

August 2014

# Planning for Sydney's North-West

19,000 additional jobs close to home  
12,000 homes for the region's growing population  
\$8.3 billion investment in North West Rail Link



BELLA VISTA STATION



KELLYVILLE STATION



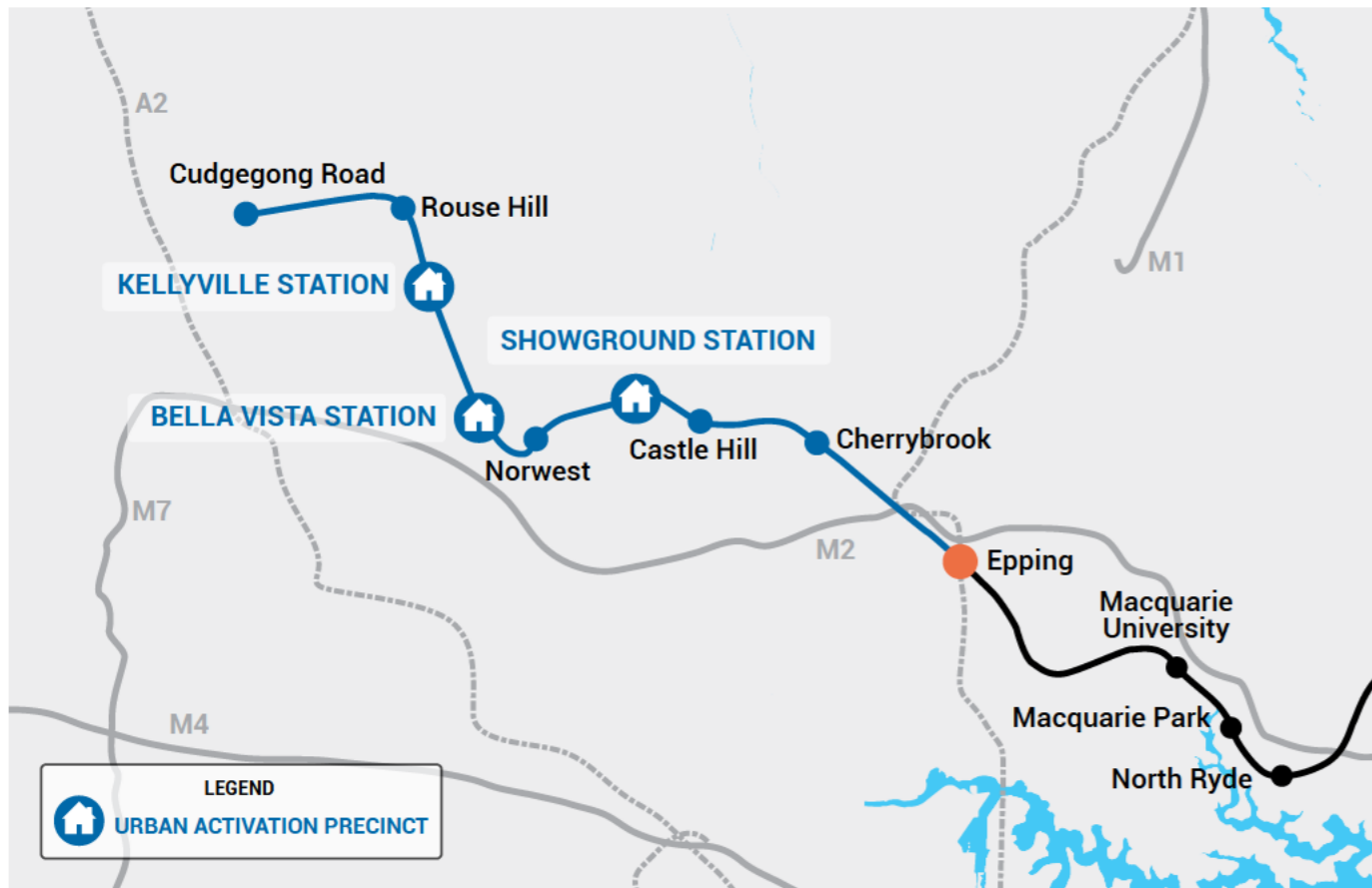
SHOWGROUND STATION



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## WHY WE'RE PLANNING FOR GROWTH IN SYDNEY'S NORTH WEST

Sydney's population is growing and our recent projections show that 1.6 million more people will call Sydney home by 2031, requiring an additional 664,300 homes.

About 100,000 of these people will make their home in the Hills Shire as the children who live here now grow up and have families of their own. At least 36,000 homes and 47,000 jobs will be created in Sydney's north-west over the next 25 years.

## HOMES AND JOBS CLOSE TO TRANSPORT

The \$8.3 billion North West Rail Link is Australia's largest infrastructure project. It will make Sydney's north-west easier to get to and from, while the areas around the new stations will become more attractive for people to live and work.

The Hills Shire Council has nominated the precincts surrounding three of the future railway stations Kellyville, Bella Vista and Showground Stations as areas that together, could accommodate around 19,000 additional jobs and 12,000 new homes.

In 2014, the NSW Government announced the three precincts as urban activation precincts. This followed the preparation of the North West Rail Link Corridor Strategy in 2013 which provided the broad vision for future development near all eight stations along the route.






## BELLA VISTA STATION PRECINCT



-  **WHERE** Within 800 metres or 10 minutes' walk of the future Bella Vista station.
-  **NEW HOMES** Potential for approximately 4,400 additional homes.
-  **ADDITIONAL JOBS** Potential for 10,500 new jobs by 2036.
-  **TYPES OF DEVELOPMENT** Shops, cafes, restaurants, office buildings, expansion of Bella Vista Business Park.
-  **AREAS TO BE PROTECTED** The Bella Vista Farm will be protected as a heritage area.






## KELLYVILLE STATION PRECINCT



-  **WHERE** Within 800 metres or 10 minutes' walk of the future Kellyville Station.
-  **NEW HOMES** Potential for approximately 4,400 additional homes
-  **ADDITIONAL JOBS** Potential for 800 new jobs by 2036.
-  **TYPES OF DEVELOPMENT** Vibrant and active centre around the new station
-  **AREAS TO BE PROTECTED** Green spaces and riparian corridors to be protected. A significant part of the precinct will remain unchanged to protect the existing low density character of the wider Kellyville area.

## SHOWGROUND STATION PRECINCT



-  **WHERE** Within 800 metres or 10 minutes' walk of the future Showground Station.
-  **NEW HOMES** Potential for approximately 3,600 additional homes
-  **ADDITIONAL JOBS** Potential for 7,700 new jobs by 2036.
-  **TYPES OF DEVELOPMENT** Vibrant centre around the station, more jobs close to home including shops, cafes, restaurants, office buildings and high quality streetscapes and parks.
-  **AREAS TO BE PROTECTED** Castle Hill Showground will be upgraded and remain an essential recreational space for community celebration.

# WE'RE INVOLVING THE COMMUNITY EVERY STEP OF THE WAY

## SO FAR ...

We've already started talking to residents about the future of these precincts. In early 2013, we invited comments on the North West Rail Link Corridor Strategy. And we recently conducted a phone survey to find out what types of activities and facilities the community would like to see within the precinct, and how the community would like to be consulted.

## AND NOW ...

We want to hear your views about the future of the area. To help shape the precinct, you can complete an online survey at [www.planning.nsw.gov.au/kellyville](http://www.planning.nsw.gov.au/kellyville)

## IN THE NEXT 9-12 MONTHS ...

- We will work closely with residents, government agencies and local businesses to undertake detailed planning for the precinct.
- Local communities will have direct decision-making powers on the local infrastructure projects that will be delivered in each precinct.
- Opportunities to get involved will be advertised in the local newspaper, a regular precinct newsletter and on our website.
- We will publicly exhibit proposed plans for the precinct, hold community information sessions and invite feedback online.

## FURTHER INFORMATION

**ONLINE** [www.planning.nsw.gov.au/urbanactivation](http://www.planning.nsw.gov.au/urbanactivation)

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