

Kellyville Station Urban Activation Precinct



Planning & Environment

THE HILLS
Sydney's Garden Shire

Frequently Asked Questions

August 2014

WHY WAS THE AREA AROUND KELLYVILLE STATION SELECTED AS AN URBAN ACTIVATION PRECINCT?

- 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, and the areas around the new stations more attractive for people to live and work.
- Over the next 25 years, at least 36,000 homes and 47,000 jobs will be created in Sydney's north-west to cater for an extra 100,000 people expected to be living there. As the area around the new Kellyville Station will be more accessible, it has been identified as an area that can assist in accommodating some of this growth.
- In 2013, the [North West Rail Link Corridor Strategy](#) was prepared in close collaboration with The Hills Shire and Blacktown City Councils to guide development around each new station over the next 25 years. The Strategy identifies the future vision, character and potential growth for lands surrounding each of the eight new stations.
- In October 2013, the Council voted unanimously to nominate the area around the Kellyville Station as an Urban Activation Precinct, as a means to implement the Corridor Strategy and investigate the potential land uses within the precinct in more detail.

WHAT IS AN URBAN ACTIVATION PRECINCT?

- Urban Activation Precincts feature a new coordinated approach to development and infrastructure delivery to provide more homes and jobs in places with access to infrastructure, transport, services and employment.
- Communities benefit through greater housing choice, upgraded infrastructure, increased amenities and services, as well as new and improved public spaces.
- Council will be able to access up to \$5 million in local infrastructure funding for Kellyville Station Urban Activation Precinct and fast-track infrastructure delivery to support new development.

WHERE IS THE KELLYVILLE STATION PRECINCT?

- The precinct includes the area within a roughly 800 metre radius of Kellyville Station. The boundary reflects a 10 minute walking trip to the station and has taken into account surrounding roads, natural elements and the existing character of the area.
- The precinct includes the area around the new Kellyville Station, which is one of eight new stations being built as part of the \$8.3 billion North West Rail Link.
- The precinct is bounded by Strangers Creek riparian corridor and Windsor Road to the east, Memorial Avenue to the south, Stanhope Parkway, Rothbury Terrace, Salford Street, Tilbury Avenue, Hayle Terrace, and Perfection Avenue to the west and Sanctuary Drive to the north.
- Kellyville Village Centre, Caddies Creek Sports Complex and the Outlook Nature Reserve are some of the facilities and services within the precinct.

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WHAT IS PROPOSED IN THE KELLYVILLE STATION PRECINCT?

- The North West Rail Link Corridor Strategy included a Structure Plan for the Kellyville Station precinct that identified the potential for approximately 4,400 new homes and 800 more jobs within the precinct by 2036.
- The [Kellyville Structure Plan](#) proposes a variety of uses and building types to create a vibrant, active centre around the new station with greater choice for people with different housing needs.
- New development will be concentrated close to the new station to benefit from its direct station access and associated uses.
- The precinct will have high quality streetscapes and parks to provide vibrant spaces for communities.
- Green spaces and riparian corridors within the precinct will be protected as ecological and drainage corridors, as well as providing significant pedestrian and cycle links between Rouse Hill and Bella Vista/Norwest.
- Opportunities for new community facilities will be identified in consultation with the community and Council. These could include new walkways, cycleways, playgrounds, a multi-purpose community centre and public art.
- A 3D visualisation video will also be prepared to show what the future character of the precinct may look like.

WILL THE ENTIRE PRECINCT NEED TO CHANGE?

- A significant part of the precinct will also remain unchanged to protect the existing low density character of the wider Kellyville area.
- The planning process will ensure that new buildings are well designed to integrate with the surrounding area. Sophisticated computer modelling will also be undertaken to ensure individual buildings will be designed to maintain appropriate levels of sunlight to homes and open spaces.

WHAT WILL HAPPEN NEXT

- Over the coming 9-12 months, we will work closely with local residents, UrbanGrowth NSW, Transport for NSW and other government agencies and local businesses to undertake detailed planning for the precinct to ensure growth is properly planned.
- Specialist consultants will be engaged to carry out detailed studies into:
 - urban design
 - traffic and transport including transport infrastructure requirements
 - the local environment
 - open space
 - community facilities
 - economic feasibility

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- A precinct proposal will then be prepared to confirm the vision for the precinct and will include detailed land use maps showing changes to zoning, new public spaces, pedestrian and cycle links, building heights, built form and an infrastructure schedule.
- The proposal will then be placed on public exhibition and the community will be invited to attend information sessions and provide feedback.
- The department will carefully consider community feedback to refine the proposal where needed, before the Minister for Planning makes a decision on the precinct rezoning.

WHAT CONSULTATION WITH THE COMMUNITY HAS BEEN UNDERTAKEN?

- The community was consulted on the North West Rail Link Corridor Strategy, and a structure plan for Kellyville Station, during a public exhibition in March-April 2013.
- The department also recently conducted a [telephone survey](#) to gain an early understanding of the types of activities and facilities the community would like to see within the precinct, and how the community would like to be consulted throughout the process. This survey told us that:
 - educational opportunities, access to services and jobs, and good public transport are important issues to consider for the future of the local area, and
 - car parking, parks, public open space, cafes, restaurants, shops, community facilities and cycling links are some of the amenities that residents would like to see around the station.

WILL THERE BE MORE OPPORTUNITIES FOR THE COMMUNITY TO GET INVOLVED?

- We want to hear your views about the future of the area.
- The local community is invited to further help shape the precinct by completing an online survey at www.planning.nsw.gov.au/kellyville-station
- Local communities will also have direct decision-making powers on the local infrastructure projects that will be delivered.
- This will include asking the community how Council should spend up to \$5 million available under the Urban Activation Precinct program for additional local infrastructure to benefit the precinct.
- Other opportunities to get involved will be advertised in the local newspaper, a regular precinct specific newsletter and on the department's web page. They will include a future public exhibition of the proposed plans for the precinct, community information sessions and providing feedback online.

WHERE CAN I FIND MORE INFORMATION?

- To stay informed about the precinct and opportunities to have a say, register for the mailing list by emailing urbanactivation@planning.nsw.gov.au with "Kellyville" in the subject line.
- For further information, contact the Department of Planning & Environment's Information Centre on 1300 305 695 or visit the website www.planning.nsw.gov.au/kellyville-station