NORTH KELLYVILLE FACT SHEET

NORTH KELLYVILLE WAS REZONED IN DECEMBER 2008.

It was one of the first release Precincts in the Growth Centres and the first in the North West Growth Centre to be placed on exhibition via the Precinct Planning process.

The North Kellyville Precinct is approximately 707 hectares and is bounded by Smalls Creek to the west, Cattai Creek along the east and north, and Samantha Riley Drive to the south.

The Precinct will accommodate a minimum of 4,500 dwellings. North Kellyville benefits from being close to existing residential areas, which means the Precinct, may be readily serviced with water and sewer. The Precinct is also near the new Rouse Hill Town Centre.

RELEVANT PLANS AND POLICIES

• State Environmental Planning Policy (Sydney Region Growth Centres) 2006

  Appendix 2 – North Kellyville Precinct Plan

  This Planning Policy comprises a written instrument and associated maps. The policy specifies property zoning, land use tables, maximum height of buildings, floor space ratio, land acquisition, subdivision, native vegetation, riparian areas and other planning information.

  Link to the NSW Legislation website

• North Kellyville Development Control Plan

  This document provides additional planning information to guide land subdivision and development (indicative road layout, street design, housing densities etc), residential housing development, commercial development, heritage and other planning information.

  Link to Growth Centres Commission website

• Contributions Plan No. 13 - North Kellyville Precinct

  Section 94 Contributions are levies payable by developers for public amenities and services.

  Link to the Hills Shire Council website

  If you are unsure, please ask. Time spent early may avoid delay later

FURTHER INFORMATION

If you are unsure, please ask
Time spent early may avoid delays later
Customer Service Centre:
3 Columbia Court, Baulkham Hills NSW 2153
Phone: 9843 0555
Duty Town Planner: 9843 0469
Hours: 8:30 am to 4:30 pm, Monday to Friday
Website: www.thehills.nsw.gov.au

DISCLAIMER

This fact sheet provides a summary of relevant plans and policies applicable to land in the North Kellyville Precinct. This information is provided for guidance only. Any person using this document must do so on the basis that not every scenario and issue can be addressed, and discussion with relevant staff at Council’s Customer Service Centre should be undertaken. This document is subject to change without notice.