WHAT IS THE DRAFT HILLS CORRIDOR STRATEGY?
The draft Hills Corridor Strategy looks at ways to meet future housing and employment growth expected for the areas surrounding the future rail stations of the Sydney Metro Northwest, which service the Hills Shire residents being Cherrybrook, Castle Hill, Showground, Norwest, Bella Vista, Kellyville and Rouse Hill stations.

It is a strategic document that considers the desired future character of the precincts around these stations and how housing and jobs targets can be achieved in a way that creates desirable places to live that are adequately serviced with roads, parks, playing fields and community facilities.

WHY HAS THE DRAFT STRATEGY BEEN PREPARED?
The draft Hills Corridor Strategy has been prepared to demonstrate how housing and job growth can be sensibly accommodated around the future Sydney Metro Northwest rail stations. It will guide further detailed planning investigations for the land surrounding future Sydney Metro Northwest Rail stations and inform Council’s feedback and comments to State Government as required.

HOW DO I KNOW WHAT CAN HAPPEN ON MY LAND UNDER THE DRAFT STRATEGY?
The Draft Strategy expresses future outcomes in terms of maximum dwellings per hectare to ensure there is a focus on desirable built form rather than maximum heights that can be achieved. The draft Strategy is the first step in defining Council’s vision for the density and character around each station. Using targeted densities at this strategic level will allow for the establishment of far greater diversity of product and building form during the detailed planning investigations in the future.

If adopted, Council will then start to translate the desired outcomes within the draft Strategy into zones and development controls such as floor space ratio and building heights.

HOW DOES THE DRAFT STRATEGY RELATE TO THE STATE GOVERNMENT CORRIDOR STRATEGY?
The draft Strategy demonstrates how the growth identified in the State Government Corridor Strategy can be sensibly achieved in a way that maintains the current quality of life and is consistent with the needs and expectations of existing and future residents within the Hills Shire.

Where the State Government has commenced more detailed planning investigations (such as the ‘Priority Precincts’ of Showground, Bella Vista and Kellyville), the draft Strategy will inform Council’s submission and comments in response to this work.
WHY IS MY LAND NOT INCLUDED, WHEN IT IS IN THE STATE CORRIDOR STRATEGY?
Council’s strategy indicates how the State Government growth projections can be achieved in a more consolidated manner in order to allow for the retention of the existing suburban character elsewhere in the Shire. If your property is not shown within the precinct boundaries in Council’s draft Strategy, it may still have future growth potential however it is not required to meet the State Government growth projections.

HOW DOES THE DRAFT STRATEGY RELATE TO THE CASTLE HILL NORTH PRECINCT PLAN?
Castle Hill North is still progressing. A report on the outcomes of the public exhibition of the Castle Hill North Precinct Plan which occurred earlier in 2015 will be considered by Council shortly.

It is important for Council to have an approach for accommodating future growth within the whole rail corridor which gives the community certainty about the extent of growth that is expected and how it is to be managed. The principles and outcomes described in the draft Hills Corridor Strategy will be a consideration in finalising the Castle Hill plan, as will the matters raised by submission authors.

WHAT ARE THE NEXT STEPS?
The draft Hills Corridor Strategy and submissions received will be reported to Council following the close of the exhibition period. If adopted, Council will then start to translate the vision and objectives within the draft Strategy into primary development controls (such as zoning, floor space ratio and building heights) for land.

Separate to this process, it is anticipated that the State Government will publicly exhibit detailed plans and development controls for the ‘Priority Precincts’ (Showground, Bella Vista and Kellyville) at some stage in 2015. Council will also be consulted during this period and the draft Strategy will inform Council’s submission in response to the exhibition.

HOW DO I PROVIDE COMMENTS ON THE COUNCIL STRATEGY?
Submissions are welcome and will be received until Friday 23 October 2015. All submissions must specify the writers name, address, day and evening phone number and fax number if available. The grounds on which you wish to make a submission must be set out clearly and with some justification.