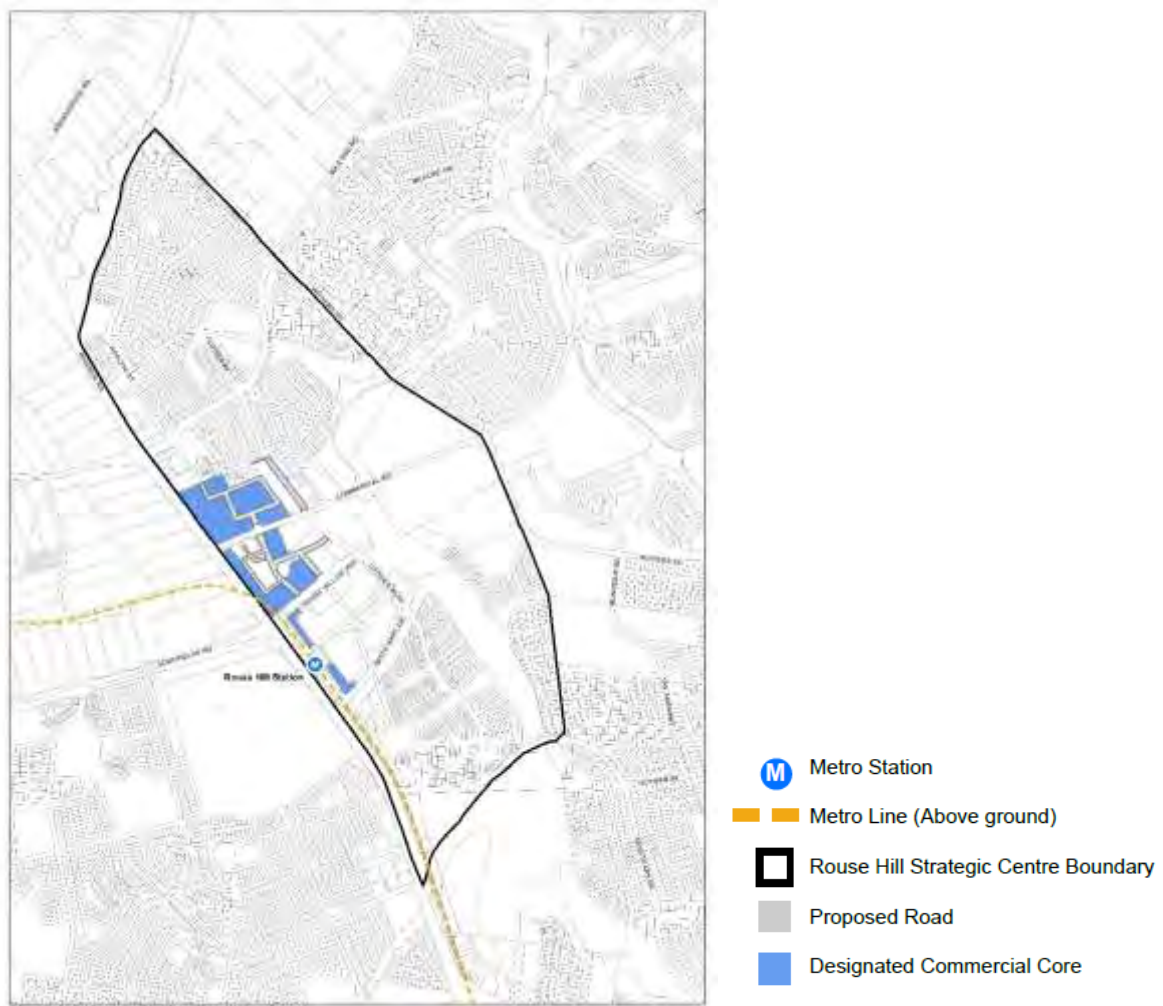


Figure 8
Areas earmarked as designed commercial core – shown in blue

- Identification of a range of strategic investigation sites and market-driven development opportunities, with associated design principles to guide future landowner-initiated planning proposals. These sites comprise a range of short, medium and long term opportunities with differing complexities and market viability. The market is best placed to determine the

appropriate timing for amendments to the planning controls in these instance (having regard to development demand, life-cycle of existing assets and feasibility) and put forward development outcomes and infrastructure solutions consistent with the strategic framework and Council's vision articulated within the draft Plan. It is expected that any change to the planning controls to enable these development opportunities would be facilitated by landowner-initiated planning proposals that would be considered by Council in the future. These areas are shown in Figure 7 above.

The bus interchange area along Windsor Road will be a strategic investigation site for State Government in the longer term. The site has significant potential for increased commercial opportunities or to accommodate a logical future expansion of the planned Rouse Hill Hospital and supporting services. While the land will continue to be required by TfNSW for its current purposes as a bus interchange for the foreseeable future, the potential for increased commercial opportunities on this land is unlikely to occur well beyond 2041 and would be a matter for the State Government to consider in its future asset planning.

The Rouse Hill Town Centre Core will be a strategic investigation site in the longer term. The site may have some potential to accommodate further expansion of existing retail, dining and entertainment facilities supplemented by some residential development. This is not expected to occur until beyond 2041, given that the Town Centre is recently developed and the Strategic Centre more broadly is in its infancy stages, with a rapidly growing serviceable catchment. Intensification of the Town Centre Core would therefore be subject to future market driven demand post-2041.

- Rouse Hill Village is not earmarked for change in this Precinct Plan and is currently meeting the expectations of the local community in terms of its retail and services offering. However, the Precinct Plan acknowledges that Rouse Hill Village could evolve in the longer term and so the plan identifies its potential as a long term strategic investigation site, with design principles to allow for potential redevelopment, refurbishment and revitalisation in due course.
- The demand for industrial and urban services uses will continue to increase as the population grows. The draft Precinct plan recognises the importance of the strategic distribution of these uses to serve the population and seeks to protect and encourage urban services in its current location. These areas are shown in Figure 9 below.



Figure 9
Areas earmarked for urban services – shown in purple

- Preparation of a Public Domain Plan will capitalise on a key opportunity for Rouse Hill Strategic Centre, which is the delivery of high quality public domain. The character and attractiveness of Rouse Hill Town Centre will be enhanced and complemented by expanding elements of this public domain quality into the remainder of the strategic centre as it develops.
- The future Rouse Hill Hospital will serve as a catalyst for the establishment of a health services precinct. The hospital site is not bound by the same planning framework as other sites, however is being developed by Government with approval sought through the State Significant Development Application pathway. Council will continue to work with the State Government (including NSW Health Infrastructure) as the project continues to progress throughout the design and approval stages.
- Connectivity improvements to the local road and pedestrian/cycleway network, in conjunction with future proposals for Market-Drive development opportunities. Key connections include:

- New pedestrian bridge across Rouse Hill Drive;
- New pedestrian bridge across Windsor Road;
- New pedestrian bridge across Commercial Road;
- New roads and pedestrian connections through the Northern Frame
- New road from Resolution Place to Commercial Road; and
- New connections to existing cycle paths.

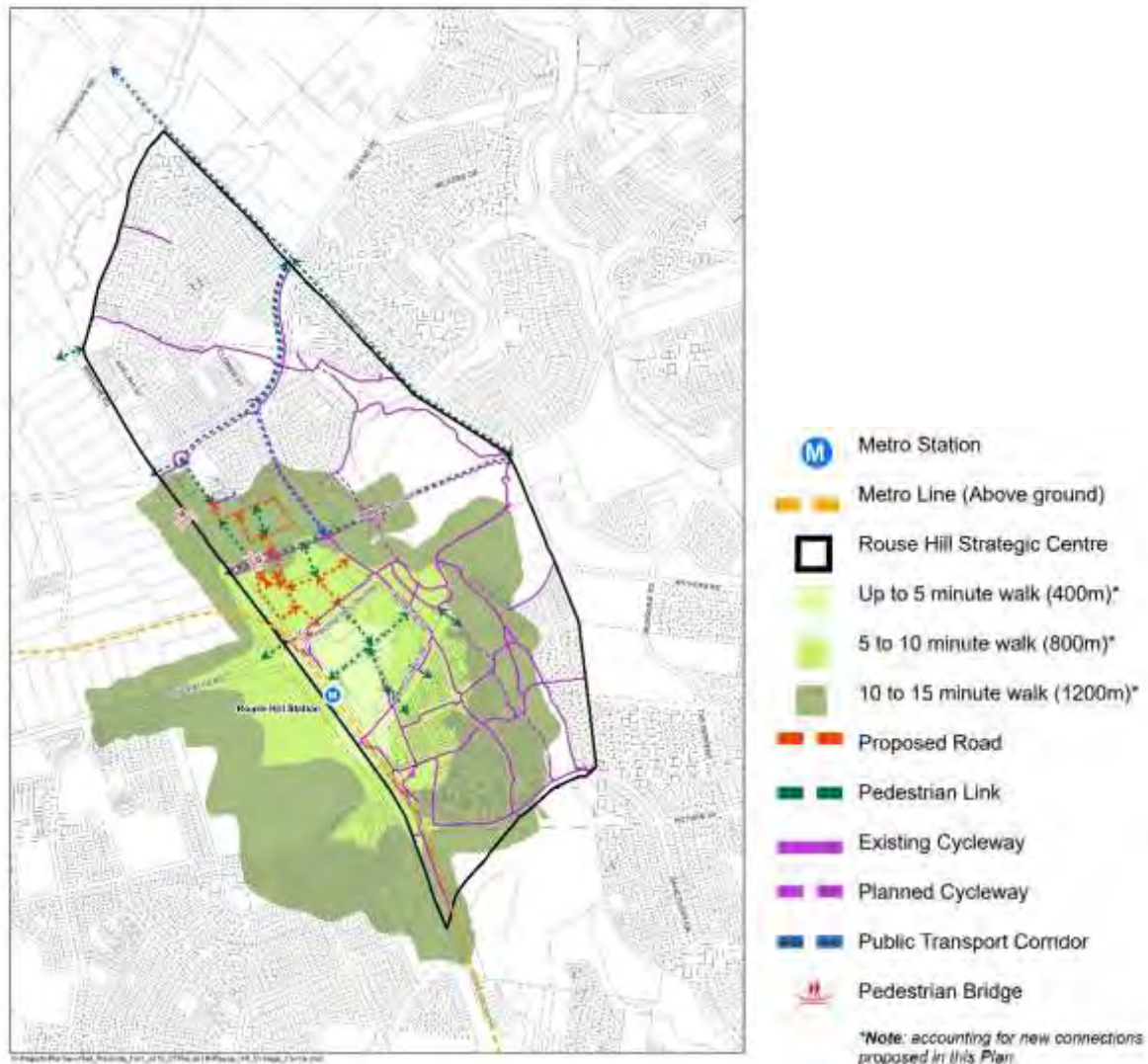


Figure 10
Proposed connectivity improvements

- Introduction of reduced parking rates for non-residential development (based on walkable catchments from the three metro station). Changes to the car parking policy settings is prudent as without reductions to parking requirements, growth expected to occur in Rouse Hill is likely to result in unacceptable impacts on the road network. Changes to parking rates seek to reduce traffic generation on the roads, encourage a modal shift towards public transportation and prioritise transit-oriented development principles. It will also assist in reducing development costs, enhancing local amenity and creating great places that attracts residents, workers, and investments.

The rates proposed generally align with the reduced parking rates adopted by Council with respect to recent site-specific planning proposals for commercial development within other centres in the Shire (for example within Norwest Strategic Centre) and the recommendations

of the Transit Centres Parking Analysis commissioned by Council (prepared by PeopleTrans – 2020).



Figure 11

Sites within the “Inner” and “Outer” walking catchments for reduced non-residential parking rates

3. COMMUNITY ENGAGEMENT STRATEGY

Council’s Community Participation Plan (CPP) commits Council to engaging with the community during plan-making projects, including but not limited to Precinct Plans and Economic Growth Plans. The CPP articulates that Council will purposefully engage with a wide range of stakeholders in ways that are safe and welcoming for people to contribute and provide input.

Given the significance of these projects, it is intended that the three (3) Draft Precinct Plans and Economic Growth Plan will be publicly exhibited concurrently for an extended three-month period. This will enable the community, landowners, and key stakeholders adequate time to review and engage with the exhibition material and provide their feedback and comments to Council for consideration. It is proposed that the full suite of strategic planning investigations (commissioned by Council in late-2020) which underpin the Precinct Plans will also form part of the public exhibition material.

To ensure maximum opportunity for participation from all stakeholders, it is anticipated that the engagement and consultation period will incorporate the following:

- a) Council officers will write to all landowners within the Strategic Centres and notify of the exhibition period and invite comments and feedback.
- b) Notification of the exhibition period will occur using a variety of methods including, social media posts (Instagram, LinkedIn, and Facebook), newspaper advertisements and public notices on Council's website.
- c) A Council hotline will be established, providing access to discuss the exhibition material with Council technical officers.
- d) Drop-in sessions will be facilitated during the exhibition period, set up at locations within each Strategic Centre with Council technical officers present to discuss the exhibition material.
- e) Engagement of an independent consultant to facilitate focus groups and workshops with key stakeholders and prepare a summary report for Council.
- f) Opportunity for the community, landowners, and other stakeholders to provide feedback via online surveys and/or submission of written documentation.
- g) Consultation with relevant State Government agencies, including but not limited to Transport for NSW, Schools Infrastructure NSW, Sydney Water and Department of Planning and Environment.

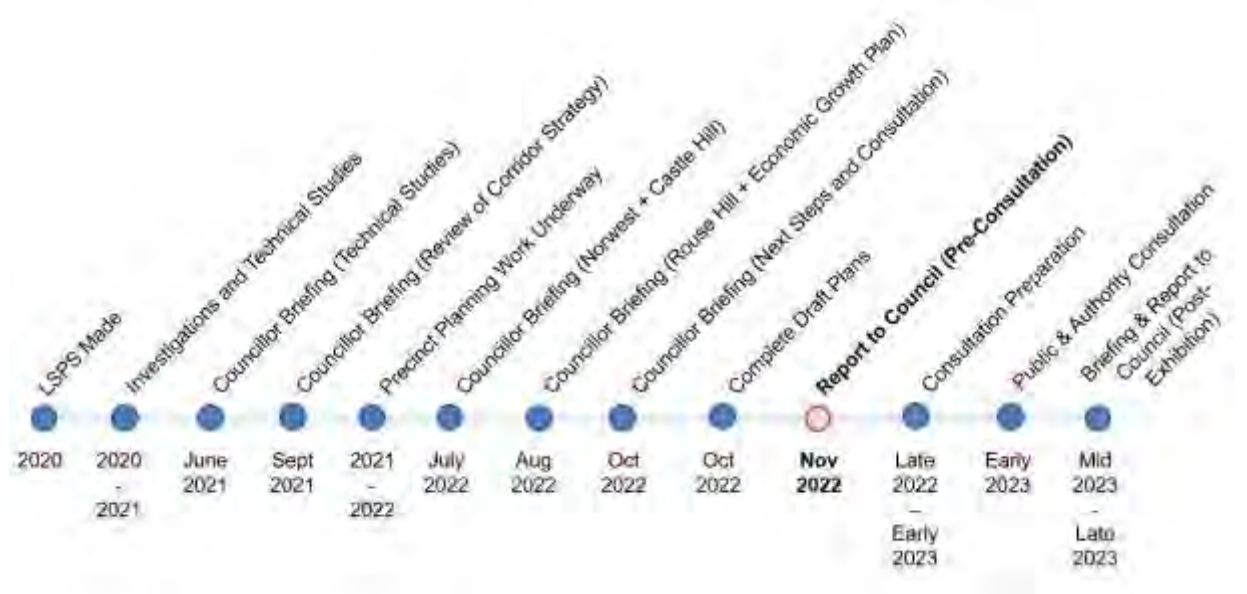
In addition to the deliberate community engagement strategy set out above, the important ongoing role of Councillors as community representatives is also strongly recognised and officers will provide regular information and updates on the community engagement process and of course remain available to receive any additional questions or comments from Councillors.

As noted in this report, the results and outcomes of the community engagement processes will be made available to Council through briefings and reports to ensure full consideration of matters raised prior to any final decision being made by Council to finalise the precinct planning documents.

CONCLUSION AND NEXT STEPS

The Draft Precinct Plan seeks to examine the role and function of the Rouse Hill Strategic Centre, as well as the opportunities and barriers to growth. It provides a framework to guide future development over the next 20 years. The Draft Precinct Plan builds upon the high-level outcomes envisaged within Council's Local Strategic Planning Statement, The Hills Corridor Strategy and NSW Government strategies for our strategic centres and articulates how these outcomes can ultimately be implemented over the next 20 years. It recognises the areas where planning work has already been completed and drills down into the finer grain, site specific detail to provide a robust foundation for potential changes to planning controls in other areas (noting that any changes to planning controls would be subject to separate processes and decisions of Council in the future).

As show in the timeline below, there has been a number of steps to reach this point since finalisation of Council’s LSPS in 2020. This has included investigations, planning analysis and formulation of the draft plan, together with Councillor briefings on the outcomes of investigations, guiding principles underpinning the precinct planning and key outcomes. The next step is to seek the views of the community and start a public discussion about the continued evolution of Rouse Hill as an emerging strategic centre.



It is noted that separate but concurrent projects relating to the Castle Hill Strategic Centre Precinct Plan, Norwest Strategic Centre Precinct Plan and Economic Growth Plan are expected to also progress broadly in accordance with this timeline.

If Council resolves to progress to the consultation phase, the package of exhibition material will be finalised and relevant arrangements put in place to enable commencement of public consultation in early 2023. As part of the preparations to commence consultation, the draft Precinct Plan would undergo “plain-English” review and graphic design, to ensure the document is as clear, simple and accessible for the community and stakeholders. While this may change some of the language and design of the document in comparison to the draft provided as Attachment 1, there would be no material changes to the content or outcome as being presented to Council in this report and Attachment 1.

Any submissions and stakeholder feedback received during the consultation phase will then be reviewed and will be subject of a post exhibition report for Council’s consideration in mid-to-late 2023. This will enable Council to consider feedback from the community, landowners and key stakeholders and at that time, determine whether or not to adopt the Precinct Plan (with or without amendment having consideration to any submissions and feedback received).

If adopted, the Precinct Plan would form part of the relevant strategic planning framework for the Strategic Centre and would inform future actions by Council with respect to changes to the relevant planning framework, as well as the assessment of any landowner-initiated planning proposals.

ATTACHMENTS

- 1. Draft Rouse Hill Precinct Plan (114 pages)