

Residential Direction

PLANNING, PROTECTION AND MANAGEMENT OF THE SHIRE'S RESIDENTIAL DEVELOPMENT

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RESIDENTIAL DIRECTION

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Hunterford Estate, Oatlands

The Residential Direction was adopted by Council on 10 June 2008 Minute No. 414.

This document represents the collaboration of information from a number of sources, including Government Plans and Policies, and plans and policies of Baulkham Hills Shire Council.

ACKNOWLEDGEMENT

A priority of the NSW Government is to deliver a more effective planning system, making it more strategic, efficient and transparent while enhancing community involvement. Planning Reform Funds provided by the Department of Planning have assisted Council to complete this key strategic planning project.

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Executive Summary

RESIDENTIAL DIRECTION

The Residential Direction provides a statement of direction for the Shire. It reflects Council's desired approach to guide the planning, protection and management of the Shire's residential development.

The Direction has identified opportunities and mechanisms (both regulatory and non-regulatory) to improve the means by which residential development is planned and managed. It contains four Key Directions, supported by objectives, strategies and actions. It also identifies responsibility for each action identified.



Medium density housing

KEY DIRECTIONS AND OBJECTIVES

R1 Accommodate population growth

- Ensure that planning controls effectively provide for balanced growth in the Shire's population.
- Provide for well located housing close to services supported by appropriate infrastructure.
- Facilitate the timely delivery of planned residential development.

R2 Respond to changing housing needs

- Provide for a diversity of housing choice that is appropriate to residents needs.
- Promote a range of housing that is affordable to households of varying financial capacity.

R3 Provide a sustainable living environment

- Contribute to the development of communities that offer a sense of place and community connection.
- Improve the environmental sustainability of residential development.
- Manage potential conflicts between more intense land uses and residential amenity.
- Ensure the protection of the Shire's cultural heritage as residential growth happens.

R4 Facilitate quality housing outcomes

- Protect and enhance residential character and streetscape in lower density residential development.
- Monitor and improve the design quality of higher density residential development.

Introduction

RESIDENTIAL DIRECTION

This Residential Direction aims to give Council, the community and developers a clear strategy for the future planning and management of residential development and growth to 2031.

The Hills 2026 Community Strategic Direction looks towards a future of resilient local leadership, vibrant communities, balanced urban growth, a protected natural environment and a modern local economy. The Residential Direction will be one of a number of Council strategies to assist with achieving this vision.

The existing Residential Development Strategy, completed in 1997, identified several areas as suitable for medium and high density development. This strategy has been implemented over the past 10 years and, together with the development of the Rouse Hill Release Area, has provided for significant residential growth.

This Direction reviews progress in achieving additional dwellings and demonstrates the capacity to accommodate State Government dwelling targets into the future. It also addresses key housing issues such as special needs housing, affordability, sustainability, design quality and impacts on heritage, streetscape and residential character.



High density housing

Challenges

RESIDENTIAL DIRECTION

The characteristics of the Shire and housing market conditions present many challenges for the planning and management of residential development.

KEY CHALLENGES

- Encouraging timely delivery of residential development when faced with factors such as:
 - Perceived or real lack of viability for some forms of development.
 - Fragmented ownership in release areas.
 - Competing priorities for commercial or retail development close to centres.
- Accommodating an ageing population in well located areas, supported by services and facilities when existing legislation allows such development on the urban fringe.
- Ensuring the garden image of the Shire is maintained whilst addressing housing mix and affordability objectives.
- Fostering and maintaining a sense of safety, community and streetscape character as the population grows.
- Balancing urban development pressures with ecological and environmental objectives.

Challenges are also created by external factors which can affect Council's ability to achieve significant change in some areas. Some of these factors include:

- (a) Macroeconomic conditions and policies which can impact on housing demand and cost.
- (b) Timing of delivery of state level infrastructure such as the North West Metro.
- (c) The changing nature of environmental and planning legislation at all levels of government.
- (d) Lack of a clear Federal and State integrated policy framework to assist with responding to affordable housing issues.

It is clear that an overriding challenge for Council is to provide 'sustainable living' for the residents of the Shire in terms of economic, environmental and community outcomes. The Residential Direction, together with other Council Directions, seeks to respond to this challenge.



Aims and Objectives

RESIDENTIAL DIRECTION

AIM

To provide an overall strategic context for the planning and management of residential development and growth in the Shire to 2031.

The objectives of the Residential Direction are to:

- a** *Identify and plan for the ongoing protection and management of residential development;*
- b** *Respond to, and implement, State Government legislation, policy and housing targets;*
- c** *Complement and guide other programs and projects of Council regarding the planning and management of residential development;*
- d** *Inform the drafting of Council's Local Environmental Plan and Development Control Plan with regard to residential development; and*
- e** *Plan for a built environment that caters for the community's needs and values and reflects the garden image of the Shire.*

This Direction identifies four key direction areas, and strategies and actions to meet the above aims and objectives.



Low density housing Wandella Avenue, Northmead

Context

RESIDENTIAL DIRECTION

It is important to understand the context within which the Residential Direction operates, as shown in Figure 1.

A summary of relevant State Government programs and major Council projects is provided over the page.

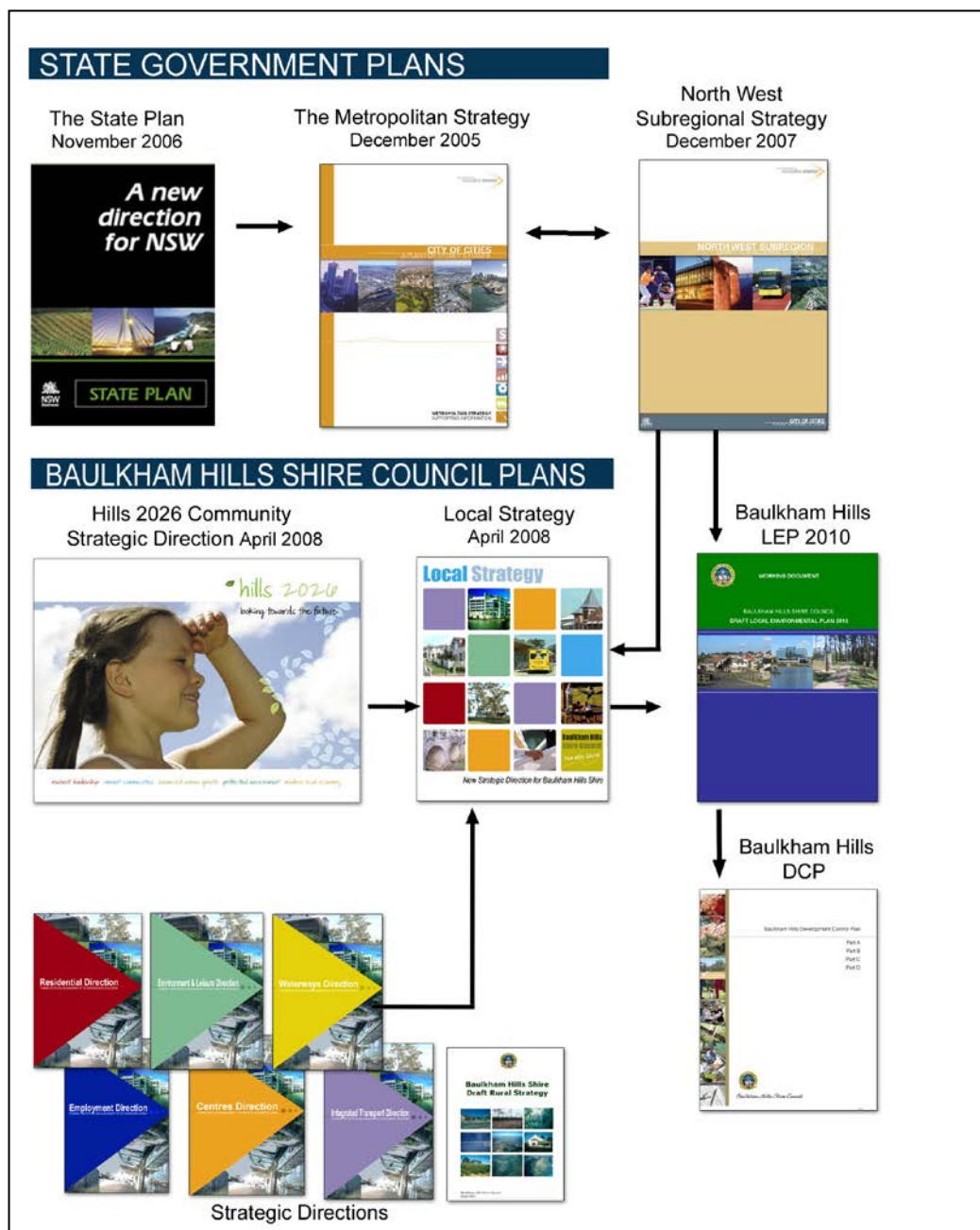


Figure 1: Context of Residential Direction

Context

RESIDENTIAL DIRECTION

THE STATE PLAN

The State Plan was launched by the Premier on 14 November 2006 with the overall purpose being to deliver better results for the NSW community from government services. The State Plan identifies 34 priorities under five broad areas of activity and sets targets, actions and new directions for each priority area.

The State Plan contains two targets relevant to the formulation of Council's Residential Direction. The lead agency for these targets is the Department of Planning.

E5 Jobs closer to home

The target is to increase the percentage of the population living within 30 minutes by public transport of a city or major centre. In Sydney in 2005, 80 per cent of residents could access a city or major centre within 30 minutes by public transport. However, this varies by subregion with the North West subregion having only 59% of the population meeting the stated criteria.

Changes in the measure are likely to be seen as major new public transport infrastructure becomes available and as development occurs in release areas and growth centres.

For the North West subregion, it would be expected that some improvement would be seen in the measure in the short term with the commencement of the North West Transitway. However, residential development in release areas ahead of the construction of North West Metro (2017) may mean that significant improvements in the measure are not seen for some time.

Continuation of Council's current approach of providing redevelopment opportunities close to existing centres, public transport and employment areas and retention of low density housing areas will assist with addressing State Government targets.

E6 Housing affordability

The State Plan provides numeric targets for land and housing provision in the Sydney Metropolitan Region consistent with the objectives of the Metropolitan Strategy.

METROPOLITAN STRATEGY

The Metropolitan Strategy '*Cities of Cities: A Plan for Sydney's Future*' was launched by the Department of Planning in December 2005.

Sydney's population is expected to grow by about 1.1 million people to a total of 5.3 million people, resulting in a need for an additional 640,000 new dwellings by 2031. In order to ensure an adequate supply of land and sites for residential development, the Metropolitan Strategy seeks to provide 30- 40% of new housing in land release areas and 60-70% of new housing in existing urban areas. This is to be achieved by the setting of subregional housing capacity targets.

Part C of the Metropolitan Strategy addresses Housing, with the vision being to ensure the supply of appropriate and well located housing with over three quarters of new housing located in centres and corridors within walking distance of shops, jobs and other services concentrated around public transport nodes.

Local government's role in addressing the Metropolitan Strategy housing objectives and targets:

- Consider sustainability criteria and infrastructure criteria for any additional release areas outside of the identified growth centres.
- Identify possible locations for additional housing.
- Provide for affordable housing and housing for seniors and people with a disability.
- Undertake housing market demand and supply analysis.
- Provide for improvements to the design quality of new developments.



High density residential development in Castle Hill

NORTH WEST SUBREGIONAL STRATEGY

The North West Subregional Strategy provides implementation information for the Metropolitan Strategy. It was placed on public exhibition in December 2007.

The North West subregion consists of the Baulkham Hills, Blacktown, Blue Mountains, Hawkesbury and Penrith local government areas. By 2031 this subregion is to accommodate 130,000 new jobs and 140,000 new dwellings comprising 60,000 dwellings in the North West Growth Centre and 80,000 dwellings in existing urban areas and other release areas.

The target for Baulkham Hills Shire is an additional 36,000 dwellings by 2031. Of this 14,500 are identified for the North West growth centre and 21,500 are identified for existing urban areas and release areas such as Kellyville/Rouse Hill and Balmoral Road (NW C1.3.1 & NW C2.1.2).

Other than ensuring sufficient zoned land to accommodate housing targets and working with the State Government to review targets and facilitate development (NW C1.1.1, C1.4.1, C1.3.2), Councils role in addressing the North West Subregional Strategy actions in relation to housing includes:-

- Investigate opportunities for housing growth in the major centre of Castle Hill (NW C2.1.1).
- Consider proximity to public transport when planning for new dwellings to assist improvement against the target for State Plan Priority E5 'Jobs Closer to Home'. Improvements in this area also rely upon timely delivery of State transport infrastructure and Council's

Integrated Transport and Land Use Direction (NW C2.1.3).

- Undertake local housing market analysis to assist with reviewing zonings and planning controls to ensure a mix of housing. A market analysis forms part of the Residential Direction. An action for the Department of Planning is to provide the METRIX planning tool to assist Councils in this area (NW C2.3.1 & C2.3.2).
- Continue to identify opportunities to renew local centres and facilitate renewal through planning for increased housing densities and improved public amenity. The precinct planning process for Baulkham Hills and Carlingford addresses this action (NW C3.1.1).
- Monitor the development of State Government options and initiatives in relation to improving housing affordability and assess the implications (NW C4.1.1 & NW C4.1.2).
- Ensure consultation with the Department of Housing regarding redevelopment and renewal of Department housing stock prior to the preparation of Local Environmental Plans (NW C4.2.1).
- Review Growth Centres Development Code to reflect best practice in development controls relating to design quality of new development and work with the Department of Planning to implement initiatives aimed at improving design quality (NW C5.1.2).
- Minimise household exposure to unacceptable noise levels (NW E2.5.1).
- Identify and implement measures to manage the interface between employment and residential land uses (NW A1.9.2).
- Identify and protect cultural heritage and manage change appropriately (NW E6.1.2, E6.2.1, E6.2.2, E6.3.1, E6.3.2).

Context

RESIDENTIAL DIRECTION

HILLS 2026 – COMMUNITY STRATEGIC DIRECTION

Hills 2026 Community Strategic Direction: Looking Towards the Future identifies the Shire's direction for the future and demonstrates how Council will align its delivery of services and facilities to support the direction. The preparation of Hills 2026 Community Strategic Direction involved an extensive community visioning and consultation process which indicated that one of the community's biggest priorities is to manage urban growth to ensure that the right local balance is achieved.

Hills 2026 Community Strategic Direction documents Council's commitments in relation to providing balanced urban growth. The Residential Direction will support Council's commitments in Hills 2026, including:-

- Encouraging a connected community;
- Planning for sustainable, adaptable and affordable housing options;
- Planning for employment, services and infrastructure to support housing areas;
- Recognising and enhancing natural and cultural heritage; and
- Enhancing and maintaining attractive streetscapes in keeping with the urban character.



Our Vision

Resilient leadership creating vibrant communities balances urban growth protecting our environment and building a modern local economy

BAULKHAM HILLS SHIRE LOCAL STRATEGY

To build on the Hills 2026 Community Strategic Direction, a Local Strategy has been prepared. The Local Strategy is the principal document for communicating the future planning of the Shire in order to guide future decision making.

The Local Strategy is the key document articulating Council's response to State plans and strategies and implementing key outcomes of the Hills 2026 Community Strategic Direction, within the context of land use planning in the Shire.

There are seven individual strategies relating to the key components of the natural and built environment, including:-

- Employment Lands Direction
- Centres Direction
- Residential Direction
- Integrated Transport Direction
- Environment and Leisure Direction
- Rural Lands Strategy
- Waterways Direction

The Residential Direction, together with other strategy work, will inform the Local Strategy.

It is recognised that some aspects of the Residential Direction will overlap with other Directions, principally the Environment & Leisure Direction, the Employment Lands Direction, the Centres Direction and the Integrated Transport Direction. Elements such as the growth of centres and employment areas, provision of public transport and protection of environmental qualities all impact upon how residential development is planned and managed for the future. The Residential Direction will support, but not replicate, the strategies and actions contained in the other Directions.



Figure 2: Context of Residential Direction

BAULKHAM HILLS LOCAL ENVIRONMENTAL PLAN

Baulkham Hills Council is required to prepare a new LEP in accordance with the State Government's Standard Instrument – Principal Local Environmental Plan by March 2011. The LEP will reflect Council's desired strategic direction for residential development. The Residential Direction will inform the LEP zonings, objectives and clauses and will guide future land use zonings.

The Standard Template prescribes a number of different zones with set objectives, permissible and prohibited uses, standard definitions, and special clauses. The following zones are relevant to the Shire's residential areas:-

- R1 General Residential
- R2 Low Density Residential
- R3 Medium Density Residential
- R4 High Density Residential
- R5 Large Lot Residential
- B4 Mixed Use
- E4 Environmental Living

BAULKHAM HILLS DEVELOPMENT CONTROL PLAN

Baulkham Hills Development Control Plan provides detailed controls to direct development within the Shire. The Residential Direction will inform the drafting of the Baulkham Hills Development Control Plan to respond to residential development issues such as encouraging development uptake, protecting streetscape and character and improving quality of design.

Context

RESIDENTIAL DIRECTION

1997 RESIDENTIAL DEVELOPMENT STRATEGY

Council's 1997 Residential Development Strategy was the means by which Council demonstrated the Shire's contribution towards the achievement of the wider metropolitan planning objective of increasing multi unit housing in areas well served by transport and human service facilities. The Strategy was finalised in February 1997 and included an urban capability assessment and a residential traffic study.

The urban capability assessment examined a number of factors including traffic, public transport, drainage, access to employment, access to services, open space provision, demography, geology/soils, heritage and significant vegetation.

Key findings of the assessment were:

- Strong population growth in the order of 4-6% per annum;
- Changing housing and family characteristics resulting in a shift in demand from traditional single dwellings to smaller, multi unit dwellings;
- One of the highest car ownership rates in the Sydney metropolitan area; and
- Congested arterial road system, affecting the capacity of the Residential 2(a) areas to accommodate further intensification of development.

The findings of the assessment pointed to the need to manage unrestrained growth by a planned and deliberate strategy designed to make best use of scarce resources and provide a framework for certainty in investment and lifestyle aspirations. The strategy arising from the assessment aimed to focus high density development in those precincts which had shown a capacity to accommodate further growth.

This approach resulted in the identification of several precincts and sites as suitable for medium and high density multi-unit development and subsequent rezoning of several different areas in the Shire to Residential 2(a1), 2(a2) and 2(a3) in November 2001. A total of 16 target sites were

identified as suitable for development at higher densities and in need of site specific development requirements.

The Residential Direction reviews achievements under this Strategy as a starting point to determining the remaining dwelling potential for established parts of the Shire.



Gilroy College Target site under construction

Methodology

RESIDENTIAL DIRECTION

The Residential Direction has been prepared based on a review of existing Council and State Government planning policies, stakeholder consultation, and on an opportunities and constraints analysis. Such analysis included assessment of existing planning controls and determination of housing potential.

The methodology for determining residential capacity included a desktop review of achievements under Council's 1997 Residential Development Strategy. This provided an indication that there was capacity for further gains under the current framework to 2031.

The remaining potential has been further refined through investigation of sites available for future development and consideration of current projects or changed circumstances such as Carlingford precinct planning, Baulkham Hills Town Centre Development Control Plan and changes to target site potential.

A Demographic and Housing Market Analysis was undertaken by Elton Consulting and finalised in February 2008. The aim of the Analysis was to provide guidance for the formulation of the Residential Direction by profiling demographic, economic and social characteristics; identifying key drivers influencing housing need; assessing future impact of trends on housing need and demand and; identifying key issues to be addressed when planning for residential development.

A Residential Character Analysis was undertaken in 2007 to determine the existing residential character and streetscapes in the Shire, assess the impacts of new residential development on these streetscapes and recommend an approach for addressing such impacts in the future. This Analysis included:

- Investigation of the lower density residential areas of the Shire to determine and document key components of character and streetscape;
- Market review to determine which areas are sought after, and what makes these areas attractive to buyers;

- Examination of existing planning controls relating to character/ streetscape and how these are interpreted and implemented; and
- Review of relevant development controls used by other Councils.

The Direction has taken a whole of Council approach to achieving residential development that meets the needs of the community and the environment. To this end, briefings and consultation has been undertaken across all areas of Council to assist in understanding community concerns, clarifying housing issues and refining directions to be pursued.

The Residential Direction has been prepared based on these investigations and analysis. It has been publicly exhibited and feedback sought from external stakeholders such as government departments, infrastructure providers, other Councils and other interested parties.

Following consideration of feedback, the document was amended and reported to Council for adoption in June 2008. The Direction will be used to assist with the drafting of the residential components of LEP 2010 and ongoing strategic direction.

Methodology

RESIDENTIAL DIRECTION

Key documents reviewed during preparation of the Residential Direction:

- Baulkham Hills Shire Demographic and Housing Market Analysis, 2008
- Baulkham Hills Shire Housing Strategy, 1995
- Baulkham Hills Shire Housing Study, 1994
- Baulkham Hills Shire Residential Character Analysis, 2007
- Baulkham Hills Shire Residential Development Strategy, 1997
- Carlingford Precinct Plan (Draft), 2005
- Carlingford Precinct Plan Review of Urban Design Development Controls, 2006
- Cultural Plan for Baulkham Hills Shire 2005-2010
- Framework for National Action on Affordable Housing, 2005
- Growth Centres Development Code, 2006
- Hills 2026 Community Strategic Direction (Draft), 2008
- Local Government Affordable Housing Strategy, 2005
- Metropolitan Strategy: City of Cities: A Plan for Sydney's Future, 2005.
- North West Subregional Strategy (Draft), 2007.
- NSW State Plan, 2006.
- Review of Housing for Aged and Disabled Persons within Baulkham Hills Shire, 2003
- State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development
- State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004
- Urban Capability Assessment of Residential 2(a) Zones in Baulkham Hills, 1999



Duncraig Estate, Kellyville

Structure Plan

RESIDENTIAL DIRECTION

A Structure Plan supports the findings and key directions of the Residential Direction. It illustrates where residential growth will occur over the next twenty five years.

The Structure Plan and the Castle Hill Plan (Figure 13) are intended to be conceptual in nature, and are provided to communicate residential development that currently exists in the Shire and future directions that are anticipated. The Structure Plan is not a zoning map.

In order to provide the strategic planning context for residential development, the Structure Plan is based on the urban part of the Shire and shows:

- the hierarchy of current and planned centres.
- existing and planned residential growth, including the North West Growth Centre, Balmoral Road Release Area and Rouse Hill.
- existing and planned areas of higher density residential development.
- existing and planned public transport such as the North West Metro, strategic bus corridors, the North West Transitway and transport interchanges.
- existing and proposed open space including State reserves, regional parks and local open space used for purposes such as public recreation, drainage or conservation.

The Structure Plan also highlights areas where Council will need to undertake more detailed planning in the future, such as railway station precincts and review of residential development opportunities in parts of Castle Hill, Oatlands, Northmead and Winston Hills. Two target sites are also identified for review being land at Mason Drive North Parramatta and land at the Bull and Bush Hotel at Baulkham Hills.



High Density Housing



Target Site



Target Site



Release Area Housing




Medium Density Housing

BAULKHAM HILLS SHIRE RESIDENTIAL STRUCTURE PLAN

KEY

-  LGA Boundary
-  Rural Land
-  Urban Land
-  Higher Density Residential
-  Planned Residential Growth
-  Strategic Planning
The development of these sites or areas requires further strategic planning.
-  Target Sites for Further Investigation
-  Major Roads
-  Local Roads
-  Rail Line
-  Proposed North West Metro
-  Potential Rail Line
-  Strategic Bus Corridor
-  Transport Interchange
-  North West Transit Way
-  Growth Centre Precinct

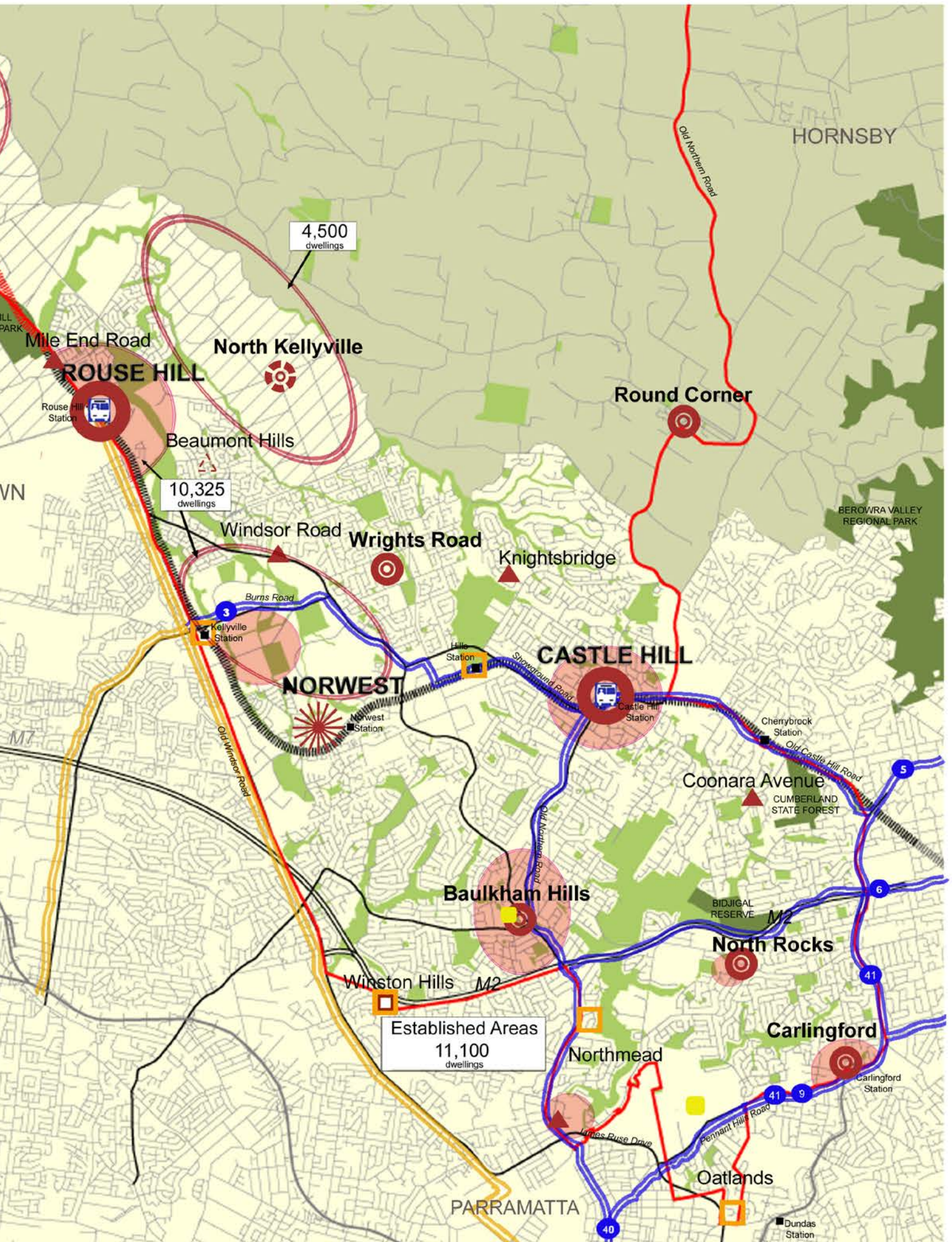
OPEN SPACE

-  National, State and Regional Parks
-  Local Parks

CENTRES

-  Specialised Centre
-  Major Centre
-  Town Centre
-  Planned/Potential Town Centre
-  Village Centre
-  Planned/Potential Village Centre
-  Stand Alone Centre





Findings

RESIDENTIAL DIRECTION

The overall analysis process highlighted a range of housing issues requiring strategic responses. This section of the Direction sets out the findings of the analysis which underpin the formulation of strategies for residential development in the Shire.

DWELLING ACHIEVEMENTS

At Census 2001, there were 46,255 dwellings in the Shire. This increased by 8,114 dwellings (or 17.5%) to 54,369 dwellings by Census 2006.

Release Areas

The majority of this development occurred in the Kellyville/Rouse Hill release area which, once complete, will accommodate about 14,000 dwellings. Development potential remains for approximately 3,400 dwellings in this area predominately comprised of higher density development in Rouse Hill centre and Norwest.

The Balmoral Road release area was rezoned for urban purposes in April 2006 and is expected to accommodate about 6,000 dwellings by 2021. Future residential releases are planned for North Kellyville and Box Hill as part of the implementation of the North West Growth Centre. North Kellyville is a first release precinct and will provide about 4,500 dwellings by 2024. Box Hill is not in the first stage release however it is ultimately expected to provide about 10,000 dwellings.

Established Areas

A significant component of the residential growth since 2001 was due to high and medium density development close to centres. Such growth followed the implementation of the 1997 Residential Development Strategy which resulted in the rezoning of several areas in 2001 to produce a hierarchy of high and medium density zones and targeted 16 sites for development at higher densities.

Since 2001, approximately 2,670 dwellings have been approved or constructed under the hierarchy of zones. Of these, 68% (1,810 dwellings) have been in the Residential 2(a1) zone, 22% (600 dwellings) have been in the Residential 2(a2) and 10% (260 dwellings)

have been in the Residential 2(a3) zone as shown in Figure 3.



New Rouse Hill

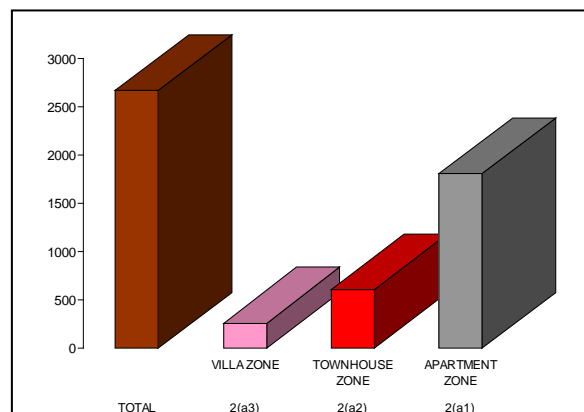


Figure 3: Dwellings by Zone 2001 to 2006

After ten years of implementation, a review of the current hierarchy of zones in established areas is warranted. Development has been focused around the centres of Castle Hill, Baulkham Hills and Carlingford Station as shown in Figure 4 below.

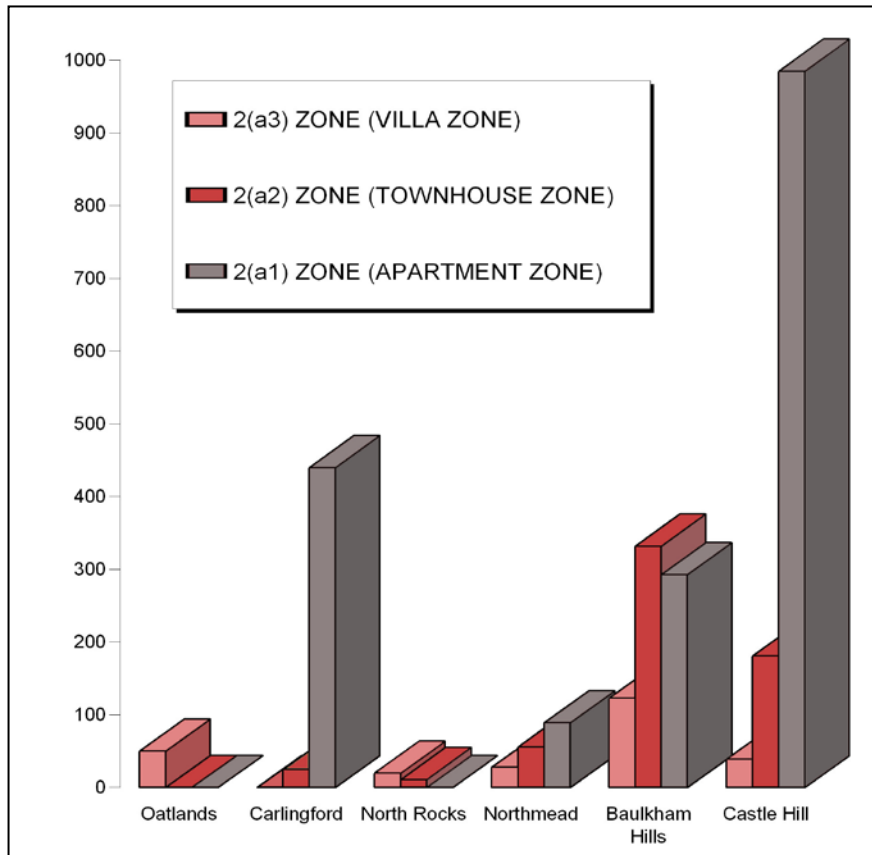


Figure 4: Dwellings by Zone and Locality 2001 -2007

In Castle Hill the majority of sites zoned and suitable for apartments have already been developed or have had consent granted, illustrating the high uptake of the opportunity for this form of residential development.

There has been slow uptake of opportunities for villa housing development in Residential 2(a3) zoned areas. These areas include parts of Oatlands, Carlingford, North Rocks, Baulkham Hills and Dural as shown in Figure 5. Such areas are not located within the same proximity to centres and transport as higher density residential zones.

The Template LEP does not provide for a similar 'villa housing' type zone, therefore, it is timely to review whether land currently zoned 2(a3) is suitable for higher density housing.

Whilst the need for diversity of housing choice and affordable options is recognised, key factors in determining suitable locations for higher density housing are proximity to jobs, transport and services and the need for suitable transitions from more intense uses. Based on such factors it is unlikely that all of the current 2(a3) zoned land will be suitable for higher density housing. Further review is required of suitable locations.

Findings

RESIDENTIAL DIRECTION

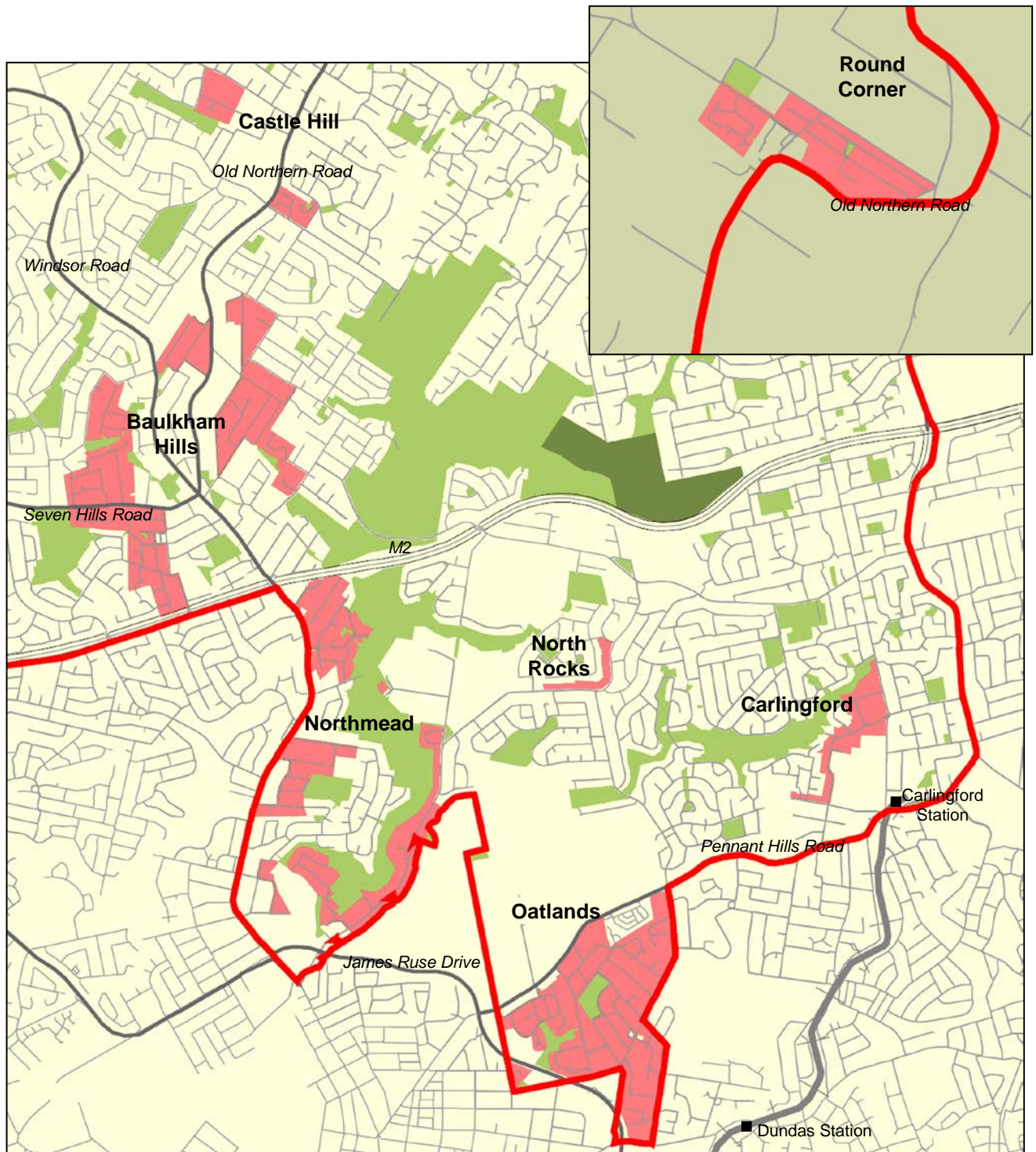


Figure 5: Land zoned Residential 2(a3) to allow villa housing

There is significant remaining development potential in the Residential 2(a1) and 2(a2) zoned parts of the established areas. This potential has been enhanced in recent years by Carlingford precinct planning and Baulkham Hills town centre planning.

Carlingford Precinct is ideally positioned for urban renewal due to its central location within the Sydney Metropolitan Area, access to public transport, age of dwelling stock and significant land holdings by developers. Proposals for higher density development in this area could achieve an additional 3000 dwellings.

Proposals for Baulkham Hills town centre seek to promote the revitalisation of the town centre by accommodating the expansion of retail, commercial and residential development within a setting that promotes pedestrian movement, public transport and an improved public domain. The Masterplan for this area suggests potential for up to 500 residential units in and adjacent to the town centre.

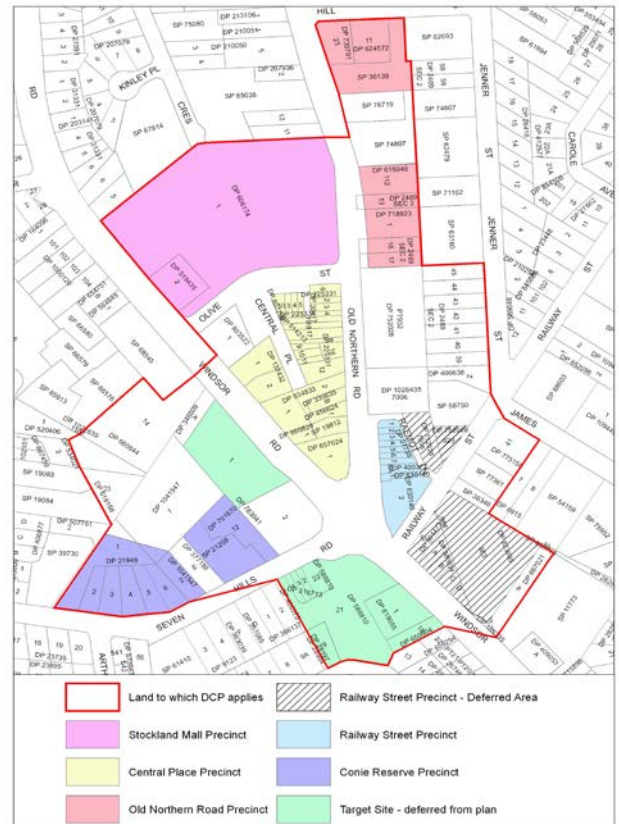
The achievement of this potential depends on whether the market is able to acquire the required land area and if developers are willing to construct mixed use buildings. Whilst the Development Control Plan for the town centre has been prepared on the basis of encouraging residential uses, a minimum allotment size of 4000m² for apartment development applies, which may not be easily acquired. Review of development controls is recommended to facilitate take-up of this housing option.

Target Sites

In relation to target sites, five of the 16 sites have been developed or had consent granted for residential development, resulting in approximately 450 additional dwellings to date. Four of the sites no longer have potential for residential development due to alternative development proposals being pursued by the owners of these sites, for example the Bunning’s Warehouse site at North Parramatta.

There is remaining potential for residential development on seven target sites. Some of these have proceeded to preparation of Development Control Plans or development

applications indicating a relatively high level of certainty. In other cases there has been no interest expressed in pursuing the residential potential. This could be due to a number of reasons such as cost, lack of viability or the desire to retain the land for other purposes.



Baulkham Hills Town Centre

It is noted that the target sites process is dependant on the owner initiating and funding preparation of a site specific Development Control Plan. Where this process has not been initiated, review is required of the viability and appropriateness of such sites to determine whether they should remain on the target site program. Two sites are identified for review, at Mason Drive North Parramatta and the Bull and Bush Hotel at Baulkham Hills, and are shown on the Structure Plan map.

The likely yield from remaining target sites is in the order of 825 dwellings. These are generally located within or close to centres. In this Direction and Structure Plan, potential dwellings for target sites are included with the dwelling figures for established areas.

Findings

RESIDENTIAL DIRECTION

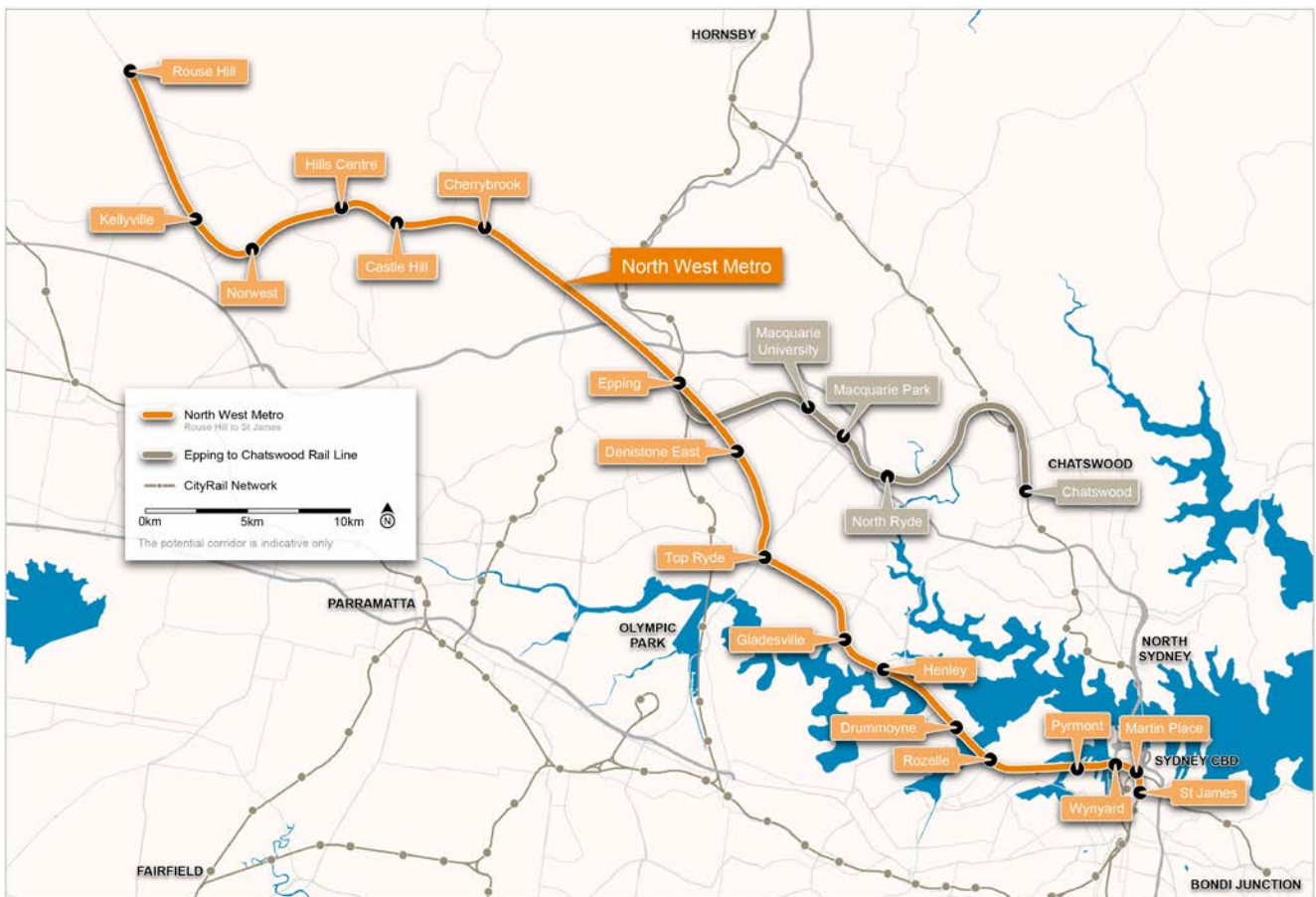
Delivery of Development

It is important to recognise that the zoning of land to accommodate development may not by itself lead to significant development. Impediments to residential development can include:

- Macroeconomic conditions and policies which can impact on housing demand and cost.
- Lack of viability for some forms of development relating to land costs, construction costs, fees and charges, market conditions, and unrealistic vendor expectations.
- Fragmented land ownership which inhibits orderly development.

- Limited infrastructure capacity or timing of delivery of infrastructure such as the North West Metro.
- Competing priorities for commercial or retail development close to centres.

When faced with such factors, there are limited options for Council to encourage timely delivery of residential development. Planning controls can be reviewed where it is demonstrated this is a key factor in slow rates of development. Council can also play a role in identifying and lobbying for State level infrastructure to assist the development of land release sites on the Metropolitan Development Program such as Balmoral Road Release Area.



Proposed route North West Metro. Source: SydneyLink Discussion Paper 2008

HOUSING NEEDS

A Demographic and Housing Market Analysis has been completed which identifies existing and likely future housing issues for the Shire. It has indicated some key demographic and affordability trends that will impact on housing needs and demand into the future. Research of group homes has also been undertaken.

Demographic trends

- **Smaller household sizes**

The average size of households in Australia has been falling for the last 30 years and is expected to fall further in the future. This trend has not been as marked in Baulkham hills where the current average occupancy rate is 3.15 persons per dwelling, reflecting a high level of migration of family households into the Shire. In the longer term however, it is projected that the average household size will decline to about 3 persons per dwelling.

Whilst this factor is not likely have an immediate impact (given the tendency to acquire larger homes than needed), there is likely to be a gradual increase in demand for smaller homes especially if affordability continues to decline.

- **Increasing household diversity**

Changes in household composition have been gradual but trends are clear as shown in Figure 6.

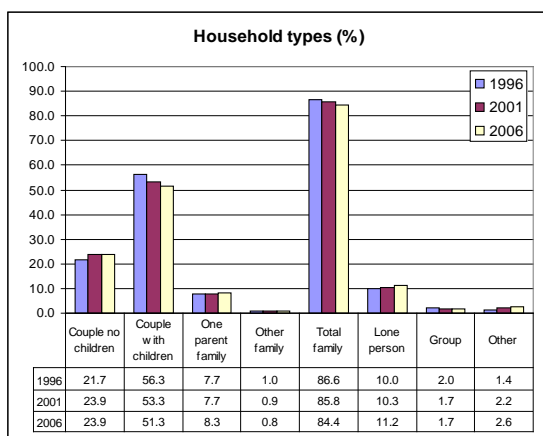


Figure 6: Change in Household Composition 1996-2006

Decline in the proportion of family households and increases in the proportion of single people and couples without children will increase the demand for a wider variety of dwelling types in the future. Location will be critical, with demand likely to continue to focus around main centres.

- **Increasing ageing population**

It is well known that life expectancies are increasing and the proportion of older people in the population is increasing. In this Shire, the proportion of persons aged 65 and over rose from 7.6% to 9.1% in the decade 1996-2006.

Figure 7 provides an indication of the distribution of older residents in the Shire, with higher proportions in the established parts of Castle Hill, Carlingford and Baulkham Hills.

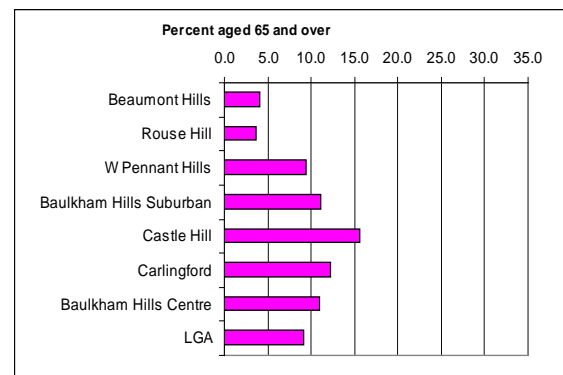


Figure 7: Distribution of older residents in the Shire

The issue will become increasingly significant over time as people who settled in new suburbs reach retirement age.

A choice of housing that suits older people will be important in the future with demand likely to be for options including good quality small lot and medium density homes in accessible locations, purpose built housing and dwellings that can be adapted if the mobility of residents decreases.

State level strategies to address the issue of housing for aged and disabled persons include *State Environmental Planning Policy (Housing for Seniors and People with a Disability) 2004* and North West Subregional Strategy NW C2.2.1 which requires the Department of Planning to consider provisions for seniors and people with a disability in the Standard Instrument which will then be reflected in each Principal LEP.

Findings

RESIDENTIAL DIRECTION

At the local level, Council has sought to provide for a range of dwelling types in the Shire. The Baulkham Hills Development Control Plan as it relates to Dual Occupancy, Villa Housing, Townhouses and Apartment Buildings, includes provisions that encourage adaptable and accessible housing so as to accommodate residents who may have special needs, or declining mobility or sight.

In addition, Council has adopted *Making Access for All 2002* which are guidelines that seek to raise the profile of the needs of people with a disability and provide for appropriate and improved access and facilities for people who are mobility impaired.

An examination of the current supply of housing indicates that constructed and approved specific aged care accommodation comprises approximately:

- 1280 self care units
- 725 hostel/ nursing home beds

Based on this figure, self care units comprise approximately 2.3% of the housing stock in the Shire.

- **Loss of young adult residents**

The different age profile of the Shire compared to the Sydney Region in 2006 is shown in Figure 8.

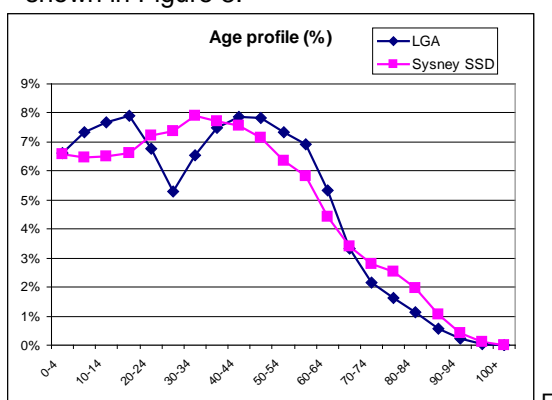


Figure 8: Baulkham Hills Shire Age Composition compared with Sydney Region 2006

This indicates that the Shire has a far lesser proportion of young adults than the Sydney Region. This reflects the tendency for local young people to leave the area at some stage between the ages of 20-30.

Whilst not simply a housing issue, it is likely that a wider variety of affordable accommodation options will mean fewer young adults leaving the Shire. The retention of young adults especially, if they live in the main centres, will boost the appeal of these locations, further increasing demand for diversity of housing and also contributing to the vibrancy of centres.

An analysis has been undertaken of the mix of dwelling size for medium and high density development constructed or approved in recent years. The findings are set out in Figure 9.

Dwelling Size	Medium density %	High Density %
1 bedroom	8%	22%
2 bedroom	30%	60%
3 bedroom	45%	17%
4 bedroom	17%	1%
TOTAL	100%	100%

Figure 9: Mix of dwelling size since 2001

This table indicates a predominance of two and three bedroom medium density dwellings and two bedroom high density dwellings. Strategies should focus on achieving a sufficient new supply of smaller dwellings to address the longer term demographic trends.

Housing affordability

Housing affordability is concerned with households having access to housing that is appropriate to their needs and within their means to pay for it. The median monthly housing loan payment in the Shire is \$2062 compared to \$1800 in the Sydney Region. The median rent, at \$320 a week, is also higher than the Sydney Region average of \$250. The variation in costs across different parts of the Shire is shown in Figure 10.

A commonly used measure of affordability is the cost of housing in relation to gross household income i.e. households in the lowest 40% of the income range are said to be in "housing stress" if they are paying more than 30% of their gross income on housing costs (rent or loan). The ABS map at Figure 11 shows the percentage of households spending over 30% of their income on housing.

Housing stress has become a fact of life for many households, especially first home buyers and renters and affordability is a major issue for all levels of government.

Over the years there have been a number of State and Federal responses to this issue including the *Framework for National Action on Affordable Housing* in 2005, the Department of Housing *Local Government Affordable Housing Strategy* and State Policies for specific issues such as group homes, low cost rental accommodation, caravan parks and seniors living.

State Environmental Planning Policy No. 10 Retention of Low Cost Rental Accommodation was gazetted in 1984 and aims to retain existing sources of low cost accommodation such as boarding houses, hostels and low cost rental dwellings. Statistics on the number of such dwellings in the Shire are not readily available. The maintenance of a register of SEPP 10 development will enable Council to undertake long term monitoring on the supply and retention of this form of affordable housing.

Notwithstanding the range of responses, a clearer Federal and State Framework is needed to facilitate Council response to affordable housing. Actions for the NSW Government have been identified in the North West Subregional Strategy.

Issues of particular relevance in Baulkham Hills include the following:

- Rental affordability is much better than purchase affordability as shown in Figure 10.
- In general, areas that include some older-style accommodation, especially older flats, tend to offer more affordable options than areas of new housing. Thus, centres like Carlingford offer better than average affordability.
- Provision of subsidised social housing is minimal in most recently developed areas, due to funding constraints on public and community housing.

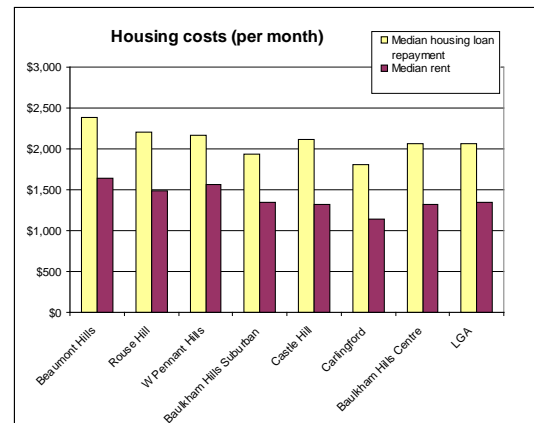


Figure 10: Housing loan and rent costs in the Shire 2006

Lack of housing affordability increases the demand for rental accommodation, reduces the capacity for first time buyers to enter the market and increases demand for higher density housing (so long as it is more affordable than traditional housing).

Anecdotal evidence indicates that requests to Hills Community Aid for financial assistance have increased in recent years as a result of people struggling to pay mortgage or rental costs.

Group Homes

Consideration also needs to be given to the accommodation of disabled or socially disadvantaged people. *State Environmental Planning Policy No. 9 Group Homes* was gazetted in 1983 to ensure a sufficient supply of accommodation for these groups. The provisions of this SEPP have since been included in *State Environmental Planning Policy (Infrastructure) 2007*. Statistics on the number of transitional and permanent group homes are not readily available given that smaller developments do not require consent. Preliminary investigations indicate that there are approximately 18 group homes in the Shire ranging from single dwellings to larger developments such as Burnside Homes at Oatlands or McCall Community Gardens at Box Hill.

Since 1998 the NSW Government has committed to closing large residential centres for people with a disability and relocating people to community based accommodation. Therefore it is likely that demand for this form of accommodation will continue to grow. A strategic approach is required to obtain a clear picture of the supply and demand for this form of housing in the first instance.

Findings

RESIDENTIAL DIRECTION

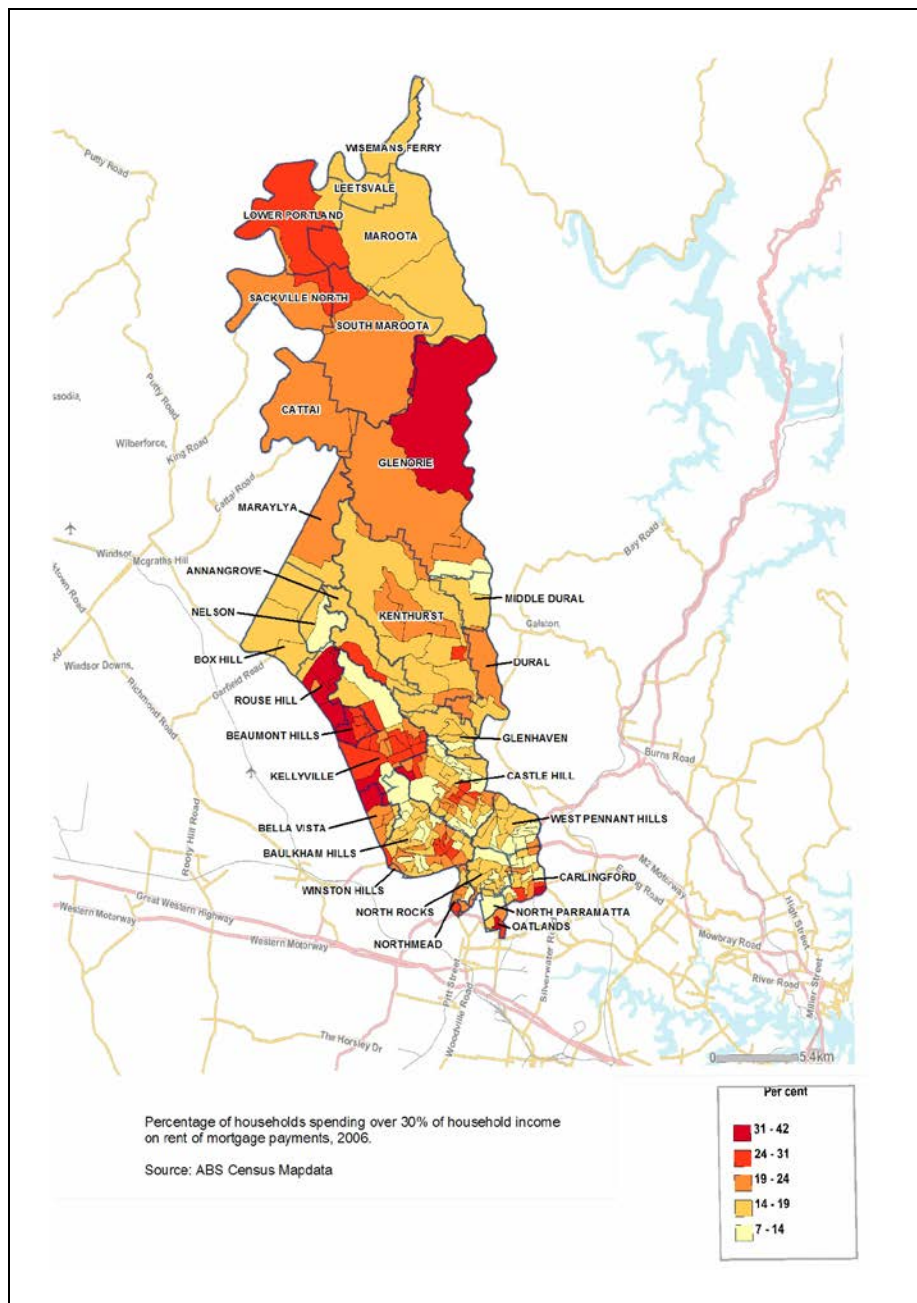


Figure 11: Percentage of households spending over 30% of household income on rent or mortgage payments, 2006.

This map shows that the areas where residents use more than 30% of their household incomes for housing costs are the release areas and the centres of Baulkham Hills, Castle Hill, Carlingford and Dural.

The map data needs to be interpreted with care, as the map covers all income groups. Therefore households in higher income groups

may be paying a large percentage of their income on their housing but may still have adequate funds left over to cover their other needs comfortably. Additionally, home ownership is a form of investment, and some households voluntarily allocate a large percentage of income to their home loan.

SUSTAINABILITY

A key focus of the Residential Direction is to provide 'sustainable living' for the residents of the Shire in terms of economic, community and environmental outcomes. Economic or affordable housing outcomes are addressed as part of the housing needs analysis. Findings in relation to community and environmental sustainability measures are set out below:

Community Sustainability

A sustainable community is one that has strong social networks supported by a range of facilities, services and local business and can also provide the labour force to deliver these activities. Encouraging a connected community is a key theme of the Hills 2026 Community Strategic Direction. Council also has in place a Cultural Plan for 2005-2010 which includes a principle of creating liveable and inspiring places which invite community ownership and enhance community identity. Actions identified to achieve such outcomes relate to development of 'place making' tools and implementation of projects.

'Place making' is about engaging and involving the community to build consensus about the design and development of distinct places which invite community ownership. This process is most effective when undertaken early in the urban development process as it facilitates community understanding and provides a network for ongoing engagement and issues resolution.

This process is a type of social research and will inform land use planning, community planning and delivery of works and services. Therefore a multidisciplinary approach is required to facilitate successful engagement, integration with plans and policies of Council and implementation of outcomes. To this end Council is committed to the Just Communities project which will assist with refining the process and methodology, in the first instance.

In terms of land use planning, the Environment and Leisure Direction and Integrated Transport Direction seek to improve the accessibility and connectivity of spaces and provide public domain spaces that encourage community interaction. Strategies and actions identified in

these Directions will assist with providing the physical framework for community connection.

The Baulkham Hills Development Control Plan generally seeks to integrate buildings and landscaped areas to add to the neighbourhood character and provide high levels of amenity and safety for future residents. Development controls for higher density residential development include provision of cycle links and common open space areas.

Development controls for specific sites and precincts also have public domain objectives. For example, one of the desired planning outcomes for Baulkham Hills town centre is a vibrant town centre with a focal point for community facilities, cultural events and leisure activities.

As the community becomes more involved in defining the desired characteristics of distinct places it is likely that development controls will require further review.

Environmental Sustainability

Environmental sustainability is concerned with protecting the natural environment, containing environmental impacts and reducing reliance on non-renewable resources.

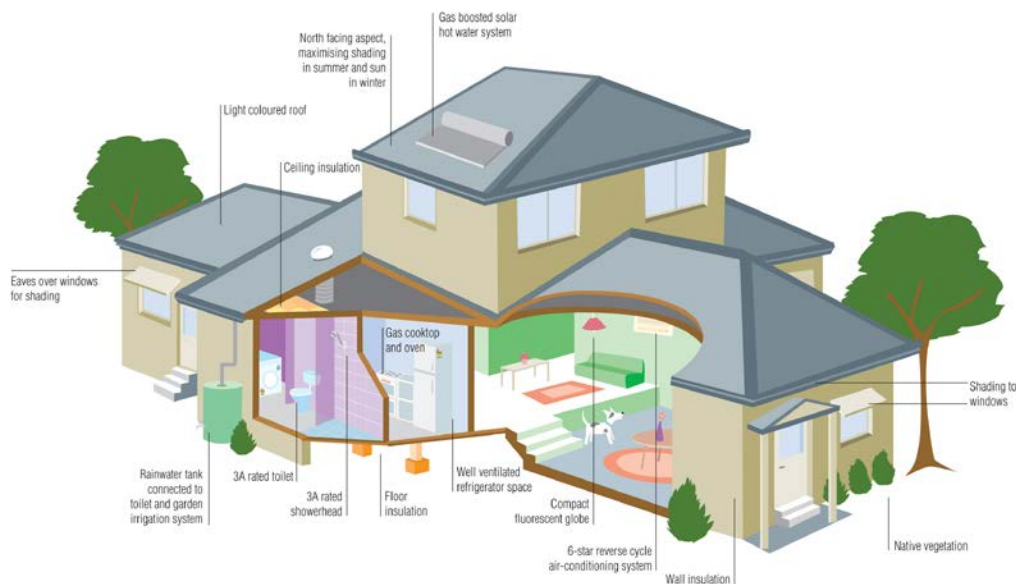
State Environmental Planning Policy No. 19 – Bushland in Urban Areas seeks to protect bushland and ensure that bush preservation is given a high priority when LEPs for urban development are prepared. Given the extent of the interface between urban land and bushland there are associated risks of bushfire. There is a need to balance housing needs and bushfire protection requirements with environmental objectives. Consideration must be given to the provisions of SEPP 19 and relevant Section 117 direction 4.4 Planning for Bushfire Protection when drafting LEP 2010.

The research undertaken for the Residential Direction highlighted the following focus areas relating to residential development as needing further investigation: dwelling construction, amenity issues and heritage conservation.

Findings

RESIDENTIAL DIRECTION

Sustainable housing features encouraged by BASIX



BASIX
Building Sustainability Index



Source: www.basix.nsw.gov.au/information/common/pdf/basix_sustainable_house.pdf

- **Dwelling Construction**

The Building Sustainability Index (BASIX) system introduced in July 2004 is the primary regulatory tool to achieve sustainability within new homes in NSW. BASIX is an on-line internet-based tool that aims to achieve a reduction in dwelling-related greenhouse gas emissions by targeting water and energy usage for homes.

BASIX certificates must accompany all development applications for all new residential dwellings, including single dwellings, villas, townhouses and apartment developments in NSW (including alterations and additions), and are submitted to Council at the time of lodgement.

BASIX takes into consideration factors such as dwelling orientation and size, building materials, external shading devices, insulation, cross ventilation, window placement and natural lighting, the installation of energy efficient fittings (lights, showers, toilets etc), and landscaping.

Whilst BASIX has achieved some developer awareness and improvements for new dwellings, further improvements could be made. The options are limited however, given that the BASIX system restricts Council from introducing planning controls that contain more strict sustainability criteria. Also, there is currently no regulatory framework to make existing dwellings more efficient. Strategic responses therefore, need to focus on education and advocacy in order to promote further improvements.

- **Amenity issues**

The North West Subregional Strategy includes an action for the Department of Planning to work with Councils in identifying and implementing measures to manage the interface issues (such as noise and access) between employment and residential uses (NW A1.9.2) It indicates that approaches will be considered through the Employment Lands Development Program and Employment Lands Ministerial Advisory Committee. Additionally, the Department of Planning, Department of Environment and Climate Change, Roads and Traffic Authority, Ministry of Transport and NSW Health are developing guidelines for development along busy roads which are to be considered by Council when planning for future housing (NW B7.2.2).

An additional action of the North West Strategy requires Council to identify and consider major noise sources in preparing the principal LEP. The potential major noise sources for the Shire are classified roads, bus transitways and the existing and proposed rail lines.

Residential amenity is most appropriately protected by suitable separation of incompatible uses. Within the Shire, noise issues arise where there is conflict between commercial and residential uses and urban and rural uses. Vehicle and rail movements along major transport routes also have significant noise impacts.

Current controls in Council's LEP 2005 require a noise and vibration assessment and appropriate measures for development on land within 100 metres of a classified road or bus transitway. Additionally, consent cannot be granted for development on land within 60 metres of the North West Rail Corridor unless Council is satisfied that the proposal incorporates appropriate noise attenuation and vibration minimisation measures.

Under Baulkham Hills Development Control Plan an acoustic report is required for development applications where:- significant noise will be created; a significant amount of traffic will be generated; or the new development is noise sensitive and located where there are existing noise sources.

For residential development, development controls seek to ensure acoustic privacy for residents. For dwellings that adjoin classified

roads, dwellings are to be designed to acceptable internal noise levels, based on Australian Standard AS3671 – Road Traffic Noise Intrusion Guidelines.

Anecdotal evidence indicates that difficulties can be experienced by individual home owners faced with these noise attenuation requirements.

Amenity impacts such as noise, loss of privacy and overshadowing can also arise in relation to adjoining residential development. This can be problematic where development is proposed on corner allotments and battleaxe allotments.

For corner allotments, the location for dwelling construction may be limited due to the required setbacks from the road. For battleaxe allotments, the location for dwelling construction may be limited by the area required for vehicle manoeuvring and irregular shaped allotments. Two storey dwelling construction is often favoured by the owners to address such constraints which is likely to have greater impacts on the amenity of adjoining properties.

Overall there is opportunity to rationalise and improve development controls to provide for more effective management of land use conflicts. Proposed strategies are discussed in Key Direction R3.

- **Heritage Conservation**

Conserving our built heritage contributes directly to sustainability practice and can achieve energy savings and reductions in greenhouse gases and waste generation.

A comprehensive Shire-wide Heritage Study was undertaken in 1993. This was in response to development pressures and the demise of previously unrecognised heritage properties, and led to the addition of more than 100 new heritage items to Council's LEP.

Heritage items are varied and widespread throughout the Shire and comprise of approximately 260 sites and items. They include churches, residences, slab huts, inns, fences and gates, burial grounds, convict built structures, roads, school and police buildings. Council currently seeks to conserve the heritage significance of items and heritage conservation areas via both regulatory and non-regulatory measures.

Findings

RESIDENTIAL DIRECTION



Local Heritage Item - Bellerive Castle Hill

Section 117 Direction 2.3 Heritage Conservation requires that draft LEPs shall include provisions that facilitate the conservation of items, areas, objects and places of environmental heritage significance. Consideration must be given to the provisions of this Direction when drafting LEP 2010.

Regulatory measures include heritage conservation provisions which detail when consent is required, the requirements for a heritage impact statement and in some cases a Conservation Management Plan. Conservation incentive provisions allow for uses that would not otherwise be allowed, subject to a number of conservation and amenity criteria.

One non regulatory measure used by Council is the Heritage Assistance Fund which was established in 2001. Owners of heritage items are invited to apply for funding on an annual basis. The total available for allocation each financial year was increased from \$20,000 to \$30,000 for 2008/2009. The maximum level of funding per project is limited to \$2,000 and is subject to the owner providing at least matching finance for the projects.

Other non regulatory measures relate to providing heritage information to landowners, the community and special interest groups. This includes information on Council's website, a biannual Heritage Happenings newsletter, Heritage fact sheets, information on specific heritage projects such as the Convict Trail Project and contact information for the NSW Heritage Office and local historical societies.

Notwithstanding these measures, development pressures can lead to the loss or demise of heritage items. In release areas particularly, subdivision pressures can compromise the protection and management of heritage items. A strategic approach is required to improve existing measures and implement new measures to retain and improve items of heritage significance in the Shire. Proposed strategies are discussed in Key Direction R3.



Funding provided to complete conservation works at St Elmo Dural

QUALITY OF DEVELOPMENT

Key findings of the 2006/2007 Baulkham Hills Shire Council Community Survey reflect community concern in relation to how higher density housing impacts on the 'look and feel' of the Shire. Design quality of residential development is about more than the appearance of buildings - it is about the creation of urban places that are safe, liveable, functional and diverse and encourage a sense of community identity and ownership.

Residential Character and Streetscape

Currently many parts of the Shire are undergoing change and revitalisation as existing housing stock makes way for newer dwellings. The new housing does not always sympathetically relate to the existing streetscape and surrounding development, with many areas at risk of losing the characteristics that make an area unique or desirable.

The residential character of an area is defined by the urban design elements used to create the built environment such as its topography, setting, land uses, open space, heritage, and elements of the street (including architecture, spatial separation, lot size, street typology, setbacks, bulk and scale, colour and materials).

A Residential Character Analysis undertaken in 2007 revealed that the Shire's older suburbs including North Rocks, Oatlands, Northmead, and Carlingford have an established character that reflects a history of development. There is increasing renewal of conventional housing stock occurring in these areas where new housing, often 'knock down rebuild' projects, does not reflect the existing built form, character and streetscape. This process of renewal is due to a range of factors such as increasing land prices, existing housing stock ending their economic life and the changing needs and aspirations of households and the community.

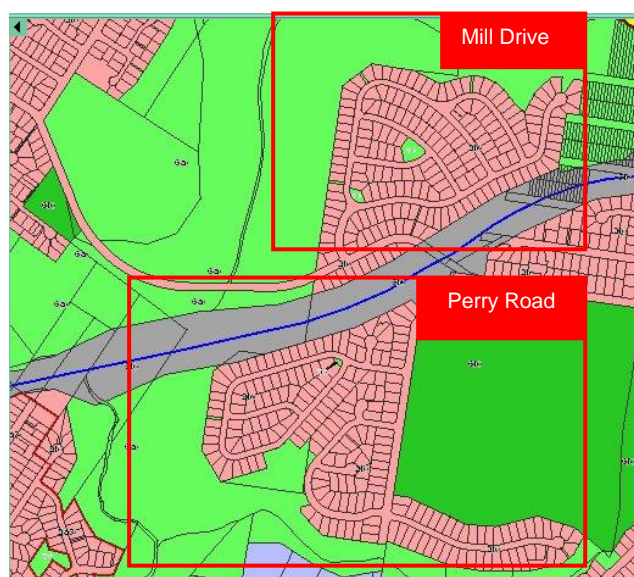


New development in established areas

Currently, Development Control Plan objectives seek to encourage developments that sympathetically relate to adjoining developments and that add to the character of the neighbourhood. However, the development controls are not all measurable on numeric terms and implementation often relies on a more subjective assessment.

Observation of the urbanised parts of the Shire and investigations of the housing markets has revealed that whilst there is no dominant architectural style in the majority of the established area, there are streetscape elements worth protecting to maintain the garden character of the Shire.

The Mill Drive and Perry Road precincts in North Rocks have been identified as having a distinct character.



Findings

RESIDENTIAL DIRECTION

This is because there is a consistency and strong representation of urban design and streetscape elements such as:

- architectural style (Bush school architecture circa 1970 as shown in Figure 12)
- detached garages
- steep slopes and bushy sites
- use of natural materials
- skillion roof forms
- single narrow driveways
- retention of native vegetation

Dwellings have generally been designed to integrate with the site and the surrounding environment as shown over the page. This area would require specific design controls to protect and enhance the bush architecture character.

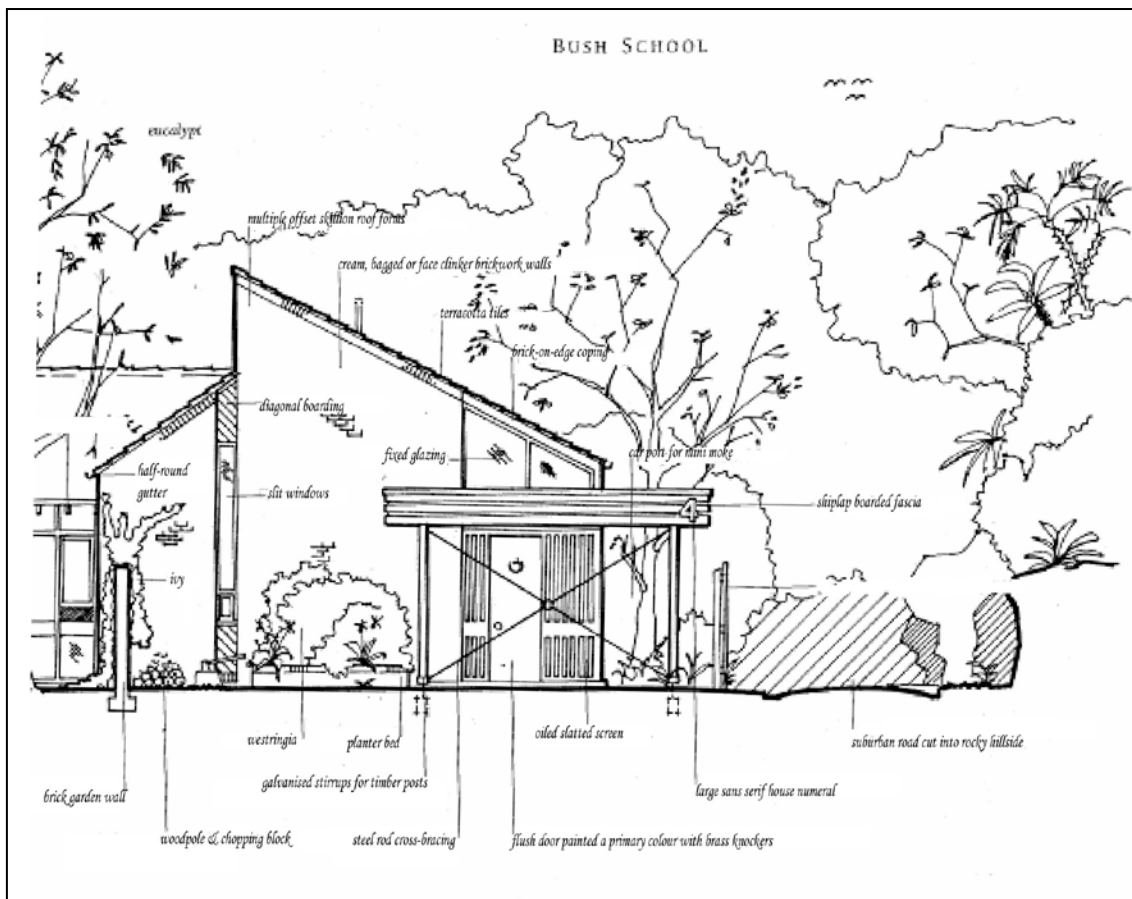


Figure 12: Elements of Bush School Architecture
Source: Stapleton. 1997



Typical streetscape in Mill Drive precinct North Rocks

The Residential Character Analysis has identified a number of changes that can be made to development controls to mitigate the impacts of new development and protect the unique character of certain areas.

Design quality of higher density development

The design quality of apartment building development is assessed under the provisions of SEPP 65 *Design Quality of Residential Flat Development* and Council's *Multi Unit Urban Housing Design Guidelines*.

Design principles are set out in SEPP 65 *Design Quality of Residential Flat Development* which was prepared by State Government in July 2002. These principles relate to context, scale, built form, density, use of resources, landscape, amenity, safety, social dimensions and quality aesthetics. The policy seeks to provide a guide as to what constitutes good design and appropriate responses.

For apartment buildings Council reinforces the provisions of SEPP 65 and requires the consideration of Council's *Multi Unit Urban Design Guidelines*. These guidelines are also required to be considered for villa housing and townhouse developments. The guidelines were adopted in September 2001 and amended in November 2005. They identify the desired future residential character of certain planning precincts. For the

development of target sites identified under the 1997 Residential Development Strategy, an urban design review has been undertaken by a panel of architects/planners/urban designers.

The North West Subregional Strategy identifies a role for Councils to reflect best practice for design quality established by the Growth Centres Development Code (NW C5.1.2) for release areas outside the North West Growth Centre. The Development Code was produced by the Growth Centres Commission in October 2006 to guide the planning and urban design of precincts and neighbourhoods.



Castle Hill Library, incorporating apartment development

Findings

RESIDENTIAL DIRECTION

By working with the Growth Centres Commission for the North Kellyville precinct, Council will be in a position to evaluate the suitability of these measures and controls for other residential development in the Shire.

The North West Subregional Strategy also identifies a series of actions for the Department of Planning to improve design quality in new development. This includes providing educational material, expanding SEPP 65 to include medium density housing, developing centre design guidelines for areas undergoing renewal, identifying landmark sites and instituting processes to promote excellence in design.





Hunterford Estate, Oatlands



Higher density housing Wrights Road, Kellyville

Key Directions

RESIDENTIAL DIRECTION

In developing objectives, strategies and actions to respond to the identified housing issues four key directions emerged:

- R1: Accommodate population growth
- R2: Respond to changing housing needs
- R3: Provide a sustainable living environment
- R4: Facilitate quality housing outcomes

Focus for the development of residential areas

- Higher densities close to jobs, transport and services.
- Efficient use of resources.
- Choice in housing for residents.
- Character and amenity focus in lower density areas.
- Community identity and connection.
- Respect cultural heritage.



R1 ACCOMMODATE POPULATION GROWTH

Council has a responsibility to assist in accommodating a share of Sydney's population growth.

The North West Subregional Strategy sets a target for Baulkham Hills Shire to contribute an additional 36,000 dwellings by 2031. Of this target, 14,500 dwellings are to be located in the North West Growth Centre and 21,500 are to be located in the existing urban area and other release areas such as the Kellyville/Rouse Hill and Balmoral Road release areas.

The potential new dwellings for Baulkham Hills Shire, compared to the Subregional Strategy targets are set out in Figure 13. These figures include:

- Residential development completed from 1 July 2004 to 1 October 2007.
- Calculation of potential remaining in high and medium density Residential 2(a1) and 2(a2) zones.
- Calculation of potential for Carlingford precinct and Baulkham Hills town centre based upon masterplan proposals.
- Assessment of potential remaining for the following target sites:
 - Gay Street Castle Hill
 - Bull and Bush Hotel Baulkham Hills
 - Former Sizzler site corner Windsor and Seven Hills Roads Baulkham Hills
 - 257 Windsor Road Baulkham Hills
 - 19-21 Windsor Road Northmead
 - 27-29 North Rocks Road North Rocks
- Calculation of potential remaining for Balmoral Road, Kellyville/Rouse Hill North Kellyville and Box Hill release areas.

LOCATION	ESTIMATE	TARGET
Established and Release Areas	21,425	21,500
Established Areas	11,100	
<i>Carlingford</i>	3,476	
<i>North Rocks</i>	283	
<i>Northmead</i>	770	
<i>Baulkham Hills</i>	3,338	
<i>Castle Hill</i>	2,755	
<i>Bella Vista, Glenhaven, West Pennant Hills</i>	478	
Release Areas	10,325	
<i>Kellyville/Rouse Hill Release Area</i>	4,700	
<i>Balmoral Road Release Area</i>	5,625	
North West Growth Centre	14,500	14,500
<i>North Kellyville</i>	4,500	
<i>Box Hill</i>	10,000	
TOTAL	35,925	36,000

Note:
Under the North West Subregional Strategy any new dwelling from June 2004 will contribute to meeting the target dwellings.

Figure 13: Baulkham Hills Shire Housing Targets to 2031

The figures do not include:

- any potential remaining for low density development in Residential 2(b) or 2(d) zones in the established areas.
- any potential remaining for medium density development in Residential 2(a3) zones in the established areas.
- Any potential for additional dwellings in the rural area or urban/rural interface such as housing for aged or disabled people.
- Current rezoning proposals that seek to increase residential development.

Figure 13 indicates that based on the existing framework and current projects there is close to sufficient capacity to accommodate the North West Subregional Strategy housing targets. The main areas of growth are shown on the Structure Plan.

A strategic focus is required to ensure that current and future opportunities are realised and reflect desired planning outcomes in terms of location, sustainability and residential amenity.

Section 117 Direction 3.1 Residential Zones requires that draft LEPs should not reduce the permissible residential density of a zone; rather, they shall encourage the provision of housing that will broaden housing choice, make efficient use of infrastructure and services, reduce the consumption of land for housing on the urban fringe and be of good design. Consideration must be given to the provisions of this Direction when drafting LEP 2010.

For established areas the current hierarchical zoning approach provides for a gradual change in density of residential development from high density close to centres to a middle ring of medium density then more peripheral lower density development.

Key Directions

RESIDENTIAL DIRECTION

The hierarchical approach has had a reasonable level of community acceptance. It has achieved reasonable levels of housing growth in high and medium density zones and is consistent with principles of providing housing near jobs, transport and services and providing suitable transitions between intensity of uses. Continuation of this approach is recommended.

For other residential areas, closer examination is required to ensure the zone identified reflects either:

1. Existing built form where residential development has been undertaken.
2. Principles relating to location, sustainability and residential amenity where potential development opportunities remain.
3. Consistency with adjacent residential zones, where a 'special uses' zone currently exists. (Refer Department of Planning LEP Practice Note PN08-002).

Parts of Kellyville, Kenthurst, and Glenorie are zoned Residential 2(a) which makes general provision for housing and allow for a range of dwelling densities.

For the Kellyville/Rouse Hill release area, density requirements for different areas are shown on the maps accompanying the Development Control Plan. These are described as fringe, cluster, local centre and town centre density and range from 5 to 8 dwellings per hectare for fringe density to 30 to 35 dwellings per hectare for town centre density. These density requirements will be used to guide the residential zonings in Council's LEP.

Much of the older parts of Kellyville and the rural villages have a low density character. Allowance for higher density development is likely to be appropriate in the Windsor Road Kellyville Village Centre. Zoning for lower density residential is appropriate for areas more remote from centres to recognise and maintain the predominately single dwelling character.

Appropriate zonings, objectives and provisions for residential development will be included in Council's Local Environmental Plan and Development Control Plan to effectively provide for balanced urban growth.

In the short term, land which is currently zoned Residential 2(a3) will be identified for lower density residential development. For Kellyville village, further investigations will be undertaken to determine a hierarchy of zones for high, medium and low density residential development.

Whilst the proposed approach for Residential 2(a3) zoned land will reduce the permissible residential density of such land, the overall objectives and strategies of the Residential Direction seek to provide for:- balanced growth, well located housing supported by infrastructure and a diversity of housing choice appropriate to residents needs. Further the Direction demonstrates the ability to achieve housing targets without the need for higher residential density on 2(a3) land which is generally not located within proximity of centres, services and public transport. As such the approach for Residential 2(a3) land is considered justified.

It is noted that where medium density development has already occurred or consent been granted, suitable zoning or savings provisions will be required.

As set out in the findings, further investigations of current opportunities are warranted to:

- Facilitate the uptake of mixed residential/commercial opportunities in Baulkham Hills town centre.
- Determine if all previously identified target sites remain available, viable or suitable locations for higher density development.
- Determine suitable locations for medium density residential development close to employment, services and transport.

The Metropolitan Strategy establishes a target to locate over 80% of new dwellings within different centre types. The role and radius of different types of centres is described further in the Local Strategy. However, they can range from small neighbourhood centres with a radius of 150m and a small cluster of shops, to a major centre such as Castle Hill or Rouse Hill with a radius of 1km and full range of shopping, commercial, residential and community facilities.

Providing capacity for new dwellings within centres is consistent with the principle of providing proximity to shops, services and public transport. On this basis, areas which would be appropriate for longer term investigations include:

- **Castle Hill.** There is an increased focus on the development of Castle Hill as a major centre with a full range of retail, commercial, community and recreational functions. The future North West Metro will improve public transport accessibility for Castle Hill and will be likely to increase housing demand within and close to the centre. Figure 14 provides an indication of areas in Castle Hill that could be considered for increased residential development opportunities.
- **North West Metro.** The future North West Metro will improve accessibility to Castle Hill and surrounding areas and provide connection to other strategic centres at Norwest and Rouse Hill. A medium term action, to coincide with the planned The Metropolitan Strategy establishes a target to locate over 80% of new dwellings within different centre types. The role and radius of different types of centres is described further in the Local Strategy and the Centres Direction. delivery of the North West Metro, will include masterplanning station precincts particularly at Hills Centre station and Kellyville station.
- **Oatlands.** Parramatta City Council's *Residential Development Strategy 2006* proposes some growth for Dundas adjacent to the train station. Whilst Kissing Point Road currently provides a barrier to pedestrian movement, there may be an opportunity to address this constraint and increase residential densities in Oatlands (south of Belmore Street), particularly if Dundas shops are further developed and rail services improved. Further land currently zoned Residential 2(a3) with accessibility to Pennant Hills Road strategic bus corridor, may have capacity for increased residential density.
- **Northmead.** Land located between Windsor Road, Burton Avenue and Rifle Range Road is currently identified for low density residential. Land on either side of this is currently zoned Residential 2(a3) for villa housing development. Given the proximity to the strategic bus corridor, land close to Windsor Road may have capacity for increased residential density.
- **Winston Hills.** Land located between Gooden Drive and the M7 motorway is currently identified for low density residential. Whilst such land is not close to an arterial road and public transport is limited to local bus services, access is available to Winston Hills Mall via Langdon Road. This centre contains wide range of retail and service outlets as well as a community hall managed by Council. This presents opportunities for medium density development or targeted housing for seniors.

The Structure Plan highlights areas for further investigation, where there may be opportunities to increase residential densities and/or improve connectivity and integration of uses across local government boundaries.

In order to facilitate the timely delivery of residential development there is a need to continue to work with the State Government to regularly review the 2031 targets and progress of land release sites at Balmoral Road and Kellyville/Rouse Hill on the Metropolitan Development Program.

Key Directions

RESIDENTIAL DIRECTION

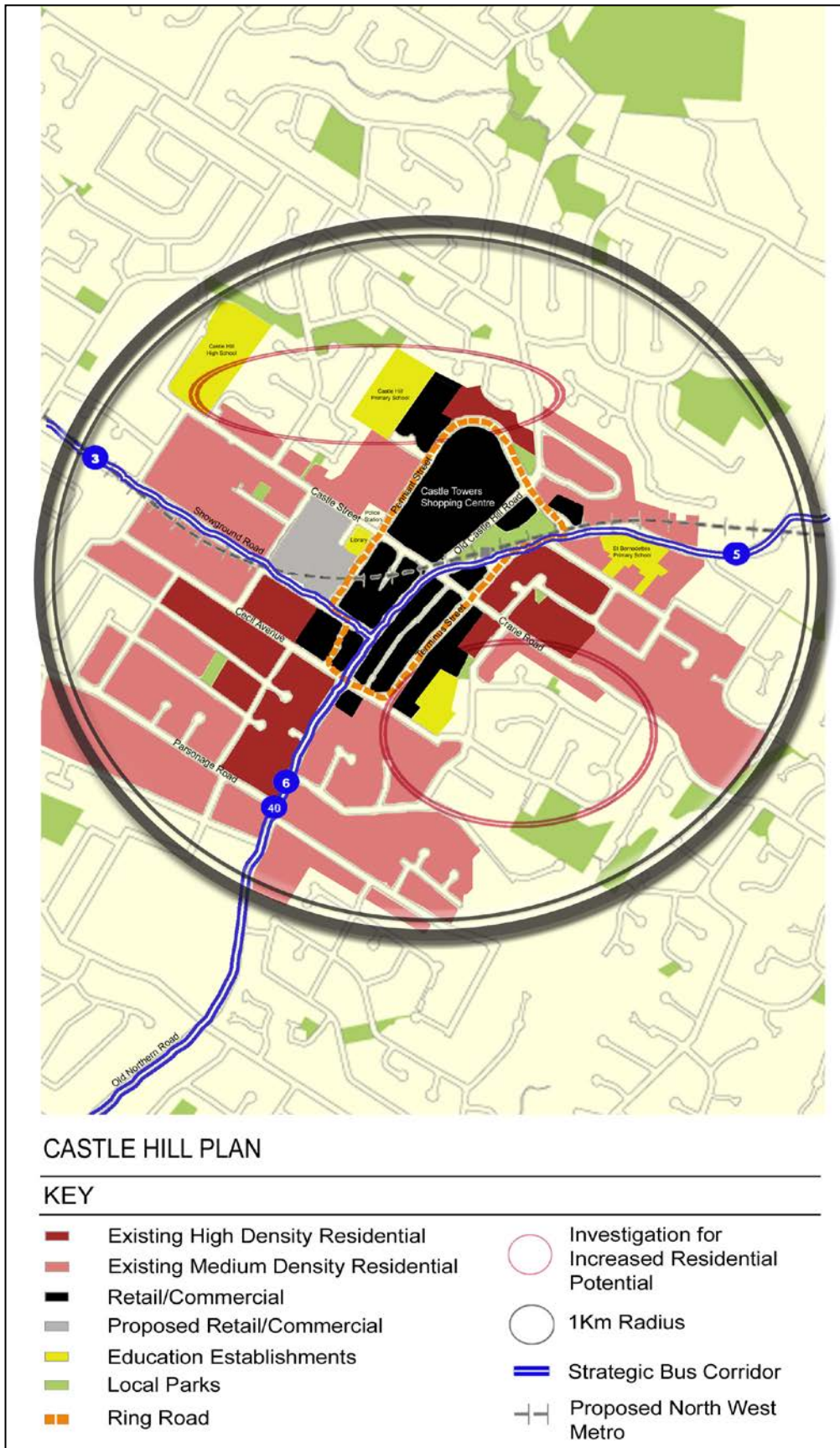


Figure 14: Indication of areas in Castle Hill that could be considered for increased residential development opportunities

R1.1

Objective: Ensure that planning controls effectively provide for balanced growth in the Shires population.

Strategy	Action	Lead Team
1.1.1 Draft appropriate zonings, objectives and provisions for residential development in Council's LEP.	(a) Use the hierarchical zoning framework to clearly identify the intention for housing growth close to centres.	Forward Planning
	(b) Use the density requirements in BHDCP to guide residential zoning in Kellyville/Rouse Hill release area.	Forward Planning
	(c) Determine the hierarchy of zones for locations subject to a general residential zoning (eg Kellyville)	Forward Planning
	(d) Continue planning for high density residential development in Carlingford Precinct.	Forward Planning
	(e) Zone Residential 2(a3) land for low density residential development, in the short term.	Forward Planning

R1.2

Objective: Provide for well located housing close to services, supported by appropriate infrastructure.

Strategy	Action	Lead Team
1.2.1 Review the residential development potential of some remaining sites identified under the 1997 Residential Development Strategy.	(a) Determine suitable locations for higher density residential development.	Forward Planning
	(b) Evaluate remaining target sites and remove from target site program if appropriate.	Forward Planning
1.2.2 Investigate future residential development opportunities, close to jobs, transport and services.	(a) Liaise with relevant State Government agencies at the masterplan stage for transit centres and railway stations to maximise opportunities for housing provision.	Forward Planning
	(b) Investigate capacity for higher density residential development at Castle Hill major centre and parts of Oatlands, Northmead and Winston Hills.	Forward Planning

Key Directions

RESIDENTIAL DIRECTION

R1.3

Objective: *Facilitate the timely delivery of planned residential development.*

Strategy	Action	Lead Team
1.3.1 Facilitate the uptake of residential development opportunities.	(a) Review minimum allotment sizes to ensure site areas for residential or mixed residential/commercial development are reasonable.	Forward Planning
	(b) Work with State Government to monitor development achievements and review 2031 dwelling targets, if necessary.	Forward Planning
	(c) Monitor uptake in release areas and investigate proactive measures to provide catalyst for development, if needed.	Forward Planning
1.3.2 Promote timely delivery of infrastructure to support residential development.	(a) Continue to make representation to State Government to deliver public transport infrastructure.	Forward Planning
	(b) Monitor and respond to legislative changes and review funding sources for local infrastructure if required.	Forward Planning

Key Directions

RESIDENTIAL DIRECTION

R2 RESPOND TO CHANGING HOUSING NEEDS

From the Demographic and Housing Market Analysis it is clear that in order to respond to changing housing needs, a strategic focus is required on providing a diversity of housing choice and affordable housing options.

Housing Needs

The demographic trends including smaller household sizes, changing household composition, increasing ageing population and loss of young adult residents all point to a need for a range of dwelling sizes and a sufficient supply of adaptable and accessible options. It is important that such housing is well located close to facilities and transport as set out in key direction R1.

SEPP (*Housing for Seniors or People with a Disability*) 2004 seeks to increase the supply and diversity of accommodation for seniors and people with a disability. Whilst this goal is supported there is concern that the SEPP allows for self care housing on rural land adjoining urban areas which could lead to seniors housed away from transport and services, as well as urban sprawl and changed character of rural areas.

To appropriately address the housing needs of seniors and people with a disability in the Shire, the approach should have regard to:

- Encouragement in areas close to centres which incorporate retail, medical and community facilities and access to public transport (not necessarily commuter transport).
- Opportunities for residents to stay in areas they are familiar with so that social networks can be retained.
- Discouragement in isolated areas without sufficient infrastructure or with environmental or topographical constraints.
- Encouragement of a high proportion of adaptable dwellings in multi unit housing developments.

- Opportunities for residents to 'age in place' in larger developments with a range of self care, low care and high care living options.

In order to provide a range of opportunities, permissibility of seniors housing across the range of residential and business zones is recommended. Encouragement in appropriate locations, compatible with the local environment will be addressed by review of development controls. This review will also consider increases to the proportion of accessible and adaptable multi unit dwellings at certain locations. Community Planning is undertaking a Positive Ageing Strategy which will provide research and data to refine the planning responses to housing for seniors and people with a disability.

The above approach will place Council in a position to seek exemption from SEPP (*Housing for Seniors or People with a Disability*) 2004 on the basis of the range of opportunities provided for under this Direction. As part of the review of development controls, clarification will be sought from the Department of Planning on the criteria for exemption.

Housing Affordability

As set out in the findings, housing affordability is an issue facing many residents in the Shire.

A range of housing types and prices is important in building successful communities. It facilitates existing residents to stay in the area as their needs and opportunities change. It also enables the accommodation of key workers (such as retail workers, bus drivers, teachers, carers) who support the local economy and facilitate vibrant, well functioning communities.

At a policy level, affordability is a major challenge for all levels of government. The capacity of local government to affect affordability is somewhat limited:

- Housing diversity (particularly the availability of a choice of small dwellings) is a fundamental pre-requisite for affordability, and Council can promote, if not ensure such diversity exists.

Key Directions

RESIDENTIAL DIRECTION

- Adequate housing supply is also required if affordability is to be maximised. This factor on its own does not ensure affordability given the range of complex economic and political conditions that contribute to affordability. However, Council has a role in ensuring sufficient zoned land to accommodate growth as set out under Key Direction R1.
- Other options include:
 - floor space incentives or density bonus provisions in exchange for the provision of affordable housing
 - Inclusion of affordable housing outcomes as part of negotiated planning agreements
 - Closer liaison with local community housing providers
 - Provision of information to community and developers on options available for quality affordable outcomes and the social and economic benefits of providing such a mix.

Whilst this Direction seeks to accommodate growth and provide a diversity of housing choice, the use of other options requires further research and investigation, depending on the development of Government policy initiatives. In this regard, the North West Subregional Strategy includes actions for the NSW Government to develop options for improving housing affordability and identify how initiatives can be applied to the North West subregion (NWC4.1.1 and NWC4.1.2).

The level and extent of involvement by Council is a matter to be determined following development of State and Federal policies in relation to this issue. The short term strategy is for Council to liaise with State Government and monitor the development of such options to ensure appropriate local responses. Additionally, a register of any boarding houses and hostels is to be established and maintained to facilitate a greater understanding of the availability and retention of low cost rental accommodation options.

Group Homes

Group homes are currently permissible in residential zones by way of SEPP (Infrastructure) 2007 and will continue to be permissible under the Standard LEP Template. Such provisions seek to ensure a supply of accommodation for disabled or socially disadvantaged people. As set out in the findings, data on the number and location of groups homes in the Shire is not readily available. Given that the demand for group homes is likely to continue, a clear understanding is required of the existing group homes available in the Shire, to enable the formulation of appropriate responses.



R2.1

Objective: Provide a diversity of housing choice that is appropriate to residents needs.

Strategy	Action	Lead Team
<p>2.1.1 Provide for sufficient supply of housing for seniors and people with a disability.</p>	(a) Permit seniors housing across residential and business zones.	Forward Planning
	(b) Liaise with the Department of Planning to determine the criteria for exemption from SEPP (Housing for Seniors or People with a Disability) 2004.	Forward Planning
	(c) Establish and maintain a register of Group Homes to inform appropriate planning responses.	Development Control
<p>2.1.2 Facilitate seniors housing in locations close to centres, compatible with the local area and site conditions.</p>	(a) Draft new development controls for seniors housing and investigate increased capacity for adaptable multi unit dwellings at appropriate locations.	Forward Planning
	(b) Be involved with the formulation of Positive Ageing Strategy and determine appropriate planning responses.	Forward Planning Community Planning
<p>2.1.3 Facilitate a range of dwelling sizes close to facilities and transport.</p>	(a) Review development controls to ensure a greater range of dwelling size and flexible floor plans in medium and higher density developments.	Forward Planning
	(b) Work with industry to encourage dwelling mix.	Forward Planning Development Control Building Control

Key Directions

RESIDENTIAL DIRECTION

R2.2

Objective: *Promote a range of housing that is affordable to households of varying financial capacity.*

Strategy	Action	Lead Team
<p>2.2.1 Promote affordable housing options appropriate to local circumstances.</p>	(a) Refer strategy 2.1.3	Forward Planning
	(b) Monitor the development of Federal and State Government affordable housing policy initiatives and develop local responses if required.	Forward Planning
	(c) Establish and maintain a register of any boarding houses and hostels to inform understanding of low cost rental accommodation.	Development Control

Key Directions

RESIDENTIAL DIRECTION

R3 PROVIDE A SUSTAINABLE LIVING ENVIRONMENT

As set out in the findings, sustainable living environments relate to economic, community and environmental outcomes. Economic or affordable housing outcomes are addressed as part of the housing needs analysis. The key directions for community and environmental sustainability are set out below:

Community Sustainability

Planning for a range of housing (Key Direction R2) and promoting growth in local employment opportunities allows communities to stay intact and social networks to grow. Other approaches that contribute to community building include improvements to the public domain and connectivity of spaces. Such improvement measures are addressed in the Environment and Leisure Direction and seek to provide the physical framework for community connections.

The findings of research and consultation have indicated that the building of vibrant communities is assisted by a clearly defined and coordinated process that involves community engagement and key Council functions such as planning, community and cultural development, asset management, services delivery and corporate communications.

Implementation of such a process will inform precinct planning, masterplanning and possible future changes to Baulkham Hills Development Control Plan to facilitate the creation of distinct community places.

Environmental Sustainability

Improvements in environmental sustainability will have benefits for current and future generations via lower greenhouse gas emissions, less landfill due to increased recycling rates and protection of the State's biodiversity.

The achievement of measurable improvements in the sustainability of Australian homes is best achieved if all levels of government to work together.

At the state level, development of major public transport infrastructure in the subregion such as the recently completed North West Transitway and the proposed North West Metro will increase public transport use, reduce private vehicle travel and contribute to reducing air pollution.

At the local level, Council can influence the sustainability of residential areas. The land use planning process (as described in Key Direction R1) can influence the sustainability of urban development by providing for accessibility of schools, public transport, employment and local shops to reduce the reliance on private vehicles.

A unique feature of Baulkham Hills Shire is the extent of interface between urban land and bushland, and the associated risks of bushfire. Consideration must be given to the provisions of relevant Section 117 directions and SEPP 19 Bushland in Urban Areas.

The focus areas for improving sustainability of residential development are dwelling construction, amenity issues and heritage conservation.

- **Dwelling Construction**

As set out in the findings, measures for improving sustainability for new dwellings are regulated by the BASIX system. Further improvements may be achieved through an advocacy and education approach:

- Continue to advocate for better public transport (refer Key Direction R1.3).
- Implement new education programs that promote the benefits of better design, to change the public perception that a sustainable house costs more to build / own. Additionally, the profile of ecologically sustainable development (ESD) could be improved via improved website resources.
- Investigate forming a partnership to design, build or showcase sustainable homes. This would provide the opportunity to demonstrate best practice design and provide an education tool for residents.

Key Directions

RESIDENTIAL DIRECTION

- Promotion of the sustainable housing categories of the Hills Building and Design Awards.

- **Amenity issues**

Where residential development is located close to employment and major transport routes there is a need to ensure amenity issues such as noise and access are carefully managed. Such issues could arise in locations such as Mile End Road as the light industrial areas grows. Planning for suitable transitions from centres and employment areas to residential areas will assist with managing amenity issues. The Employment Lands Direction will further address the amenity impacts of light industrial and business development.

Whilst the established hierarchical zone framework is supported (refer Key Direction R1.1), further consideration is required of the land uses, other than dwellings, that are appropriate for residential zones to ensure protection of the living environments of residents.

Section 117 Direction 3.3 Home occupations requires that draft LEPs shall permit home occupations without the need for development consent. Consideration must be given to the provisions of this Direction when drafting LEP 2010.

Within all residential zones there is a need to ensure the residential intent of the zone is not compromised. Therefore, high traffic or noise generating developments would be restricted as well as uses which require a higher level of services than residential use. This would include land uses such as business and retail premises, home industries, medical centres, health services facilities and service stations.

Uses which support the residential function such as child care centres, health consulting rooms and home occupation would be suitable. However, development controls would be required to ensure the scale of operations is compatible with the residential intent.

As described in the findings, the State Government is working on new approaches for managing the interface between employment and residential uses and managing noise along busy roads. A strategy for Council is to work with the Department of Planning and to monitor and respond to any State Government initiatives.

A review and rationalisation of existing noise controls is required to incorporate all controls within the Baulkham Hills Development Control Plan. This focus of this review will be ensuring a clear and consistent approach that will facilitate acceptable outcomes for residents.

As set out in the findings, the design of homes that adjoin classified roads are required to address acceptable internal noise levels. There is opportunity to improve noise controls by providing more detail and guidance on the methods available for noise attenuation.

Amenity impacts such as noise, loss of privacy and overshadowing can be experienced where new dwellings are located close to common boundaries. This issue particularly arises in relation to corner allotments and battleaxe allotments. A review of development controls is proposed to mitigate the impacts of residential development at these locations. Such review would consider allotment size, setback requirements and possible restriction of dwelling height and size for battleaxe allotments.

- **Heritage Conservation**

Conserving built heritage contributes to environmental sustainability and the attractiveness of the built environment.

The North West Subregional Strategy encourages the review and/or update of heritage studies as part of the preparation of the LEP (NW E6.1.3). A comprehensive review is not warranted at this stage, however update of property descriptions and reviewing items where concerns are raised, will be undertaken as part of the LEP process. Additionally consideration is required of Section 117 Direction 2.3 Heritage Conservation.

Review will be undertaken of development controls to:

- Ensure a Conservation Management Plan is required in the early stages of development where subdivision is undertaken in the first instance.
- Provide advice to owners that when using the heritage conservation incentive clause, conditions may be imposed on any consents requiring ongoing conservation and the submission of a 5 yearly report.
- Provide design guidelines to ensure development in existing areas is compatible with conservation areas and existing heritage items. Under the Northwest Subregional Strategy, Councils are required to refer to the NSW Government's *Design in Context: Guidelines for Infill Development in the Historic Environment* (NW E6.2.2).

Council's role in protecting cultural heritage will also include consultation with the Department of Planning and the Heritage Council in their development of approaches that seek to balance growth and change with conservation principles (NW E6.1.1, E6.2.1, E6.2.3, E6.2.4).

Further improvements can also be made by review of the management of Council's Heritage Assistance Fund and training and education to improve heritage skills and knowledge.

Non-regulatory measures for Council will include:

- Free technical advice for owners of heritage properties.
- Changes to the management of the heritage assistance fund to simplify the process and possibly provide a longer timeframe to enable owners to obtain consent and undertake and match funds over a 2 year period, if needed.
- Seek changes to heritage legislation to improve Council powers to require maintenance where there is demolition by neglect.
- Further education and promotion of the importance of heritage conservation to both the community and development industry.



Bella Vista Farm Park

Key Directions

RESIDENTIAL DIRECTION

R3.1

Objective: *Contribute to the development of communities that offer a sense of place and community connection.*

Strategy	Action	Lead Team
3.1.1 Provide for coordinated community involvement in the planning process.	(a) Continue with Just Communities Project to develop place making and community engagement tools.	Community Planning Forward Planning
	(b) Use information from community engagement to review Baulkham Hills Development Control Plan, as appropriate.	Forward Planning
3.1.2 Improve public domain spaces and connectivity from residential areas.	(a) Refer Environment & Leisure Direction Key Directions EL3.1 and EL4.1.	Forward Planning

R3.2

Objective: *Improve the environmental sustainability of residential development.*

Strategy	Action	Lead Team
3.2.1 Promote sustainable housing outcomes.	(a) Implement new education programs that promote the benefits of sustainable design.	Environment and Health
	(b) Investigate forming a partnership to design, build or showcase sustainable homes.	Environment and Health
	(c) Promote the sustainable housing category of the Hills Building and Design Awards.	Communications and Marketing

R3.3

Objective: *Manage potential conflicts between more intense land uses and residential amenity.*

Strategy	Action	Lead Team
<p>3.3.1. Minimise conflicts between residential development and competing uses.</p>	<p>(a) Plan for appropriate separation of residential development and more intense land uses, in new release areas.</p>	<p>Forward Planning</p>
	<p>(b) Review development controls for noise to provide detail of attenuation methods for dwellings.</p>	<p>Forward Planning</p>
	<p>(c) Monitor and respond to State Government initiatives for managing the interface between employment and residential uses and road noise.</p>	<p>Forward Planning</p>
<p>3.3.2 Draft planning controls to ensure residential amenity is maintained.</p>	<p>(a) Formulate zone objectives and that specifically reflect the function of the zone.</p>	<p>Forward Planning</p>
	<p>(b) Determine permissible land uses that reflect the function of the zone.</p>	<p>Forward Planning</p>
	<p>(c) Review development controls so that land uses that support residential development are compatible in terms of the size and scale of their operation.</p>	<p>Forward Planning</p>
	<p>(d) Review development controls for residential development on corner allotments and battleaxe allotments.</p>	<p>Forward Planning</p>

Key Directions

RESIDENTIAL DIRECTION

R3.4

Objective: *Ensure the protection of the Shire's cultural heritage as residential growth happens.*

Strategy	Action	Lead Team
3.4.1 Improve planning controls for heritage conservation.	(a) Review development controls to ensure the protection of heritage items at subdivision stage.	Forward Planning
	(b) Strengthen development controls relating to the use of the conservation incentive clause.	Forward Planning
	(c) Review development controls to include design guidelines to ensure infill development is compatible with heritage environments.	Forward Planning
	(d) Work with the Growth Centres Commission to ensure that items of local heritage are retained.	Forward Planning
3.4.2 Promote the importance of heritage conservation.	(a) Review Heritage Assistance Fund.	Forward Planning
	(b) Continue to educate the community and development industry.	Forward Planning
	(c) Lobby State Government to change heritage legislation to provide greater protection for local heritage items.	Forward Planning
	(d) Work with State Government in the development of new approaches.	Forward Planning

Key Directions

RESIDENTIAL DIRECTION

R4 FACILITATE QUALITY HOUSING OUTCOMES

A key local issue is the impact of new development. In lower density residential areas the concern relates to the incompatibility of dwelling renewals with the established character and streetscape. In higher density residential areas, whilst there has been some community acceptance of the need for growth and change, there is a need to balance growth and protect the garden image of the Shire.

Residential Character and Streetscape

The outcomes being achieved in established low density areas indicate that improvements can be made in terms of protecting and enhancing residential character and streetscape. In order to address community needs and expectations in relation to the garden image of the Shire, a strengthening of development controls is proposed.

Review of development controls would include:

- Identification of the character of the street as part of the site analysis. This would require a focus on the key components of character such as lot size, kerbs, fencing, setbacks, building separation, bulk and scale, driveways, street tree planting, landscaping and architectural style.
- Setback of new dwellings consistent with the predominant setback in the street.
- Integration of garages with dwelling design.
- Increased side boundary setbacks for two storey dwellings.
- Reduced front fence height or fencing consistent with the predominant fencing style in the street.
- Restriction of dwelling heights in locations where dwellings in excess of two storeys are not a common feature.

- Restriction on site coverage for two storey dwellings, consistent with the prevalent lower site coverage in established areas.
- More specific controls for areas identified as having a distinct character to ensure new development conserves and enhances the visual character.



Duncraig Estate, Kellyville

New controls will be accompanied by education, training and promotion to facilitate acceptance of new measures. This could include extension of the Hills Building Design Awards to recognise development that integrates well with the existing residential streetscape.

Key Directions

RESIDENTIAL DIRECTION

Design quality of higher density development

As set out in the findings, the North West Subregional Strategy identifies a role for Councils to reflect design quality established by the Growth Centres Development Code in areas outside the growth centre. The Department of Planning also proposes a series of initiatives such as education and training, development of guidelines and expansion of SEPP 65 to include other medium density housing forms.

There are considerable opportunities remaining for high and medium density housing in established areas such as Carlingford and Baulkham Hills town centre and around future rail stations. A comprehensive review of the current approach is needed to rationalise and improve existing measures and respond to and implement future Department of Planning initiatives aimed at improving design quality.

In order to contribute to the creation of good urban spaces, it is important to continue to monitor and review controls and identify any improvements that can be made in design quality outcomes of new development. In addition to design measures, the review will focus on the ease of use and clarity of Council's *Multi Unit Housing Urban Design Guidelines* to ensure consistent and effective implementation.

In addition to review of the *Multi Unit Housing Urban Design Guidelines*, measures proposed to improve design quality include:

- Ongoing promotion of excellence in design and planning by design competitions and awards.
- Expansion of the role of Target Sites Panel, if warranted.

R4.1

Objective: *Protect and enhance residential character and streetscape in lower density residential areas.*

Strategy	Action	Lead Team
4.1.1 Improve planning controls for residential character and streetscape.	(a) Review generic development controls to mitigate the impact of new development on streetscape and character.	Forward Planning
	(b) Review development controls to include specific requirements for areas of distinct character.	Forward Planning
4.1.2 Promote design outcomes sympathetic with existing character and streetscape.	(a) Promote the value of sympathetic dwelling designs to the community and industry.	Forward Planning Communications and Marketing
	(b) Investigate extending the Hills Building Design Awards to recognise sympathetic development.	Building Control

R4.2

Objective: *Monitor and improve the design quality of higher density residential development.*

Strategy	Action	Lead Team
<p>4.2.1 Improve planning controls for urban design to assist understanding and implementation.</p>	<p>(a) Rationalise and review development controls relating to design quality and Multi Unit Urban Design Guidelines.</p>	<p>Forward Planning</p>
	<p>(b) Investigate implementing a design review panel for larger higher density developments.</p>	<p>Forward Planning</p>
<p>4.2.2 Promote quality design outcomes.</p>	<p>(a) Continue to promote excellence in design and planning.</p>	<p>Building Control Communications and Marketing Development Control</p>
	<p>(b) Monitor and respond to State Government initiatives for improving design quality in new development.</p>	<p>Forward Planning</p>

Work to be Done

RESIDENTIAL DIRECTION

Residential Hierarchy

Areas currently subject to a general residential zoning such as the older Kellyville village area require further work to determine a hierarchy of high, medium and low density residential areas. This will involve traffic analysis and urban design consideration prior to drafting appropriate zones for LEP 2010.

Timeframe: Completed late 2008

Review Provisions for Centres

In order to facilitate the uptake of residential opportunities in centres there is a need to review the minimum allotment sizes for residential or mixed residential/commercial development. The preparation of LEP 2010 provides the opportunity to map site specific development standards which could allow smaller site areas in appropriate locations. This will involve urban design consideration including adequacy of smaller site areas to address access, parking, landscaping and amenity criteria.

Timeframe: Completed late 2008

Review Residential Development Controls

Baulkham Hills Development Control Plan will be reviewed to support LEP 2010. Areas identified for particular attention include:- encouragement of seniors housing in appropriate locations; facilitation of a greater range of dwelling size and flexible floor plans; facilitation of place making and community engagement; documentation of detailed noise attenuation methods for dwellings; maintenance of residential amenity; improvement of heritage conservation controls; protection of streetscape and character and; improvement of quality of design.

Timeframe: Completed March 2011

Investigate Future Residential Opportunities

The Residential Direction identifies a number of opportunities for future residential development including reviewing the potential of some sites identified under the 1997 Residential Development Strategy and investigating additional opportunities at the major centre of Castle Hill and in other accessible locations such as rail station precincts and areas such as Oatlands, Northmead and Winston Hills. Opportunities are also identified to target locations for housing for seniors and people with a disability.

Timeframe: Masterplanning completed prior to commencement of North West Metro.

Monitoring & Review

RESIDENTIAL DIRECTION

Evaluation and review of the Residential Direction will be vital to its implementation and effectiveness. As a dynamic document, its content will be continually revised and amended to ensure innovation in the planning and management of residential development.

Mechanisms for monitoring and measuring the progress of implementation for the Residential Direction is essential. Much of the work anticipated in the Direction will form the core business and work program of Council's Forward Planning Section. It is anticipated that an annual report will be formulated commenting on the progress in Key Direction Areas, objectives, strategies and actions.

It is intended that a major review of the Local Strategy and supporting Directions will be undertaken every five years in line with the regular review of Council's Strategic Vision and the LEP (Refer Figure 15). Periodic review may also be appropriate as a result of changes to metropolitan planning policy, new infrastructure projects or completion of new strategic work by Council.

This will provide Council with an opportunity to monitor the status of completed actions and where targets are met, and will allow the Direction to be tailored to address changing demographic situations, State Government planning policies, and new or updated Council strategies.

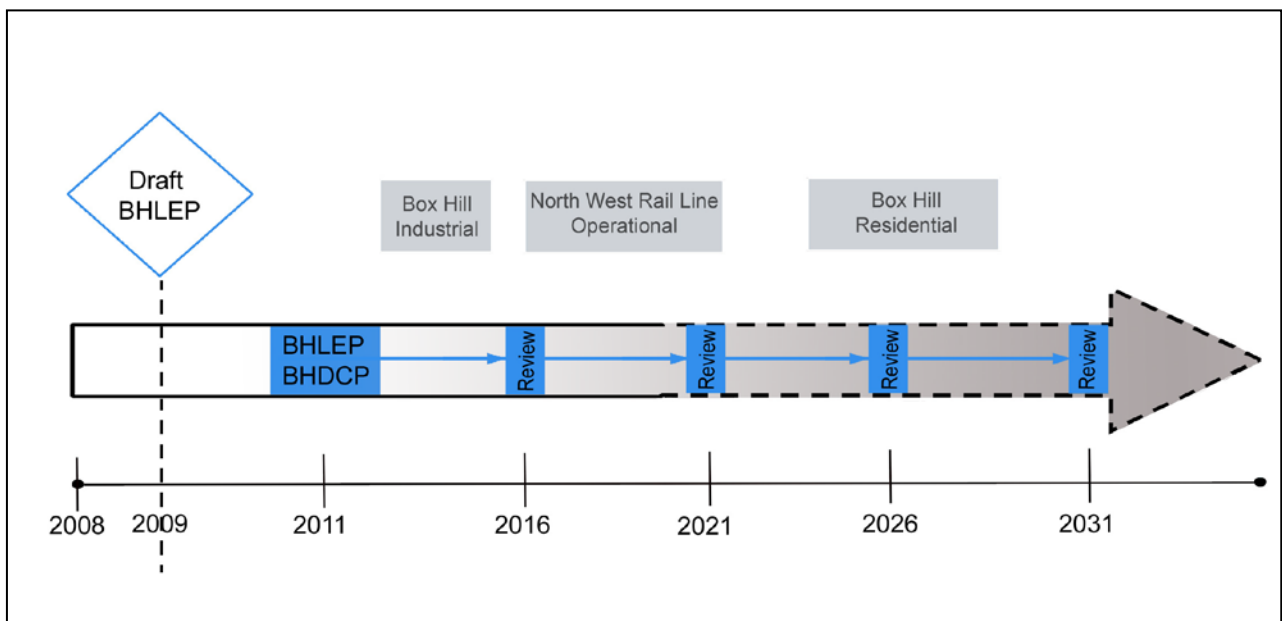


Figure15: Timeline of LEP Review

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State Environmental Planning Policies available at: <http://www.legislation.nsw.gov.au/>

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Available at:
<http://www.tidc.nsw.gov.au/ArticlePage.aspx>

Glossary

RESIDENTIAL DIRECTION

ABS	Australian Bureau of Statistics
Adaptable housing	Housing capable of being adapted for use and access by all people, regardless of their age, level of mobility, or condition of health. ⁱ
BASIX	Building Sustainability Index. It is an online tool facilitated by the NSW Government that aims to achieve reductions in potable water demand and greenhouse gas emissions in dwellings.
BHDCP	Baulkham Hills Development Control Plan
BHLEP 2005	Baulkham Hills Local Environmental Plan 2005
BHSC	Baulkham Hills Shire Council
Biodiversity	Biodiversity is the variety of all life forms: different plants, animals, the genes they contain, and the ecosystems in which they live. ^{iv}
CBD	Central Business District
Centre	Centres are places where services and facilities are concentrated to meet peoples needs. They may include shopping, office based employment, recreation, leisure, entertainment and cultural facilities, health and community services.
Centres Direction	One of the strategic directions that form the basis of the key directions in the Local Strategy.
CMP	A Conservation Management Plan establishes the heritage significance of an item, place or heritage conservation area and identifies conservation policies and management mechanisms that are appropriate to enable that significance to be retained. ^v
Contributions Plans	A Contributions Plan sets out the levies a Council may collect under Section 94 of the Environmental Planning and Assessment Act, 1979 for public amenities and services that are required because of development.
DCP	A Development Control Plan is a Council document incorporating development controls to guide the preparation and assessment of development applications.
DECC	Department of Environment and Climate Change (New South Wales)
Development Application	Application for consent to carry out development.
DoP	Department of Planning (New South Wales).
Drainage Land	Land specifically identified for major stormwater management.
Employment Lands	Employment Lands include traditional industrial areas, business and technology parks. They incorporate light industries, heavy industry, manufacturing, urban services, warehousing and logistics and high-tech based activities.
Employment Lands Direction	One of the strategic directions that form the basis of the key directions in the Local Strategy.

Environment and Leisure Direction	One of the strategic directions that form the basis of the key directions in the Local Strategy.
EP&A Act	Environmental Planning and Assessment Act 1979 (New South Wales).
EP&A Regulation	Environmental Planning and Assessment Regulation 2000 (New South Wales).
ESD	Ecologically sustainable development means using, conserving and enhancing resources in such a manner as to ensure that ecological processes are maintained and the total quality of life, now and in the future, can be improved. ^{iv}
European heritage	European heritage means a building, work, archaeological site, tree or place that is of particular significance to the community. Examples could include evidence of European settlement, significant landscapes, and developments in architecture that are of historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value.
GCC	The Growth Centres Commission has been established by the NSW Government to ensure that new development proceeds with infrastructure and services planned, funded and linked to the sequence of land release.
Growth Centres Development Code	The Growth Centres Development Code was prepared by the Growth Centres Commission to guide planning and urban design in the North West and South West Growth Centres. ⁱⁱ
HAF	The Heritage Assistance Fund is a program of Baulkham Hills Council that assists property owners in undertaking conservation works to heritage listed properties.
Higher density residential	Higher density residential means a more dense housing form such as apartment buildings and town houses.
Hills 2026	Hills 2026 Community Strategic Direction: Looking Towards the Future.
Integrated Transport Direction	One of the strategic directions that form the basis of the key directions in the Local Strategy.
LEP	Local Environmental Plan.
LEP 2005	Baulkham Hills Local Environmental Plan 2005, as amended.
LEP 2010	Council's new template LEP, known as Local Environmental Plan 2010.
LGA	Local Government Area.
Local open space	Primarily provides informal play space and opportunities for supervised play within a convenient walking distance from any given residence.
Local Strategy	The Local Strategy is the principal document for communicating the future planning and growth of the Baulkham Hills Shire to the year 2031.
Low density residential	An urban area containing single residential dwellings.
Major Centre	A major centre usually comprises a transport interchange, taller commercial buildings, higher order retail and destination shopping, higher density residential development, community services and facilities, civic services and facilities and entertainment and cultural facilities.

Masterplan	A masterplan provides a site-specific framework for development on a site and sets key guidelines and planning principles for development.
MDP	The Metropolitan Development Program is NSW Government's program for managing housing supply and assisting in coordinating infrastructure provision. The program covers both infill and greenfield areas. ⁱⁱⁱ
Medium density residential	Generally comprising two storey development, for example townhouses.
METRIX	Internet based Subregional Planning tool developed by the Department of Planning.
Metropolitan Strategy	The Metropolitan Strategy: City of Cities 'A Plan for Sydney's Future' was prepared by the NSW Department of Planning, to plan for Sydney's growth over the next 25 years. The Strategy has five overarching aims: enhance liveability, strengthen economic competitiveness, ensure fairness, protect the environment, and improve governance.
Neighbourhood Centre	A neighbourhood centre is the smallest centre containing low scale strip retailing that meets daily convenience needs. Facilities may include post box, public phone and public open space.
North West Growth Centre	The North West Growth Centre, comprising sixteen precincts, is approximately 10,000 hectares and will contain about 60,000 new homes in Baulkham Hills, Blacktown and Hawkesbury Councils.
NWM	The North West Metro is a proposed metro line which will run from Rouse Hill and will connect with Epping and the Sydney CBD.
North West Subregion	The North West Subregion includes the local government areas of Baulkham Hills, Blacktown, Blue Mountains, Hawkesbury, and Penrith. ^{iv}
North West Subregional Strategy	The North West Subregion: Subregional Strategy has been prepared by the Department of Planning to translate the Metropolitan Strategy into a specialised strategy for each local government area grouping in Sydney.
North West Transitway	The North West Transitway is road dedicated for the exclusive use of rapid bus services consisting of two sections, one linking Parramatta and Rouse Hill, the other linking Blacktown and Parklea.
Precinct	Defined area smaller than a suburb.
Principal LEP	Refers to Council's new template LEP, known as Local Environmental Plan 2010.
Public domain	The public domain is the community realm and is the space where civic life takes place. The public domain includes parks, walking tracks, main streets, outdoor plazas and meeting places in centres.
Regional open space	An open space area that serves users from a wider area, usually more than one local government area.
Residential Direction	One of the strategic directions that form the basis of the key directions in the Local Strategy.
RTA	Roads and Traffic Authority of NSW.
Rural lands	Non-urban land, located in the north of the Shire.

Rural Lands Strategy	Prepared as part of the Rural Lands Study and adopted by Council in August 2003.
Section 117 Directions	Section 117 of the Environmental Planning and Assessment Act 1979, gives the Minister for Planning the authority to incorporate specific directions into Local Environmental Plans. ^{iv}
Seniors housing	Housing for older people, generally over 55 years of age.
SEPP	State Environmental Planning Policy.
SEPP 10	State Environmental Planning Policy No. 10 – Retention of Low Cost Rental Accommodation.
SEPP 19	State Environmental Planning Policy No. 19 – Bushland in Urban Areas.
SEPP 65	State Environmental Planning Policy No. 65 Design Quality of Residential Flat Development.
SEPP Infrastructure	State Environmental Planning Policy (Infrastructure) 2007.
SEPP Seniors Living	State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.
Shire	Means the Baulkham Hills Shire Council local government area.
Specialised Centre	A specialised centre includes a landscaped business park, accessed by major transport infrastructure and characterised by large office floorplates and a commercial built form.
SREP	Sydney Regional Environmental Plan.
Stand alone shopping centre	An internalised, privately owned centre located away from other commercial areas, containing many of the attributes of a Town Centre but without housing or public open space. ^{iv}
Standard template	Standard Instrument (Local Environmental Plans) Order 2006, as amended.
State Plan	Launched in November 2006 by the NSW Government, the State Plan identifies 34 priorities under five broad areas of activity: 'Rights, Respect and Responsibility', 'Delivering Better Services', 'Growing Prosperity Across NSW', 'Environment for Living', and 'Fairness and Opportunity'.
Strategic Bus Corridor	Corridors that are designed to connect major centres across Sydney, linking to important transport, health and educational facilities and other community facilities, and integrating with local bus services. ^{iv}
Strategic centre	Castle Hill, Rouse Hill, Norwest.
Structure Plan	The Structure Plan provides a graphic representation of the Local Strategy's written text and illustrates where growth and change will occur in the Shire.
Sustainability	Meeting the needs of the present without compromising the ability of future generations to meet their own needs. ^{iv}
Target site	A site identified by Council as having potential for higher density residential development.

Template LEP	Refers to the Standard Instrument (Local Environmental Plans) Order 2006, as amended.
TIDC	Transport Infrastructure Development Corporation.
Town Centre	A town centre is located at a transport node and contains local scale built form with civic amenity. It includes services and community facilities with retailing meeting weekly shopping needs.
Village	A village has low scale built form, with retailing that meets residents weekly shopping needs.
Villa housing	A villa means one of a group of 3 or more single-storey dwellings, which may or may not be attached, where each dwelling has a separate entrance accessible from an outside area and direct access to private open space at natural ground level. ^v
Waterways	Any natural or constructed form which serves a water quality, quantity or conveyance purpose, including but not limited to, natural watercourses, piped drainage, channels, detention basins, and wetlands.
Waterways Direction	One of the strategic directions that form the basis of the key directions in the Local Strategy.
Zoning	Utilising the Local Environmental Plan, zoning maps graphically depict the application of various zones to specific areas of land.

Sources:

- i Disability Forum website, www.disabilityforum.org.au
- ii Growth Centres Commission
- iii North West Subregional Strategy & Department of Planning website
- iv North West Subregional Strategy
- v Baulkham Hills LEP 2005



Baulkham Hills Shire Council
129 Showground Road, Castle Hill NSW 2154
Tel: 9843 0555 Fax: 9843 0409

www.baulkhamhills.nsw.gov.au