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1. Introduction

This review has been prepared to satisfy the requirement of the Central City District Plan to undertake a strategic review of industrial lands in the Shire and to generally better understand employment in centres, consistent with the Greater Sydney Region Plan – *A Metropolis of Three Cities* requirement (p135):

*Councils will be required to undertake a strategic review of **industrial and employment activities** across their council area as part of their review of their local environmental plan, to be approved by the Greater Sydney Commission. The Greater Sydney Commission will monitor the performance of the principles to manage industrial land and urban services land, including a formal review every five years.*

The strategic review of industrial and employment activities will contribute to the preparation of the local strategic planning statement. It is intended to provide a more detailed contextual analysis of industrial and employment activities that can establish a deeper evidence base to support local jobs and productivity. Data to support this strategic review has been provided to councils.

The majority of jobs in The Hills are located within our three strategic centres (Castle Hill, Norwest and Rouse Hill) as well as two key employment areas (Annangrove Road and Winston Hills). While it is anticipated that job growth will predominately occur in these locations, there is capacity for additional jobs within the Box Hill Business Park and on land in Glenorie. These areas have a range of Industrial and Business zones (IN1, IN2, B4, B5, B6 and B7) which accommodate a range of employment uses with limited residential opportunities.

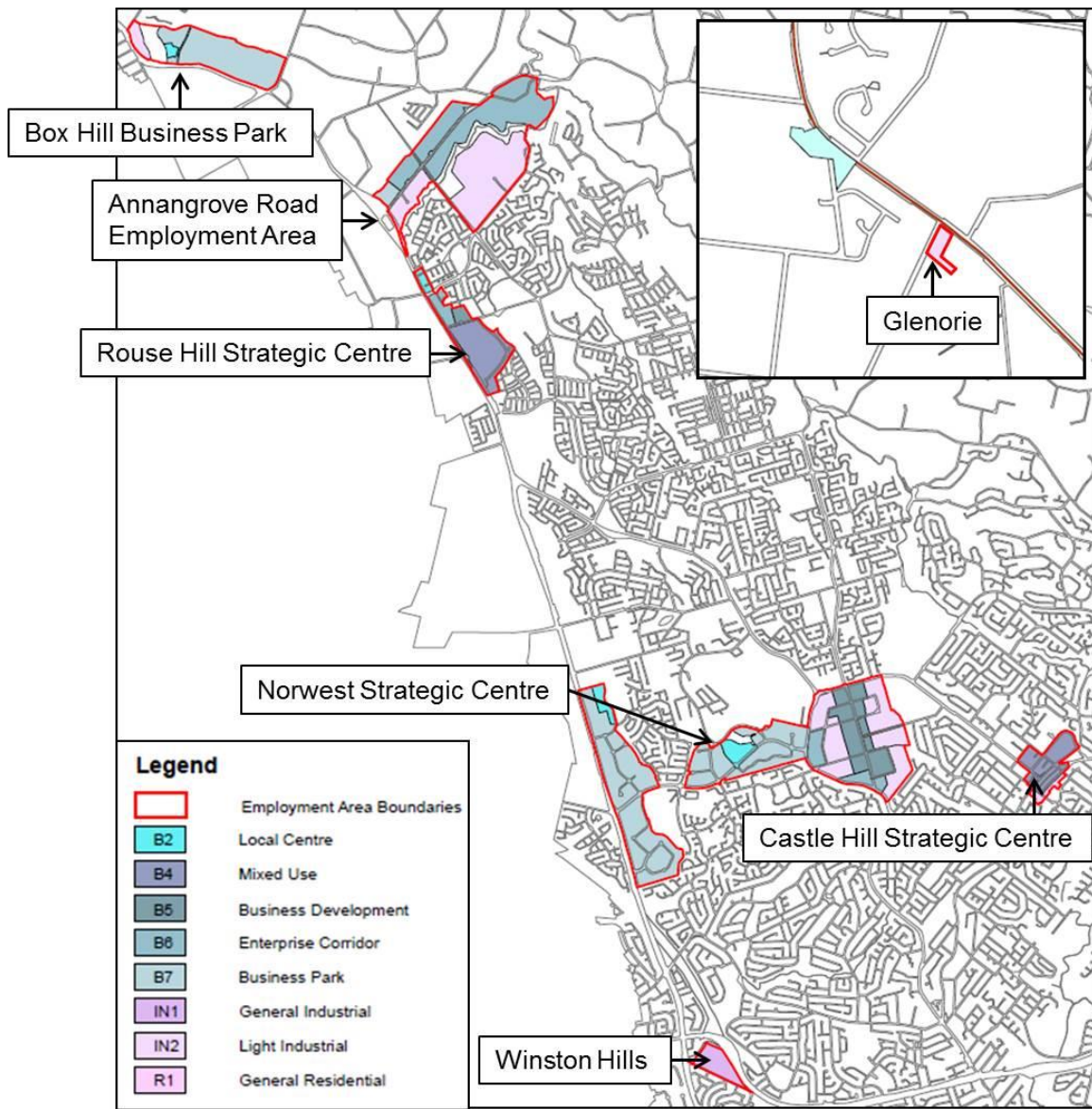


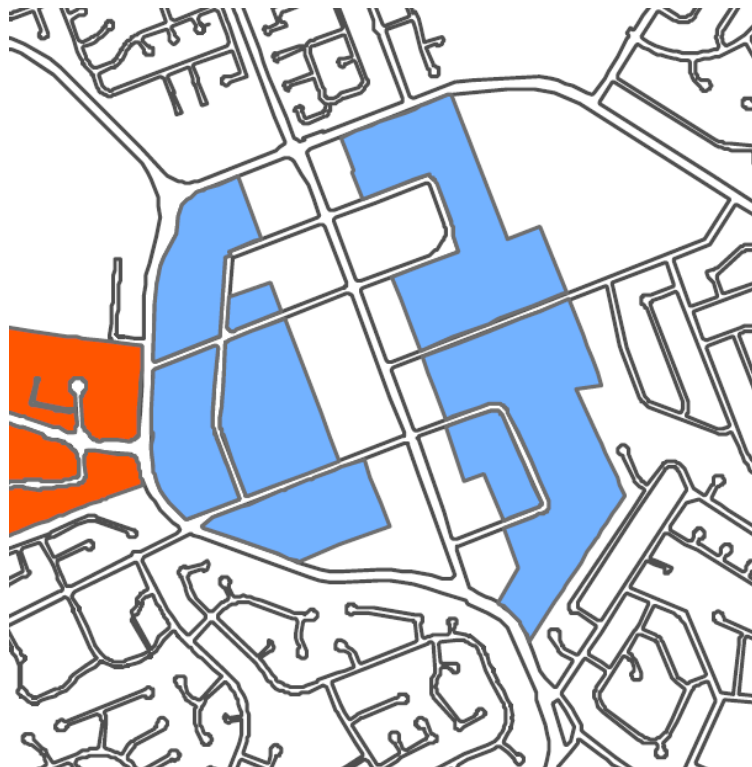
Figure 1: Key Employment Areas

Existing industrial and employment zoned land in The Hills Shire		
Precinct	Zone	Area (hectares)
Box Hill Business Park	IN2 Light Industrial	83.3
	B2 Local Centre	
	B7 Business Park	
Annangrove Road Employment Area	IN2 Light Industrial	212.3
	B6 Enterprise Corridor	
	B7 Business Park	
Rouse Hill Strategic Centre	B4 Mixed Use	57.8
	B5 Business Development	
	B6 Enterprise Corridor	
	B2 Local Centre	
Norwest Strategic Centre	IN2 Light Industrial	337.0
	B2 Local Centre	
	B5 Business Development	
	B6 Enterprise Corridor	
	B7 Business Park	
Castle Hill Strategic Centre	B4 Mixed Use	33.9
	R1 General Residential	
Winston Hills Industrial Area	IN1 General Industrial	15.6
Glenorie Industrial Area	IN2 Light Industrial	1.0

2. Industrial Activities

Industrial activities are predominately located within the Annangrove Road Employment Area, Winston Hills Industrial Area, Castle Hill Strategic Centre and Norwest Strategic Centre. There are further opportunities for jobs on zoned land in Glenorie, which is zoned IN2 Light Industrial. As this land is currently vacant, no jobs or gross value added (GVA) has been attributed to this site.

It is important to note that there are discrepancies between the precinct boundaries used in the Greater Sydney Commission's Industrial Database and Council's strategies. Job numbers attributed to Winston Hills Industrial Area within the Greater Sydney Commission's Industrial Database are located in the Winston Hills Town Centre. Adjustments to job numbers have been made and jobs have been split between the industrial area and town centre for tables 1, 2, 7-10. With regard to Box Hill and Annangrove Precincts, only land zoned IN2 Light Industrial and B6 Enterprise Corridor have been included. Further, the Castle Hill precinct also only includes IN2 and B6 zoned land, however the zoning predates the Showground Station Precinct rezoning.



Source: Employment Lands Development Monitor

Figure 2: Castle Hill Industrial Area.

Job distribution by sector

Table 1: Jobs in Hills LGA industrial and urban services land (2016)

Source: GSC 2016 industrial database

	Annangrove	Winston Hills	Castle Hill	Box Hill	Glenorie	Total
Knowledge intensive	139	54	1,040	5	0	1,238
Health and Education	97	96	671	12	0	876
Pop serving	404	0	3,480	19	0	3,903
Industrial	147	415	1,685	11	0	2,258
Rural	0	0	0	0	0	0
Other*	54	47.5	619	3	0	724
Total	841	613	7,495	50	0	8,999

*Other jobs include those that were unspecified or inadequately described.

Gross Value Added by Sector

Table 2: Jobs in Hills LGA GVA by industrial precinct

Source: GSC 2016 industrial database

	Annangrove	Winston Hills	Castle Hill	Box Hill	Glenorie	Total
	\$m					
Knowledge intensive	\$34	\$3	\$149	\$1	\$0	\$187
Health and Education	\$7	\$8	\$48	\$1	\$0	\$64
Pop serving	\$86	\$0	\$340	\$6	\$0	\$432
Industrial	\$52	\$72	\$324	\$1	\$0	\$449
Rural	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$179	\$83	\$861	\$9	\$0	\$1,132

Precinct Typologies

As mentioned previously, there are some discrepancies between the GSC and Council's precinct boundaries. The following table aligns with Council's defined precincts.

Table 3: Industrial Precinct Typologies

Source: GSRP, Council

Annangrove

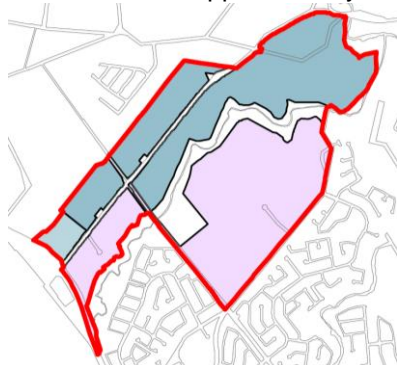
Greater Sydney Region Plan

Mixed light industry: Low impact uses with a combination of industrial and commercial functions. Include new economy uses (e.g. artisan industries such as furniture making, upholstery, niche manufacturing) and creative uses.

Hills Comments

The Annangrove Road Employment Area is zoned B6 Enterprise Corridor and IN2 Light Industrial. Previously, the industrial area had been established in 1991 and had limited success in attracting new industrial businesses, in part due to a number of constraints such as endangered and critically endangered ecological communities, slope and its outlying location. Notwithstanding these constraints, the precinct is considered to be well situated being within close proximity to the Rouse Hill Strategic Centre, the Sydney Metro Northwest, Box Hill and North Kellyville Precincts.

While uptake for commercial and industrial has been slow, the vision of the precinct is for a vibrant, safe and attractive employment area which facilitates safe, efficient and convenient vehicular and pedestrian movement. Development within the precinct contributes to employment generation in a manner which is sensitive to the site's unique environmental qualities. Once fully developed, the existing controls would allow for approximately 7,062 jobs.



Winston Hills

Greater Sydney Region Plan

Light Manufacturing: Light, generally small scale, manufacturing of goods.

Light Industry: Wide range of business that service other business and populations. Include warehousing, freight and logistics, construction and building supplies, and domestic storage.

Hills Comments

The Winston Hills Industrial Area is zoned IN1 General Industrial and is the only zone of this kind in The Hills and is closely associated with Seven Hills Industrial precinct in Blacktown LGA. It is a general industrial area with a focus on manufacturing, logistics and freight, and providing local support services. The zone allows for light industrial and urban services. It is generally serving the needs of the area, and has limited redevelopment potential for the future.

The long-term vision for the Winston Hills Industrial Area is retention of the zoning to serve the current and future population. Access to an appropriately skilled workforce will be key for its future.



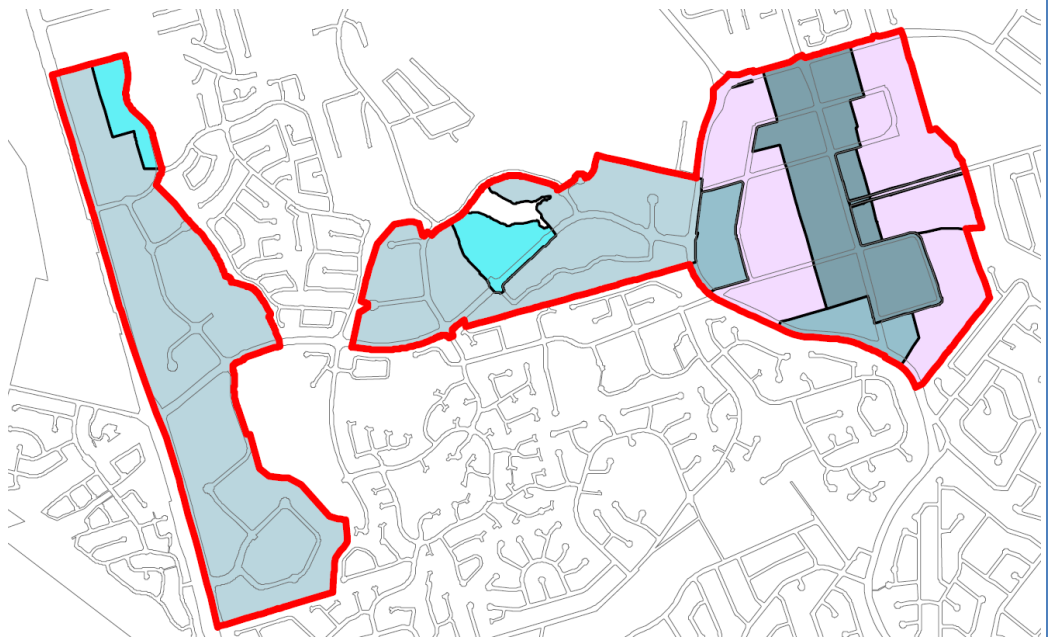
**Castle Hill
(Norwest
Service)**

Greater Sydney Region Plan

Light Industry: Wide range of business that service other business and populations. Include warehousing, freight and logistics, construction and building supplies, and domestic storage.

Hills Comments

Norwest Service encompasses the Showground Station Precinct and currently contains a number of distinct land uses such as industrial, residential, and commercial. It is envisaged that the Showground station area would be a mixed use centre with strong public transport links to the city and other centres. It will evolve as a vibrant and active location for employment and housing, with the Showground and nearby Fred Caterson Reserve creating a cultural and recreational hub.



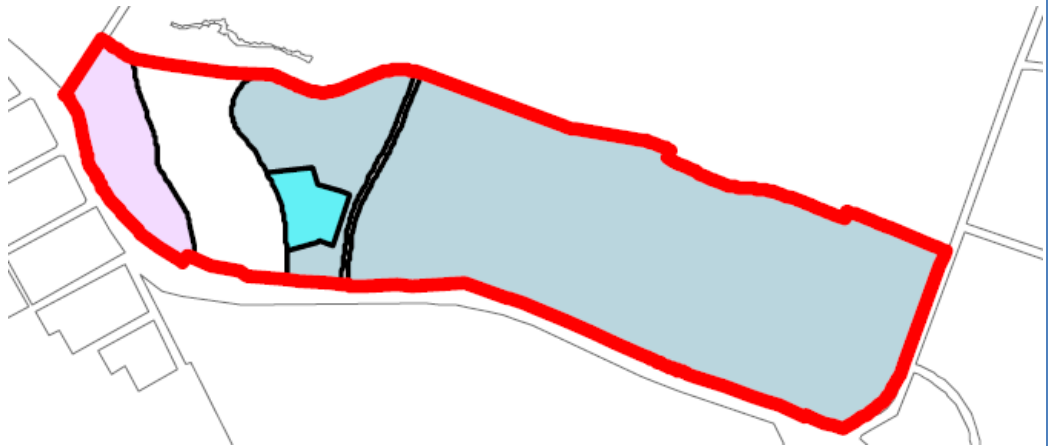
**Box Hill
(Business
Park)**

Greater Sydney Region Plan

Mixed light industry: Low impact uses with a combination of industrial and commercial functions. Include new economy uses (e.g. artisan industries such as furniture making, upholstery, niche manufacturing) and creative uses.

Hills Comments

The industrial precinct will play a supporting role to the Box Hill Business Park and surrounding growth areas. As the land is undeveloped it is too early to predict how the precinct will develop. Box Hill Business Park is a B7 Business Park zone that was greenfield land rezoned by State Government in April 2013 and will be home to 17,789 jobs of the future. The Box Hill Business Park has the potential to create many of the jobs of the future needed to serve the residents moving into the area, establishing homes, sending their children to local schools and looking to work close to home.



Glenorie*Greater Sydney Region Plan*

Mixed light industry: Low impact uses with a combination of industrial and commercial functions. Include new economy uses (e.g. artisan industries such as furniture making, upholstery, niche manufacturing) and creative uses.

Hills Comments

Light industrial uses such as servicing and repair of motor vehicles, trucks and farm machinery to complement the Glenorie Village located 600 metres to the north-west of the site and provide a small scale opportunity for employment and suitable light industrial uses to service the needs of the local community. Once fully developed, the existing controls would allow for approximately 107 jobs.



Precinct Capacity

Table 4: Hills LGA industrial precinct capacity (ha) in 2017
Source: GSC 2016 industrial database

Industrial Precinct	Total	Developed	Serviced but undeveloped	Unserviced and undeveloped
Annangrove	144.9	35.8	8.7	100.4
Winston Hills	14.7	14.7	0	0
Castle Hill	82.2	81	0	1.2
Box Hill	42	1.8	0	40.2
Glenorie	1	0	0	1
Total	284.8	133.3	8.7	142.8

3. Employment Activities

Strategic Centres in The Hills (Castle Hill, Norwest and Rouse Hill) play an important function in delivering a high number of jobs to Hills residents and residents of surrounding Local Government Areas. Our Town Centres also play an important social and economic function in the community, including Baulkham Hills, Wrights Road, Round Corner and Winston Hills. North Kellyville opened in 2017 and therefore is not counted in the following tables. Two Town Centres are planned for Box Hill and Box Hill North Release Areas, as well as a new Business Park in Box Hill, which will contribute a significant number of jobs to the locality, however as they are not yet constructed they are not included in the following tables.

For the purposes of the following tables, only Strategic Centres and existing Town Centres will be included, all other centres will be included as 'dispersed'. Dispersed jobs will also include a significant number of education jobs as schools are generally located outside of centres.

The Norwest Strategic Centre includes the industrial area of Castle Hill and subsequently results in an over count of jobs. However, as this area plays a key role within the Strategic Centre it is considered appropriate to count here. The area has been removed from industrial totals in tables 9 and 10.

Locations for Jobs

Table 5: 2011 jobs in Hills LGA strategic centres				
Source: Transport Performance and Analytics (TPA)				
	Castle Hill	Norwest	Rouse Hill	Total
Knowledge Intensive	584	5,373	222	6,179
Health and Education	266	2,550	147	2,962
Population Serving	2,684	9,577	1,300	13,561
Industrial	122	6,718	31	6,871
Other	59	731	30	820
Total	3,715	24,948	1,729	30,392

Table 6: 2016 jobs in Hills LGA strategic centres
Source: Economy ID

	Castle Hill	Norwest	Rouse Hill	Total
Knowledge Intensive	1,072	6,667	261	8,000
Health and Education	899	4,537	382	5,818
Population Serving	3,488	11,319	1,936	16,743
Industrial	123	5,168	57	5,348
Other	156	1,638	81	1,875
Total	5,738	29,329	2,717	37,784

The Winston Hills Town Centre overlaps with the adjoining Industrial Area. For the purposes of Tables 7 and 9, the industrial jobs have not been counted. Please note there is potential for over count.

Table 7: 2011 Jobs in Hills LGA local centres
Source: TPA

	Baulkham Hills	Kellyville (Wrights Road)	Round Corner	Winston Hills	Total
Knowledge Intensive	397	72	206	70	745
Health and Education	178	44	280	93	595
Population Serving	734	362	531	504	2,131
Industrial	41	26	92	0	159
Dispersed**	-	-	-	-	19,550
Other	20	15	14	18	67
Total	1,370	519	1,123	685	23,247

**Dispersed jobs include all lower order centres as well as schools, home businesses etc. It is important to note that a significant amount of Education jobs will be in the 'dispersed' category.

Table 8: 2016 Jobs in Hills LGA local centres
Source: Economy ID

	Baulkham Hills	Kellyville (Wrights Road)	Round Corner	Winston Hills	Total
Knowledge Intensive	407	86	228	177	898
Health and Education	180	90	96	214	580
Population Serving	710	594	650	895	2,849
Industrial	34	42	70	0	146
Dispersed**	-	-	-	-	17,339
Other	36	28	42	95	201
Total	1,367	840	1,086	1381	22,013

For the purposes of Tables 9 and 10, the Castle Hill Industrial Area jobs are included within the Strategic Centres rather than Industrial and Urban Services Land as it makes up part of the Norwest Strategic Centre.

Table 9: 2011 Hills LGA Total Employment
Source: Tables 5 and 7 and GSC Industrial Database

	Strategic Centres		Local Centres		Industrial and urban services land		Total	
	No.	%	No.	%	No.	%	No.	%
Knowledge Intensive	6,179	20.33%	743	19.76%	149	14.99%	7,071	12.58%
Health and Education	2,962	9.75%	558	14.84%	185	18.61%	3,705	6.59%
Pop Serving	13,561	44.62%	2,246	59.74%	254	25.55%	16,061	28.56%
Industrial	6,871	22.61%	159	4.23%	386	38.83%	7,416	13.19%
Dispersed	-	-	-	-	-	-	21,083	37.50%
Rural	-	-	-	-	-	-	0	0.00%
Other	820	2.70%	54	1.42%	20	2.01%	893	1.59%
Total	30,392	100%	3,760	100.00%	994	100.00%	56,229	100.00%

Table 10: 2016 Hills LGA Total Employment

Source: Tables 1, 6 and 8 and GSC 2016 industrial database

	Strategic Centres		Local Centres		Industrial and urban services land		Total	
	No.	%	No.	%	No.	%	No.	%
Knowledge Intensive	8,000	21.17%	844	18.85%	198	13.17%	9,042	14.16%
Health and Education	5,818	15.40%	484	10.81%	205	13.63%	6,507	10.19%
Pop Serving	16,743	44.31%	2,849	63.64%	423	28.13%	20,015	31.34%
Industrial	5,348	14.15%	146	3.26%	573	38.11%	6,067	9.50%
Dispersed	-	-	-	-	-	-	20,095	31.47%
Rural	-	-	-	-	-	-	-	-
Other	1,875	4.96%	154	3.44%	105	-	2,134	3.34%
Total	37,784	100.00%	4,477	100.00%	1,504	100.00%	63,859	100.00%

Table 11: Hills LGA change in total employment 2011-2016

Source: Table 9 and 10

	Strategic Centres	Local Centres	Industrial and Urban Services Land	Total
Knowledge Intensive	1,821	101	49	1,971
Health and Education	2,856	-74	20	2,802
Population Serving	3,182	603	169	3,954
Industrial	-1,523	-13	187	-1,349
Dispersed	-	-	-	-989
Rural	-	-	-	0
Other	1,055	101	85	1,240
Total	6,337	718	510	7,630

Additional Employment Information

Table 12: Number of Businesses in 2017 by Type
Source: Economy ID

Knowledge Intensive	9,244
Health and Education	1,851
Population Serving	6,056
Industrial	2,769
Industry not specified	222
Total	20,142

Table 13: Size of Businesses in The Hills
Source: 2018 Hills Shire Business Performance Sentiment Index

Type of Business	Number of Businesses	Percentage
Sole Traders	11,513	57%
Micro (1-4 employees)	6,487	32%
Small (5-9 employees)	1,792	9%
Medium +	415	2%
Total	20,144	100%

4. Development Activity

At present, there are 11 active planning proposals with a commercial component (predominately located in station precincts), which would create capacity for an additional 36,842 jobs.

Table 14: Active Planning Proposals with Commercial Component

APP. #	LOCATION & DESCRIPTION	STATUS	ADDITIONAL DWELLINGS	ADDITIONAL JOBS
Station precincts				
5/2015/PLP	The Greens - 40 Solent Crct, Norwest in Norwest Station Precinct. Amend heights, FSR and additional permitted uses to facilitate a mixed use development comprising nine (9) towers (up to 26 storeys).	Exhibition complete	860	190
19/2015/PLP	Circa Precinct Commercial – Norbrik Dr, Elizabeth Macarthur Dr, Circa Blvd at Bella Vista proposal to increase building height and floor space ratio.	Outstanding issues regarding traffic and heritage.	446 (Seniors housing)	25,000
12/2016/PLP	Cecil Ave & Roger Ave Castle Hill Residential Flat Buildings and commercial uses rezone from residential to Zone B4 Mixed Use; increase building height to 16m, 9m & 47m; increase floor space ratio from part 1:1 to 3:1	Exhibition complete Council resolved to proceed to finalisation with outstanding RMS objection regarding traffic modelling.	440	210
13/2016/PLP	QIC Castle Towers Increase building height from 12m to 42m & floor space ratio from 1:1 to 2.5:1	Under evaluation.	490	1,600

Table 14: Active Planning Proposals with Commercial Component

APP. #	LOCATION & DESCRIPTION	STATUS	ADDITIONAL DWELLINGS	ADDITIONAL JOBS
11/2018/PLP	8 Solent Cct Baulkham Hills – Increase floor space ratio and height of building to facilitate 10 storey commercial development.	DP&E Issued Gateway Determination. VPA under legal review.	0	760
18/2018/PLP	2-4 Burbank PI Baulkham Hills – Increase floor space ratio from 1.4:1 to 2.5:1; and building height from RL 116m to 163m to increase commercial floor space.	Briefed to Council on 7/8/2018. Awaiting additional information from applicant.	0	600
1/2019/PLP	21-23 Lexington Dr, Bella Vista – Amend floor space from 2:1 to 3.45:1 & building height from 116m to 133.45m to increase commercial floor space	Briefed to Council on 4/9/2018. Awaiting additional information from applicant.	0	1,130
6/2019/PLP	Norwest Station Site - Alteration to FSR from 1:1 to 4.5:1; HOB from RL 116 to RL 205; LSZ from 8,000sqm to 3,000sqm; Schedule 1 Additional Permitted Uses	Scheduled to be reported to Council 11 June 2019	0	1,740
9/2019/PLP	34-46 Brookhollow Ave, Norwest - Rezone from B7 Business Park to B4 Mixed Use, alter HOB from RL 116m to RL 223m; alter FSR from 1:1 to 5.8:1 for a high density mixed use development suitable for its proximity to Norwest Rail Station.	Scheduled to be reported to Council 25 July 2019	530	2,100

Table 14: Active Planning Proposals with Commercial Component

APP. #	LOCATION & DESCRIPTION	STATUS	ADDITIONAL DWELLINGS	ADDITIONAL JOBS
11/2019/PLP	1 Columbia Court Norwest - Mixed use development including residential, retail, entertainment, employment & recreation. Rezone from B7 Business Park to B4 Mixed Use, FSR from 1:1 to 4.5:1 HOB from RL116m to RL 207m.	Scheduled for Local Planning Panel 19 June 2019	311	2,655
Outside Station Precincts				
8/2018/PLP	328-334 Annangrove Road, Rouse Hill – Amend Schedule 1 to include specialised retail premises as an Additional Permitted Use.	Awaiting legal drafting	0	857

In the past five years, 10 planning proposal with a commercial component have been finalised. These planning proposals have created capacity for an additional 1,932 jobs.

Table 15: Finalised Planning Proposals with Commercial Component

APP. #	LOCATION & DESCRIPTION	STATUS	ADDITIONAL DWELLINGS	ADDITIONAL JOBS
Station Precincts				
8/2015/PLP	2-4 Burbank Place – To increase the Floor Space Ratio for additions & alterations to a commercial building.	Notified 02/10/15	0	42
2/2016/PLP	Lot 5 DP 30916 Commercial Rd, Rouse Hill – Amendment to Zoning from B5 & R3 to B4 - Mixed Use, Lot Size from 450 & 8000 to 1800, Height of Buildings from 10m & 16m to 12m, 23m & 40m, Floor Space Ratio from 1:1 to 2.3:1 & CL Map 2 to include a local provision.	Notified 24/11/17	332	56
9/2018/PLP	40 Solent Cct, Baulkham Hills – Include café/restaurants and retail/business premises as Additional Permitted Uses.	Notified 09/11/18	0	10
Outside Station Precincts				
1/2013/PLP	488-494 Old Northern Road, Dural – Rezoning from RU6 Transition to part B2 Local Centre & part R3 Medium Density Residential & that a floor space ratio standard of 0.75:1 be implemented over the land zoned B2.	Notified 11/07/14	67	326
7/2013/PLP	2A & 2B Hector Ct Kellyville – To rezone from Zone R4 High Density Residential to Zone B1 Neighbourhood Centre.	Notified 07/03/14	0	109

Table 15: Finalised Planning Proposals with Commercial Component

APP. #	LOCATION & DESCRIPTION	STATUS	ADDITIONAL DWELLINGS	ADDITIONAL JOBS
11/2013/PLP	Edwards Road Precinct – Rezone from IN2 Light Industrial to B6 Enterprise Corridor, apply minimum Lot Sizes of 2,500sqm, 4,000sqm and 8,000sqm and update the Land Reservation Acquisition Map for road widening.	Notified 04/07/14	0	1097
4/2014/PLP	Baulkham Hills Landscape Supplies relocation – Windsor Road Beaumont Hills - Rezoning from R1 General Residential & R3 Medium Density to B6 Enterprise Corridor.	Notified 10/10/14	0	37
2/2015/PLP	912-914 Old Northern Rd, Glenorie – Proposed rezoning from RU6 to IN2 & associated amendments to HOB, LSZ & FSR.	Notified 17/07/15	0	107
1/2016/PLP	488-494 Old Northern Rd Dural – Alteration to Height of Building from 10m to 18m & Floor Space Ratio from 0.75:1 to 1.22:1	Notified 23/03/18	67	118
17/2016/PLP	522 Windsor Rd, Baulkham Hills – Rezoning from R2 Low Density Residential to R4 High Density Residential for Seniors Housing Development	Notified 19/01/18	190	30

Table 16: Development Application with commercial component				
Source: Council Records				
APP. #	LOCATION & DESCRIPTION	STATUS	FLOOR SPACE	VALUE OF DEVELOPMENT
1278/2012/JP	346-350 Windsor Road Baulkham Hills – Mixed use development including residential units and retail space	Approved 07-Aug-2014	5110sqm	\$80,572,662
1/2014/JP	21-23 Victoria Avenue, Castle Hill - Masters Home Improvement Centre, building materials, nursery, landscaping, ancillary home improvement products including white goods	Approved 22-Jul-2014	13,600sqm	\$27,420
1042/2018/JP	11 Irvine Place, BELLA VISTA NSW - Additions to an Existing Processing Centre	Approved 27-Mar-2018	3,378sqm	\$24,280,876
1146/2016/JP	105 Bella Vista Drive, Bella Vista - Demolition of existing structures, earthworks and construction of a mixed use development.	Approved 17-Nov-2016	902sqm	\$23,519,100
1278/2012/JP	2 Seven Hills Road, Baulkham Hills - Residential & Retail	Approved 14-Nov-2017	4,263sqm	\$88,629,928
1287/2013/JP	6-14 Castle Street, Castle Hill - Additions & alterations to existing Castle Towers Shopping Centre	Approved 30-Sep-2014	8,000smq	\$1,129,680
1238/2014/JP	A mixed use development including demolition of existing dwelling and construction of a medical centre, residential flat building containing fifty nine (59) apartments, one (1) dual occupancy and four (4) integrated dwellings and construction of a road.	Approved 31-Aug-2018	1,868sqm	\$22,148,047
1336/2012/JP	8-10 Barry Road, NORTH KELLYVILLE - Mixed use development comprising retail, commercial and residential units	Approved 10-Oct-2014	10,375sqm	\$129,360,000

Table 16: Development Application with commercial component				
Source: Council Records				
APP. #	LOCATION & DESCRIPTION	STATUS	FLOOR SPACE	VALUE OF DEVELOPMENT
1389/2014/JP	172 Showground Road, Castle Hill - Storage and display buildings & additions to existing Powerhouse Museum	Approved 02-Sep-2014	530sqm	\$22,352,340
1395/2016/JP	11-13 Solent Circuit, NORWEST - The Development Application is for the Demolition of Existing Structures and the Construction of Two Mixed Use Buildings.	Approved 8-May-2018	6,056sqm	\$105,800,000
1481/2011/JP	2A Victoria Avenue, Castle Hill - Part demolition & construction of staged motor showroom to existing development	Approved 19-Jun-2014	8,738sqm	\$15,000,000
1560/2015/JP	38 Solent Circuit, Norwest - Residential Flat building with retail	Approved 26-Nov-2015	400sqm	\$29,944,802
187/2012/JP	4-6 Commercial Road, Rouse Hill - Home Improvement Centre - Masters	Approved 18-Feb-2015	13,660sqm	\$18,270,000
318/2010/JP	18-20 Mile End Road, Rouse Hill - Staged Warehouse and Commercial Development	Approved 26-Jul-2018	26,226sqm	\$26,350,000
337/2017/JP	17 Nelson Road, BOX HILL - Demolition of existing structures and construction of a mixed use development including shop top housing and child care centre	Approved 15-Jan-2018	5,471sqm	\$60,667,333
383/2014/JP	97 Caddies Boulevard, ROUSE HILL - Two residential flat buildings containing 80 apartments	Approved 30-Apr-2014	13,392sqm	\$21,377,400

Table 16: Development Application with commercial component

Source: Council Records

APP. #	LOCATION & DESCRIPTION	STATUS	FLOOR SPACE	VALUE OF DEVELOPMENT
576/2016/JP	Lot 12 DP 1169214 York Road, KELLYVILLE - Amended plans lodged with the Land and Environment Court in relation to proceedings by the applicant against the refusal of the application. The proposal has been reduced to 302 units. Details of the specific changes are detailed in the applicant's package of amended information.	Court Approved 23-Dec-2016	Not available	\$119,451,237
579/2014/JP	85 Balmoral Road, KELLYVILLE - Residential Flat Building Complex consisting of seven (7) buildings, four (4) and five (5) storey, containing one hundred and ninety eight (198) dwellings with four hundred and eighty three (483) car parking spaces within the basement.	Approved 21-Dec-2014	5,390sqm	\$49,976,832
543/2012/JP	17-19 Solent Circuit, Norwest - Alterations & additions to Norwest Day Surgery	Approved 17-Feb-2015	12,845sqm	\$26,033,553
636/2014/JP	299-309 Old Northern Road, CASTLE HILL - Demolition of existing buildings, erection of two mixed use buildings being 20 storeys (Block A) and 21 storeys (Block B) containing 378 apartments (95 x 1 bedroom, 275 x 2 bedroom and 8 x 3 bedroom units), 1,612m ² of retail at ground level, new through site link between Old Northern Road and Terminus Street and five (5) levels of basement car parking for 550 vehicles.	Approved 5-Feb-2015	1,612sqm	\$91,384,884

Table 16: Development Application with commercial component

Source: Council Records

APP. #	LOCATION & DESCRIPTION	STATUS	FLOOR SPACE	VALUE OF DEVELOPMENT
586/2014/JP	1-28/40 Civic Way, ROUSE HILL - Construction of residential flat building comprising of 28 units under the provisions of the SEPP (Affordable Rental Housing) 2009	Approved 15-May-2014	2,120.43sqm	\$6,000,000
658/2013/JP	636 Old Northern Road, Dural - Mixed use development including shop top housing, restaurants, child care centre, medical centre & retail	Approved 18-Dec-2014	6,300sqm	\$30,074,337
680/2013/JP	21 Balmoral Road Kellyville - Construction of a residential flat building complex in three (3) stages comprising a total of 109 units consisting of 20 x 1 bedroom units and 89 x 2 bedroom dual key units and basement parking comprising 280 residential spaces and 56 visitor parking spaces.	Approved 30-Oct-2013	18,603sqm	\$25,439,657
66/2019/JP	3 McCausland Pl, KELLYVILLE - Alterations and additions to an existing health services facility	Approved 20-Dec-2018	1,220sqm	\$6,910,874
694/2017/JP	7-9 Terry Road, Box Hill - Seven Storey Residential Flat Building Containing 104 Residential Units, Basement Parking for 129 Vehicles and Construction of a Road	Approved 06-Sep-2017	8,924.9sqm	\$27,580,631
709/2013/JP	90-92 Wrights Road Kellyville - Alterations and Additions to an existing shopping centre including additional retail space, liquor shop, and mechanical repairs tenancy, associated signage, landscaping and car parking.	Approved 28-Aug-2013	12,863Sqm	\$34,700,864

Table 16: Development Application with commercial component

Source: Council Records

APP. #	LOCATION & DESCRIPTION	STATUS	FLOOR SPACE	VALUE OF DEVELOPMENT
799/2015/JP	133-149 Samantha Riley Drive, KELLYVILLE NSW 2155, 14-18 Hezlett Road, KELLYVILLE NSW 2155 - Subdivision (38 Lots) and a Mixed Use Development including Shop Top Housing, Supermarket, Liquor Store, Retail space, parking and landscaping. The application includes 209 residential units and associated parking.	Approved 14-Feb-2017	1,580sqm	\$70,607,453
824/2013/JP	COMMON PROPERTY, 1-2 Lucinda Avenue, NORWEST - Residential Development including seven Residential Flat Buildings (174 apartments), at-grade and basement car parking, landscaping and communal facilities.	Approved 16-Oct-2014	5,528.57sq m	\$66,500,000
864/2015/JP	Castle Towers - 6-14 Castle St, CASTLE Hill - Expansion of Castle Towers Shopping Centre	Approved 26-Mar-2018	238,575sq m	\$911,530,239
870/2012/JP	40-52 Barina Downs Road, NORWEST - Residential Flat Building and Multi Dwelling Housing Development	Approved 15-Nov-2012	19,293sqm	\$24,110,080
945/2016/JP	29-31 Terry Road, Box Hill - Mixed use development with retail	Approved 06-Feb-2019	20,781sqm	\$216,461,090

Table 16: Development Application with commercial component

Source: Council Records

APP. #	LOCATION & DESCRIPTION	STATUS	FLOOR SPACE	VALUE OF DEVELOPMENT
998/2015/JP	Caddies Creek Sports Complex Reserve No. 413, 93 Millcroft Way - Construction of a baseball field, a multi-purpose football field, 2 multi-purpose football fields, co-located with a cricket field, 2 amenities buildings, 2 car parks and associated access roads and a shared path network which when finished will include 3 pedestrian bridge crossings. Vehicular access is provided via Millcroft Way.	Approved 28-Aug-2015	49,610sqm	\$12,000,000.00

5. Commentary

Economic Context Overview

Key locations of jobs

Key locations of jobs are in the Strategic Centres, Annangrove Road Employment Area and Box Hill Business Park. Job growth in the Strategic Centres will be spurred by the opening of the Sydney Metro Northwest. Annangrove Road Employment and Box Hill Business Park are still in early stages of development. Job growth in these localities would benefit from infrastructure investment including a transit link between Box Hill and Rouse Hill and proximity to the future Outer Sydney Orbital.

Recent trends in job growth

Since the 2011 census there has been an increase of approximately 7,000 jobs in The Hills. Overall, the largest increase in jobs was seen within the Strategic Centres in the Population Serving Industry Group.

Large employers in the various sectors

The top 5 employers in The Hills are from the Retail Trade, Professional, Scientific and Technical Services and the Health Care and Social Assistance industries.

The economic objectives for the LGA

The value of The Hills local economy is steadily growing; however there remains a significant divide between the economic output of our residents (Residents GRP) and the net value of our local industry.

This is reflective of the current containment rate for The Hills where nearly 70% of local residents seek work outside the Shire. Shrinking the gap between our resident's economic output and the net value of our local economy will require a shift in our containment rate, particularly for high skilled, high value jobs.

Council initiatives to support local job retention and growth

Council's economic development team run a Business Education Series partnering with Industry and Government to discuss a wide range of key business topics including how to identify ways of improving your digital capacity and become more competitive in today's digital marketplace as well as the legal requirements of running a business, such as tax basics, good record-keeping and employer essentials. The Economic Development Team also facilitate business networking groups.

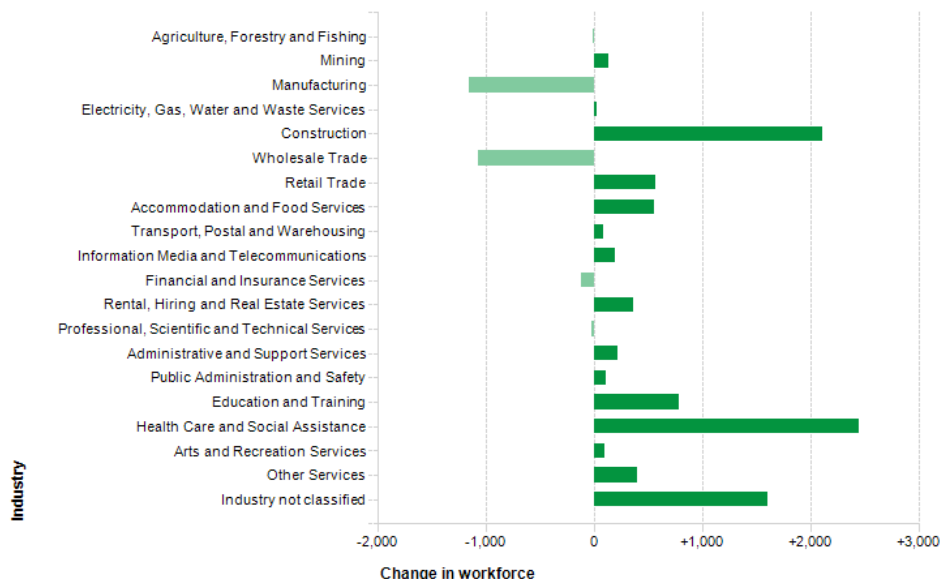
Any economic matters identified in recent Community Strategic Plans

The Hills Future Community Strategic Plan focuses on 'Building a Vibrant Community and Prosperous Economy'. During consultation for the Community Strategic Plan, Hills residents said that they value having jobs and employment close to home. Many have also said that 'more education and employment opportunities close to home' are needed in the area and we can do more to 'encourage flexible and innovative ideas'.

Challenges and Opportunities

What sectors have changed significantly in the last 5 years

The most significant changes over the past five (5) years have been an increase in the Health Care and Assistance and Construction industry sectors and a decrease in the Manufacturing and Wholesale Trade industry sectors.



Source: Australian Bureau of Statistics, Census of Population and Housing, 2011 and 2016
Compiled and presented in economy.id by .id, the population experts.



Figure 3: Change in employment by industry sector in The Hills from 2011 to 2016

Whether or not this expected to continue

These trends are expected to continue, however job growth is also expected within the Annangrove Road Employment Area and Box Hill Business Park, which will likely grow jobs within the Knowledge Intensive and Industrial Industry Groups.

Capacity for and impediments to growth

There is capacity for an additional 59,000 jobs under existing controls. The main impediment to the delivery of these additional jobs is driven by the market demand. The Hills will be preparing a Business Growth Strategy which will assist in attracting new investment and jobs suited to the skills and qualifications of Hills Residents. The Hills will also be preparing a Public Domain Strategy to enhance the amenity of our strategic centres.

