

Metro Strategy Team

24 May 2013

GPO Box 39

Sydney NSW 2001

Email: metrostrategy@planning.nsw.gov.au

Dear Sir/Madam,

**RE: Comments on Exhibited Draft Sydney Metropolitan Strategy (“Draft Metro Strategy”) as submitted by the 2156 Landowners Association (“The Association”) -  
- Comments due by 31 May 2013**

The Association is happy to be given this opportunity to comment on the Draft Sydney Metropolitan Strategy (“Draft Metro Strategy”) and, hopefully, be able to influence the final *Metropolitan Strategy for Sydney* so as to have input to the premier planning document for Sydney to 2031.

We thank Mr Brad Hazzard, Minister for Planning & Infrastructure (“the Minister”), other State Government Officials, the Department of Planning and Infrastructure (“DOPI”), the Draft Metro Strategy Team and anyone else involved with this project for being able to provide our comments.

We thoroughly agree with the Minister’s comments in the Draft Metro Strategy Forward. Indeed, the previous Labor government gravely erred in their thoughts that Sydney was full, and did not deliver key infrastructure leading to congestion with inadequate supply of housing resulting in upward pressure on housing affordability and availability. Moreover, investor confidence and optimism was sadly lacking with other States being focussed upon for investment potential.

On the whole, the Association is very encouraged by the Policy and actions taken by the present State Government in an attempt to re-vitalise the State of NSW, after many years of poor policy and misguided, inept actions. The present Draft Metro Strategy represents a genuine effort to get focus and direction back into this State and accommodate Sydney for the considerable and inevitable changes ahead leading to 2031. We provide below (see page 5) some key points mentioned throughout the Draft Metro Strategy as well as specific areas of the draft Strategy (see page 13) in relation to development of Greenfield land and our comments on those points.

We also take this opportunity to highlight a glaring issue which the present NSW Government inherited from the previous administration which represents a potential impediment to land development. Biodiversity maps have been adopted by our Council and much of our land is affected by them. These maps were introduced as a result of the United Nations Agenda 21 policy requirements.

The United States have not ratified this policy document and some States within the US are beginning to ban the document for reasons which are just as applicable in NSW ([http://www.huffingtonpost.com/2013/04/08/agenda-21-vote-missouri\\_n\\_3040436.html](http://www.huffingtonpost.com/2013/04/08/agenda-21-vote-missouri_n_3040436.html)). These maps achieve excessive control over private land and duplicate a myriad of State and Federal Environmental Laws.

The natural environment that exists on our land has survived over 200 years of European occupation under the committed guardianship of landowners. It's survival today is a testament to the effectiveness of their efforts . . . Landowners are the only viable option available to actively manage the natural environment on private land. However, excessive environmental legislation actively discourages landowner participation and, ironically, this will ultimately be to the detriment of the environment.

The existence of these maps also complicate the development of land and adds unnecessary additional costs to the development assessment process . They provide no additional benefits to the environment and we urge you to repeal and or/remove them from the planning process as soon as possible.

### **Recent DOPI's Review of Potential Home Sites - The Minister's initiative relating to and the DOPI's Review of Potential Home Sites – proposed "North Glenhaven" Precinct.**

As part of the above review, the Association made a submission proposing a "North Glenhaven" Precinct as having the potential to provide new housing as part of a rural to urban rezoning (for your information the submission is at Annexure A at page 26).

As a matter very much related to the Draft Metro Strategy, the DOPI's recently concluded Review <sup>1</sup> included the nominated Precinct of "North Glenhaven" as a "*Strategic Investigation Site*". Furthermore, the proposed action for "North Glenhaven" was "*Consider under review of the Metropolitan Strategy and seek public comment*" (Please see Summary of endorsed Departmental actions on potential home sites at

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<sup>1</sup> <http://www.planning.nsw.gov.au/LinkClick.aspx?fileticket=z4V5qa56Ic4%3d&tabid=561&language=en-US>

<http://www.planning.nsw.gov.au/LinkClick.aspx?fileticket=3HpTAQdepok%3d&tabid=561&language=en-US> )

Accordingly, included in this Submission are matters that relate to the proposed “North Glenhaven” precinct and how it merits as part of the Draft Metro Strategy review as being Greenfield land suitable for rezoning for new urban residential housing.

It is the Association’s aim to have the proposed “North Glenhaven” Precinct admitted into the Sydney *Metropolitan Development Program*, being the DOPI’s residential program for monitoring and managing housing supply that covers major infill sites in existing urban areas as well as new release of Greenfield areas. This will afford our landowners within the proposed Precinct with some certainty as to the future use and potential of the lands as being rezoned for urban residential purposes. At present (and for the foreseeable future), there is considerable uncertainty as to what is or will happen to the lands and a deep fear that our landowners will continue to be disadvantaged, overlooked and treated unfairly.

The proposed North Glenhaven precinct (“The Site”) is very much urban fringe land located adjacent to the booming North West Growth Centre, so development of the Site for urban residential purposes will *not* extend the urban footprint to any significant degree and is a logical extension, being in-fill development of the urban Glenhaven residential development that occurred some 3 decades ago.

The Site cannot support any viable primary production businesses and its present land use is overwhelmingly for residential purposes only. It is also adjacent to North Kellyville and can be connected directly into the Rouse Hill Sewerage facility via proposed extensions to the sewerage reticulation system along Cattai Creek . The land is also adjoining existing urban land in Glenhaven. [We note that North Kellyville is to be completed under Sydney Water’s Accelerated Servicing by 2014 (*see page 5 of*

*Sydney Water's Growth Servicing Plan July 2012 - June 2017*)<sup>2</sup> and Rouse Hill Treatment has excess capacity via connection at Cattai Creek which is at the lower side of North Glenhaven land.] The Site also has existing connections to potable town water, electricity, gas, telephone and other amenities and facilities.

We understand that the mismanagement of previous NSW Government administrations has greatly limited the capacity of the current Government to fund infrastructure. As such, it is our intention to secure a working arrangement with a reputable land developer who will undoubtedly be aware and able to work within the Government's requirements regarding the provision of infrastructure. However, as a general principle, we support the proposition that infrastructure should be provided by the Government as it was in previous times.

The Site is ideally and strategically located in distance (direct line – Source: <http://www.daftlogic.com/projects-google-maps-distance-calculator.htm>) to many major employment centres, Shopping Centres, Community resources and facilities and within easy car, private bus and/or government public transport connections including:

- To Castle Hill – 4 kilometres;
- To Rouse Hill Town Centre – 5 kilometres
- To Norwest Business Park – 5 kilometres
- To Pennant Hills (Northern Train Line) – 7 kilometres
- To Hornsby – 9 kilometres
- To Blacktown CBD – 11 kilometres;
- To Paramatta CBD - 12 kilometres;
- To Sydney CBD – 27 kilometres

Moreover, the Site has easy access and close proximity (approx 4-6 kilometres) to the North-West Railway project proposed railway stations at Castle Hill, Cherrybrook and

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[http://www.sydneywater.com.au/web/groups/publicwebcontent/documents/document/zgrf/mdq2/~edisp/dd\\_046979.pdf](http://www.sydneywater.com.au/web/groups/publicwebcontent/documents/document/zgrf/mdq2/~edisp/dd_046979.pdf)

Showground (with the latter two station having commuter car parking) and then access to Epping, Chatswood and the Sydney CBD.

**Key points mentioned throughout the Draft Metro Strategy (but principally in the “Executive Summary” and “Balanced Growth” sections) in relation to development of Greenfield land and our comments**

<b>Draft Metro Strategy Point</b>  <b>(<i>Emphasis added</i>)</b>	<b>2156 Landowners Association</b>  <b>Comments</b>
<p>“In planning for balanced growth we will use Sydney’s land in <i>both</i> infill <i>and Greenfield areas</i> effectively and efficiently”–</p>	<p><b>Agree .</b> Our proposed North Glenhaven Precinct has extremely effective and efficient qualities. Rezoning and urban development of our urban fringe land with close proximity to infrastructure, job centres, facilities, transport hubs and corridors, and the land is <i>not</i> agricultural productive lands, falls within this criteria.</p>
<p>“The Metropolitan Strategy also announces that the Government will introduce a new policy for the release of greenfield areas. This new policy will change how land is considered for future development. This will enable the market to <i>bring forward housing proposals in areas that are supported by infrastructure to help meet Sydney’s housing challenge.</i>”</p>	<p><b>Agree .</b> There is a definite need for a new and accelerated strategy for release of Greenfield areas which will bring forward housing land release on the basis of infrastructure and marketability.</p> <p><b>However,</b> infrastructure costs ought to be met by developers and Council levies and <i>not</i> to be solely met by landowners.</p> <p>A policy where all future developmental costs are to be borne by the landowners is grossly unfair. Landowners ought <i>not</i> to fund <b>all</b> infrastructure, as this did not</p>

	<p>happen with the North West Growth Sector rezoning eg North Kellyville, Rouse Hill, Beaumont Hills and most of the previous rezonings and developments in the Hills Shire.</p> <p>New homes are for the benefit of <b>all</b> people in the State, as they lower the cost of housing and improve quality of life of everyone living there, and this is a responsibility of the State Government and Councils (to a lesser extent). What about the substantial amounts of Rates that the Council will receive in the future from thousands of new dwellings, when there were only hundreds of rural dwellings prior to any rezoning and development? Surely this will contribute substantially to new and maintaining infrastructure and this ought to have a weighting on the decision to rezone Greenfield lands.</p> <p>It appears that some Councils may be “crying poor” when they have been said to have been hording developers' levies<sup>3</sup>.</p>
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<sup>3</sup> E.G. - Daily Telegraph newspaper article states that Councils will also be forced to spend millions of dollars of infrastructure levies they have been hoarding - with the 43 Sydney councils accumulating \$760 million paid by developers, earning \$40 million in interest last year. Under the changes, authorities will only be able to charge infrastructure fees for essential roads, drainage and parks, instead of saving for decades for pet projects. see

<http://www.heraldsun.com.au/realestate/news/new-homes-to-get-the-green-light-in-just-10-days/story-fndcv21a-1226621123968>

	<p>Perhaps these levies will be able to be applied towards infrastructure needed to accelerate Greenfield lands development. Moreover, if Section 94 contribution caps are removed (as called for in the recently released for comment <i>White Paper – A new planning system</i>) this may lead to more funding in the specific development area for infrastructure. (Further comments on this issue are provided below).</p> <p>As mentioned earlier, the mismanagement of previous NSW Government administrations has greatly limited the capacity of the current Government to fund infrastructure. In such circumstances, it is our intention to secure a working arrangement with a reputable land developer who will undoubtedly be aware and able to work within the Government's requirements regarding the provision of infrastructure. However, as a general principle, we support the proposition that infrastructure should be provided by the Government as it was in previous times.</p>
<p>The Draft Metro Strategy states that a new Land Release Policy will ensure land</p>	<p><b>Agree.</b> There is a need to actively identify and facilitate opportunities for</p>

release optimises infrastructure spend and meets market demand, including in greenfield areas. Further that “the NSW Government will, through a new Land Release Policy, actively identify and facilitate opportunities for further Greenfield land.” **And** “These conditions include investor and market feasibility; commitments to supply; infrastructure availability either within government-committed programs or at no cost to government; and where there is no significant impact on productive agricultural land outside the Metropolitan Urban Area.

- **Policy advised:**
- **a. More greenfield and urban renewal areas will be made available to support the balanced growth of Sydney.**
- **d. Opportunities for further greenfield land release will be pursued in response to market demand consistent with infrastructure investment.**
- e. Support and maximise the productivity of agriculture and resource lands.
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- **f. Protect high value environmental lands and**

*further* Greenfield land and, to this end, we put forward the proposed North Glenhaven Precinct as having the necessary merits for rezoning and development for urban purposes. Moreover, in the Association’s proposed “North Glenhaven” Precinct submission to the recent DOPI Review of Potential Home Sites, as support to the high marketability and likely demand of any future rezoned urban lots, the submission presented letters from 5 Developers (1. Javrie Pty Ltd; 2. Loulach Developments Pty Ltd; 3. Loyalty Investments Pty Ltd; 4. Castlehaven Realtors; and 5. Lyon Group Australia) each confirming the highly valued and marketability of any land releases resulting from a North Glenhaven Precinct urban development.

**Agree.** Arable and efficient rural and farm lands ought to be preserved and protected. This has *not* occurred with some rezoning and developments in the North-west sub-region, where arable farm



<p><b>waterways.</b></p> <p>○</p> <p><b>Proposed Policy action</b></p> <p>○ 1.3 <u>Identify new opportunities for</u> <b><u>extension of the</u></b></p> <p>○ <u>Metropolitan Urban Area and</u> <b><u>greenfield land release</u></b></p> <p>○ <u>A new Land Release Policy for</u></p> <p>○ <u>Sydney</u></p> <p>○ <u>Short term DP&amp;I and</u></p> <p>○ <u>Treasury</u></p> <p>○ <u>Agencies, councils</u></p>	<p>land previously used for market-gardening and farming (eg Kellyville, North Kellyville, Rouse Hill) have been developed and sold ahead of other greenfield lands (such as North Glenhaven) that are not suited for farming or any other primary production activities.</p> <p>Also, note comments about the detrimental aspects of imposed Biodiversity Maps / Overlay mentioned at page 2 above.</p>
<p><b>Advised Priorities for Sydney's Metropolitan Rural Area</b></p> <ul style="list-style-type: none"> <li>• undertake a strategic review for the ongoing management of the Metropolitan Rural Area</li> <li>• manage and monitor land for possible <b>future extension of the Metropolitan Urban Area</b></li> <li>• support the function of the Metropolitan Urban Area to accommodate most of Sydney's urban growth</li> <li>• balance the development of mineral resources and construction materials with the protection of other land uses</li> <li>• encourage renewable energy investment opportunities</li> <li>• increase the productivity of agricultural and resource lands and grow associated employment opportunities</li> </ul>	<p><b><u>Agreed.</u></b> There is an urgent need to actively identify and facilitate opportunities for <i>further</i> Greenfield land. (We put forward the <u>proposed North Glenhaven site</u> as having the necessary merits for rezoning and development for urban purposes.)</p> <p><b><u>However</u></b> – growth must be <i>balanced</i> but also considered and approved on individual merits from an overall perspective. If there is mostly urban growth (as proposed in the Draft Metro Strategy), this may result in over-crowding and lack of housing choice/lifestyle in certain urban areas. With urban growth, there is <u>still</u> the need to provide suitable infrastructure in urban developments, but lack of space and</p>

<ul style="list-style-type: none"> <li>• identify and protect high-value conservation lands, including National Parks</li> <li>• capitalise on the opportunities of international tourism in the Greater Blue Mountains World Heritage Area to attract visitors to other areas</li> <li>• identify and protect priority green corridors</li> </ul>	<p>expensive land costs may make it difficult, highly inconvenient and highly costly to provide appropriate infrastructure to support the new housing and people there. There may also be associated detrimental health issues (pollution, mental stress and anxiety when living in overcrowded areas) with too much urban development, particularly high density and high-rise. During the new Infrastructure implementation stages in urban developments, there is considerable inconvenience to the residents living and businesses operating in the vicinity as well as people passing through the area as part of commuting to work or travelling as part of living their day-to-day lives.</p> <p>Greenfield land developments offer opportunities for precinct-wide planned and integrated developments (thereby minimising the cost of infrastructure and other development costs from a relative cost perspective) and should be offered <i>in conjunction with</i> (<b>not subordinate to</b>) urban development choices.</p> <p>Furthermore, many urban developments tend to be high-rise and the resulting price of many units at the higher levels and quite expensive (due to city or district</p>
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	views and close to amenities and transport). This is contrary to the concept of providing <u>affordable</u> housing.
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### **State Government’s recently released White Paper on Planning Reforms (“White Paper”)**

From our brief reading of the White Paper, part of the aim is for Council's to spend the amounts they levy on local infrastructure in accordance with the purposes the funds were raised eg local roads, parks, traffic lights etc etc. Moreover, Local Infrastructure Contributions will be uncapped, so councils will be able to fund the essential local infrastructure associated with growth. However, costs will be offset by ensuring local councils only collect contributions for essential infrastructure – in particular local roads and parks, drainage and essential community facilities.<sup>4</sup>

The present Mayor of The Hills Shire, Dr Michelle Byrne, has called on the State Government to scrap the cap on Section 94 developer contributions immediately – following an announcement in the White Paper on planning reforms. She has said *“We welcome the release of the White Paper – but why wait for the legislation? Let’s scrap the cap now,” Mayor Byrne said. “Until the cap is removed, we will have uncertainty for home owners, uncertainty for developers and uncertainty for Councils.”*<sup>5</sup>

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<sup>4</sup> page 5

[https://majorprojects.affinitylive.com/public/cfc4b00cf6e2bd5a771f6291d46d03d0/White\\_Paper\\_FAQ\\_Councils\\_April\\_2013.pdf](https://majorprojects.affinitylive.com/public/cfc4b00cf6e2bd5a771f6291d46d03d0/White_Paper_FAQ_Councils_April_2013.pdf)

<sup>5</sup> Hills Shire Media Release 18 April 2013 see

<http://www.thehills.nsw.gov.au/SPContent.aspx?PageID=951&ItemID=924&count=1#.UYdrU0J-8dU>

It would appear that the scrapping of developer contribution levy would assist considerably in the provision of infrastructure and provide necessary certainty for landowners, Councils and developers.

### **Our comments relating to specific Chapter/Sections of the Draft Metro Strategy**

Please find below (**Attachment A at page 12**) our comments relating to specific Chapter/Sections of the Draft Metro Strategy for your perusal, consideration and, hopefully, contribution towards and assimilation into the final document.

We trust the above and our attached comments relating to specific Chapter/Sections of the Draft Metro Strategy are sufficient for you to conclude, amongst other things, for the purposes of finalising the Metro Strategy, that the proposed North Glenhaven Precinct is extremely well-suited with excellent potential and merit to provide for urban new homes to the people and families of our community who desperately require new and affordable housing.

We therefore request that you give favourable consideration to admitting the proposed North Glenhaven precinct into the Sydney Metropolitan Strategy, and into the Metropolitan Development Program in particular, as suitable Greenfield lands to be developed for urban purposes.

Yours faithfully

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*David Parsons*

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2156 Landowners Association

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**Attachment A: Comments relating to Specific Chapter/Sections of the Draft Metro Strategy**

Draft Metro Strategy Part	2156 Landowners Association's Comments
<p style="text-align: center;"><b><u>Executive Summary</u></b></p> <p style="text-align: center;"><b><u>(Emphasis added)</u></b></p> <p><b><u>Page 7 –</u></b></p> <p><b>FACILITATING INVESTMENT AND GROWTH</b></p> <p>Consistent with government policy, the <b>guiding principles</b> for the Strategy are to:</p> <ul style="list-style-type: none"> <li>• strengthen Sydney as Australia's pre-eminent city</li> <li>• <b>promote and facilitate growth throughout Sydney in a balanced way that reflects community and business feedback and environmental and market considerations</b></li> <li>• integrate infrastructure, transport and land use</li> <li>• provide housing choice while substantially increasing supply to capitalise on existing and planned infrastructure and provide market-led solutions</li> <li>• sustain a whole-of-government management approach to get things done</li> <li>• deliver balanced growth through a new planning framework (Subregional Delivery Plans).</li> </ul> <p>The focus of housing and job growth will be in and around the many centres within the Metropolitan Urban Area. This will deliver more and different types of housing across the city in line with employment and</p>	<p>Agree. Growth should be throughout Sydney (<b><u>both</u></b> urban and Greenfield areas) so long as it is balanced and reflects community and business feedback, and environmental and market considerations.</p> <p>Agree. Housing choice is required by community members. Urban development in Greenfield areas generally different types of and a larger choice of housing. Urban areas mainly provide medium and high density housing only.</p> <p>Agree. <b><u>However</u></b>, housing and jobs growth ought to be focussed in and around Centres <b><u>but</u></b> not only within the Metro Urban Area, but in Greenfield areas too with close proximity to Centres. This will deliver more and different choices of housing when</p>

<p>infrastructure and market demand to create improved quality of life for Sydneysiders, increased productivity, better environmental management, and heightened accessibility.</p> <p>At the same time, the NSW Government will also actively pursue opportunities to expand Sydney's Metropolitan Urban Area to meet the housing and job needs of a growing population as per market demand and infrastructure provisions.</p> <p><b>In planning for balanced growth we will:</b></p> <ul style="list-style-type: none"> <li>• <b>use Sydney's land in both infill and Greenfield areas effectively and efficiently</b></li> <li>• strengthen and grow Sydney's many local and strategic centres</li> <li>• make Sydney easier to travel around.</li> </ul> <p style="text-align: center;"><b><u>Executive Summary (cont.)</u></b></p> <p><b><u>Page 8 –</u></b></p> <p>The Metropolitan Strategy also announces that the Government will introduce a new policy for the release of greenfield areas. This new policy will change how land is considered for future development. This will enable the market to bring forward housing proposals in areas that are supported by infrastructure to help meet Sydney's housing challenge.</p> <p>The Metropolitan Strategy in particular, plans for the <b>extension of the Global Economic Corridor to the north west and to Parramatta</b>. This will capitalise on the strengths of the Corridor to open up new opportunities for investment and jobs</p>	<p><b>compared to the urban area alone. This will lead to better housing choice and quality of life.</b></p> <p><b>Agree. Sydney' Metropolitan Urban Area should be expanded to include the proposed "North Glenhaven" Precinct.</b></p> <p><b>Agree. Growth must be balanced and offered in both urban and Greenfield areas effectively and efficiently.</b></p> <p><b>Agree. A new Policy for the release of Greenfield areas is required with a view of better selecting appropriate Greenfield lands to develop and accelerate into urban areas.</b></p>
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<p>in Sydney's west and will build on major government infrastructure initiatives such as the North West Rail Link and Parramatta as Sydney's second CBD.</p>	
<p style="text-align: center;"><b>Balanced Growth</b></p> <p><b><u>Page 10</u> –</b></p> <p>The <b>Metropolitan Strategy for Sydney supports opportunities to invest in new housing in both infill and greenfield areas</b>, grow businesses, invest in infrastructure, and revitalise our neighbourhoods, parks and open spaces.</p> <p><b>A new Land Release Policy facilitates Greenfield development in response to market demand and infrastructure provision.</b> It encourages balanced growth throughout Sydney by stimulating housing growth in both infill and greenfield areas in a way that delivers a range of different housing types across the whole region, and close to jobs and services. This also means businesses will be supported by infrastructure to ensure the efficient transfer of goods and materials across the city.</p> <p>As a general policy, the Strategy's approach to balanced growth means housing renewals and developments will reflect market demand, development feasibility and infrastructure, transport and services provisions and services provisions.</p> <p><b>Balanced growth requires us to consider the structure and layout of the city, consider market responses, integrate our</b></p>	<p><b>Agree.</b></p> <p><b>Agree.</b></p> <p><b><u>Agree.</u> However, "quality of life" ought to be considered and highly weighted for consideration, particularly where high-rise and over-development in urban areas</b></p>

<p><b>planning with the Long Term Transport Master Plan and the State Infrastructure Strategy, and, in consultation with councils and the community, determine where growth should be encouraged in the future.</b></p> <p>This approach will make the best use of public assets such as transport and infrastructure and make Sydney more sustainable and efficient.</p> <p><b>In planning for balanced growth we will:</b></p> <ul style="list-style-type: none"> <li>• develop a new Land Release Policy to secure appropriate greenfield housing supply</li> <li>• focus urban renewal in areas that are close to transport hubs and corridors</li> <li>• use Sydney’s land effectively and efficiently in both infill and greenfield areas</li> </ul> <ul style="list-style-type: none"> <li>• strengthen and grow Sydney’s many local, town and city centres</li> <li>• make Sydney easy to travel around</li> <li>• deliver nine ‘city shapers’ to fulfil the potential of large areas of Sydney.</li> </ul> <p>The chapter also outlines how development in greenfield areas can continue to provide housing choice for the people of Sydney. To support this, the NSW Government will actively pursue opportunities where the market can deliver housing close to infrastructure in a sustainable way.</p>	<p>occurs leading to such issues as overcrowding, excessive traffic and congestions, travel delay, pollution, commuter stress and expensive infrastructure costs.</p> <p>Agree. However, rather than just focussing on urban renewals, Greenfield lands that are urban <u>fringe</u> lands that are close to (or even adjoining) transport hubs and corridors ought to be considered as well as urban renewal areas.</p>
<p><b>Balanced Growth (Cont.)</b></p> <p><b><u>Page 11</u></b> –</p> <p>As the <b><u>primary focus</u></b> for urban development, the Metropolitan Urban Area will be managed to provide housing, transport and social infrastructure and to attract investment to meet Sydney’s growing employment needs. It will be kept under active review to ensure the city’s growth needs are adequately</p>	<p><b><u>Disagree</u></b> that the Metro Urban Area should not, necessarily, be the primary focus for urban development. The Draft Metro Strategy puts forward the idea that growth ought to be “<i>balanced</i>”. This should mean that growth is determined on an individual</p>



<p>addressed.</p> <p>Although the North West and South West Growth Centres provide the <b>focus</b> for urban development in greenfield areas, <b>a new Land Release Policy will ensure land release optimises infrastructure spend and meets market demand, including in greenfield areas.</b></p>	<p><b>merits basis for both urban and Greenfield developments and an assessment of their merits and detriments against the policy goals of providing more and different types of housing, that is affordable and close to transport, employment, community facilities and amenities as well having infrastructure provided on a relatively cost effective basis.</b></p>
<p><b>Balanced Growth (Cont.)</b></p> <p><b><u>Page 12</u> –</b></p> <p><b>OBJECTIVE 1: Develop a new Land Release Policy and make new areas available for housing and jobs</b></p> <p>A strong housing market is critical to Sydney’s economic success. A growing and changing population needs a wider choice of housing across Sydney so that people can work locally and can easily access shopping, education and services.</p> <p>Despite significant land being rezoned in Greenfield areas, the delivery of new homes remains low. In response to this, <b>the NSW Government will, through a new Land Release Policy, actively identify and facilitate opportunities for further Greenfield land.</b></p> <p>This action will help deliver on the 2012-13 Budget commitment to expand the Metropolitan Development Plan to boost housing supply. <b>Opportunities will be explored to fast-track rezoning for large scale housing proposals which demonstrate private sector readiness and local government endorsement where conditions are appropriate.</b></p>	<p><b>Agree. The previous Land Release Policy completely overlooked some Greenfield areas (eg proposed North Glenhaven) which were urban fringe lands, close to infrastructure and amenities, transport and employment. Moreover, good agricultural farming lands had been developed ahead of Greenfield lands that have no agricultural production viability (again eg proposed North Glenhaven was overlooked).</b></p> <p><b>Agree. There is real need to for a new Land Release Policy to actively identify and facilitate opportunities for further Greenfield land.</b></p> <p><b>Agree. There is a need to actively identify and facilitate opportunities for <u>further</u> Greenfield land and, to this end, we put forward the <u>proposed North Glenhaven Precinct</u> as having the necessary merits for rezoning and development for urban purposes. Moreover, in the Association’s</b></p>

These conditions include investor and market feasibility; commitments to supply; infrastructure availability either within government-committed programs or at no cost to government; and where there is no significant impact on productive agricultural land outside the Metropolitan Urban Area.

### **Policy**

**a. More greenfield and urban renewal areas will be made available to support the balanced growth of Sydney.**

**b. Growth will be encouraged within the Metropolitan Urban Area to reflect market demand.**

c. Increases in housing and employment will be encouraged in transport accessible centres and where existing infrastructure like schools are underutilised.

**d. Opportunities for further greenfield land release will be pursued in response to market demand consistent with infrastructure investment.**

e. Support and maximise the productivity of agriculture and resource lands.

**f. Protect high value environmental lands and waterways.**

**proposed “North Glenhaven” Precinct submission to the recent DOPI Review of Potential Home Sites, as support to the high marketability and likely demand of any future rezoned urban lots, the submission presented letters from 5 Developers (1. Javrie Pty Ltd; 2. Loulach Developments Pty Ltd; 3. Loyalty Investments Pty Ltd; 4. Castlehaven Realtors; and 5. Lyon Group Australia) each confirming the highly valued and marketability of any land releases resulting from a North Glenhaven Precinct urban development.**

**Agree. Arable and efficient rural and farm lands ought to be preserved and protected. This has not occurred with some rezoning and developments in the North-west sub-region, where arable farm land previously used for market-gardening and farming (eg Kellyville, North Kellyville, Rouse Hill) have been developed and sold ahead of other greenfield lands (such as North Glenhaven) that are not suited for farming or any other primary production activities.**

**Also, note comments about the detrimental aspects of imposed Biodiversity Maps / Overlay mentioned at page 2 above.**

<p><b>Balanced Growth (Cont.)</b></p> <p><b><u>Page 13</u></b> –</p> <p><b>Action</b></p> <p>1.1 <u>Reform the Land Release Policy and practices A new Land Release Policy for Sydney</u>  <u>Short term DP&amp;I in liaison with Treasury</u>  Agencies, councils, business and the community</p> <p>1.2 Identify and facilitate new areas for development within the Metropolitan Urban Area  Subregional Delivery Plans Short term DP&amp;I Councils, OEH, Sport and Recreation, the community</p> <p>1.3 <u>Identify new opportunities for extension of the Metropolitan Urban Area and greenfield land release</u>  <u>A new Land Release Policy for Sydney</u>  <u>Short term DP&amp;I and Treasury</u>  <u>Agencies, councils</u></p>	<p><b>Agree.</b></p> <p><b>Agree.</b></p> <p><b>Agree.</b></p>
<p><b>Balanced Growth (Cont.)</b></p> <p><b><u>Page 27</u></b></p> <p><b>Priorities for for Sydney’s Metropolitan Rural Area</b></p> <ul style="list-style-type: none"> <li>• undertake a strategic review for the ongoing management of the Metropolitan Rural Area</li> <li>• manage and monitor land for possible future extension of the Metropolitan Urban Area</li> <li>• support the function of the Metropolitan</li> </ul>	<p><b>Agree.</b></p>

<p><b>Urban Area to accommodate most of Sydney's urban growth</b></p> <ul style="list-style-type: none"> <li>• balance the development of mineral resources and construction materials with the protection of other land uses</li> <li>• encourage renewable energy investment opportunities</li> <li>• increase the productivity of agricultural and resource lands and grow associated employment opportunities</li> <li>• identify and protect high-value conservation lands, including National Parks</li> <li>• capitalise on the opportunities of international tourism in the Greater Blue Mountains World Heritage Area to attract visitors to other areas</li> <li>• <u>identify and protect priority green corridors.</u></li> </ul>	<p><b><u>Disagree.</u></b> Growth should <u>not</u> be <i>mostly</i> in the Metro Urban Area. This is contrary to the concept of “<i>balanced</i>” growth. This should mean that growth is determined on an individual merits basis, for both urban <u>and</u> Greenfield developments, and an assessment of their merits and detriments against the policy goals of providing more and different types of housing, that is affordable and close to transport, employment, community facilities and amenities, as well having infrastructure provided on a relatively cost effective basis.</p>
<p style="text-align: center;"><b><u>A livable city</u></b></p> <p><b><u>Page 28</u></b></p> <p>To support a liveable Sydney, the Strategy seeks to:</p> <ul style="list-style-type: none"> <li>• <b>deliver new housing to meet Sydney's growth</b></li> <li>• build confidence in centres all over Sydney to attract investment, through good design and urban renewal</li> <li>• create socially inclusive places that encourage people to come together formally and informally and stimulate cultural and recreational activities</li> <li>• deliver accessible and adaptable recreation and open spaces that everyone can enjoy</li> </ul> <p style="text-align: center;"><b><u>A livable city (Cont.)</u></b></p> <p><b><u>Page 30</u></b></p> <p>a. We will plan for at least 273,000 additional homes by 2021 and 545,000 by 2031 and set</p>	<p><b><u>Agree. However,</u></b> new housing, affordability and choice are all required to support a liveable Sydney strategy. As the main types housing developments generally differ between urban (more medium and high density) and Greenfield developments (larger lots), the “balanced” development concept has to be considered within this new housing, affordability and choice aspect to support a liveable Sydney.</p>

<p>minimum housing targets for each subregion.</p> <p><b><u>b. New housing will be encouraged in areas close to existing and planned infrastructure in both infill and greenfield areas.</u></b></p> <p><b><u>d. Infrastructure will be delivered to support housing growth.</u></b></p> <p><b><u>e. The supply of housing in established urban areas and zoned release areas will be fasttracked.</u></b></p>	<p><b>Agree.</b> Urban fringe Greenfield areas ought to be given highest priority as they are generally close to or adjoining infrastructure, amenities, transport and employment centres and do <i>not</i> contribute greatly to the “urban sprawl”.</p> <p><b>Agree.</b> Fast-tracking is definitely required. <b><u>However</u></b>, more certainty and assurances need be given within these fast-tracking to landowners and developers so that they are aware of their options and can plan and commit resources towards Greenfield development.</p>
<p><u>Page 31</u></p> <p>5.2 Assist local government to identify economically feasible areas for housing growth through Local Plans to support housing targets, <u>both in greenfield and infill areas</u></p> <p>Urban Feasibility Model Local Plans Ongoing DP&amp;I Councils Housing NSW, business and the Community</p> <p>5.3 Assist local government to facilitate the delivery of new housing by independently assessing the development feasibility of Local Plans</p> <p>Urban Feasibility Model Local Plans Ongoing DP&amp;I Councils Agencies, business and the community</p> <p>5.4 Accelerate new housing through Urban Activation Precincts <u>and in greenfield release areas</u></p>	<p><b>Agree.</b> This has to be done for both urban and Greenfield growth areas.</p>

<p>Urban Activation Precincts  Urban renewal areas  Housing NSW renewal projects  Release Area Delivery Managers  Housing Supply Taskforce  Underway and ongoing  DP&amp;I  UrbanGrowth  NSW  Land and  Housing  Corporation  Agencies, councils, business and the community  <u>5.7 Plan and deliver enabling infrastructure to support housing development</u> <sup>2</sup>  Growth Infrastructure Plans Ongoing DP&amp;I  Agencies, TfNSW  <u>5.8 Provide assistance to councils to forward fund critical local infrastructure</u> <sup>3</sup>  Local Infrastructure Renewal Scheme  Ongoing Division of Local Government  DP&amp;I and councils</p> <p><sup>2</sup> Transport for NSW 2012, NSW Long Term Transport Master Plan, NSW Government, Sydney, NSW PP175 - 209 and NSW Department of Premier and Cabinet 2012, State Infrastructure Strategy, NSW Government, Sydney, NSW P5 - 23.</p> <p><sup>3</sup> State Budget allocations to Local Infrastructure Renewal Scheme, Treasury, 2011-12 and 2012-2013, now available to support both backlog infrastructure projects as well as projects providing enabling infrastructure for new housing development.</p>	<p><b>Agree.</b> This has to be done for Greenfield growth areas.</p> <p><u>However</u>, infrastructure costs ought to be met by developers and Council levies and <u>not</u> to be solely met by landowners.</p> <p>A policy where all future developmental costs are to be borne by the landowners is grossly unfair. Landowners ought <u>not</u> to fund all infrastructure, as this did not happen with the North West Growth Sector rezoning eg North Kellyville, Rouse Hill, Beaumont Hills and most of the previous rezonings and developments in the Hills Shire.</p> <p>New homes are for the benefit of all people in the State as they lower the cost of housing and improve quality of life of everyone living there and this is a responsibility of the State Government and Councils (to a lesser extent). What about the substantial amounts of Rates that the Council will receive in the future from thousands of new dwellings, when there were only hundreds of rural dwellings prior to any rezoning and development? Surely this will contribute substantially to new and maintaining infrastructure and this ought to</p>
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	<p>have a weighting on the decision to rezone Greenfield lands.</p> <p>However, as mentioned above at page 7, in the light of the greatly limited capacity of the current Government to fund infrastructure, it is our intention to secure a working arrangement with a reputable land developer (for North Glenhaven) who will undoubtedly be aware and able to work within the Government's requirements regarding the provision of infrastructure. However, as a general principle, we support the proposition that infrastructure should be provided by the Government as it was in previous times.</p>
<p><b><u>Page 32</u></b></p> <p>Objective 6: Deliver a mix of well designed housing that meets the needs of Sydney's population</p> <p>Feedback to the Discussion Paper during 2012 <b><u>supported a greater variety of housing types and sizes</u></b>, with submissions emphasising the need for medium density housing and mixed-use neighbourhoods.</p>	<p><b><u>Agree. However</u>, new housing, affordability and choice are all required to meet community preferences and expectations. As the main types housing developments generally differ between urban (more medium and high density) and Greenfield developments (larger lots) the "balanced" development concept has to be considered within this new housing, affordability and choice aspect to support a liveable Sydney.</b></p> <p><b><u>Disagree</u> that there is a need to emphasise (and that it the preferred option), medium density housing and mixed-use neighbourhoods.</b></p>
<p><b><u>Delivery Plan for the Strategy</u></b></p> <p><b><u>Page 101</u></b></p> <p><b><u>A new delivery framework</u></b></p>	<p><b>Agree. Old system was out-dated,</b></p>

A **new planning system in NSW** will assist implementation of the Metropolitan Strategy for Sydney. A Chief Executive Officers' Group, representing a range of NSW Government agencies, will have responsibility for monitoring progress of the Metropolitan Strategy and overseeing the production and publication of an Annual Update Report.

Additionally, Subregional Planning Boards will establish effective partnerships between NSW Government agencies and local government and oversee subregional planning initiatives. These initiatives will be finalised as part of the changes to the planning system in NSW.

Careful monitoring of the agreed indicators to be set out in the final Metropolitan Strategy for Sydney will be used to frame the content to be published in an Annual Progress Report.

**Growth Infrastructure Plans (GIPs) will link growth locations with the provision of the necessary supporting infrastructure** Cabinet Taskforce on Housing Delivery has been established to develop and coordinate a whole-of-government response to improve **coordinated housing supply, with a focus on greenfield locations**, and to oversee implementation of the other tools to deliver the Strategy, including infrastructure provision and land release. The Taskforce's remit has recently been extended to include employment.

**Greenfield development** is occurring in the North West and South West Growth Centres and **other areas** committed through the Metropolitan Development Program or as a result of the new Land Release Policy.

This will help deliver on the 2012/13 Budget commitment **to expand the Metropolitan Development Plan to boost housing supply.**

**inconsistent and unfair. New system required.**

Agree. There is a need to actively identify and facilitate opportunities for **further** Greenfield land and expand the Metro Development Program. To this end, we put forward the **proposed North Glenhaven Precinct** as having the necessary merits for rezoning and development for urban purposes. Moreover, in the Association's proposed "North Glenhaven" Precinct submission to the recent **DOPI Review of Potential Home Sites**, as support to the high marketability and likely demand of any future rezoned urban lots, the submission presented letters from 5 Developers (1. Javrie Pty Ltd; 2. Loulach Developments Pty Ltd; 3. Loyalty Investments Pty Ltd; 4. Castlehaven Realtors; and 5. Lyon Group Australia) each confirming the highly valued and marketability of any land releases resulting from a North Glenhaven Precinct urban development.



<p><b><u>Opportunities will be explored to fast-track rezoning for large scale housing proposals which demonstrate private sector readiness and local government endorsement.</u></b></p>	
<p><b>Metropolitan Priorities for West Central &amp; North West Subregion</b></p> <p><b><u>Appendix C</u></b></p> <p><b>Monitoring and evaluation Plan</b></p> <p><b>Balanced growth</b></p> <p><u>Objective</u></p> <p>1 Develop a new Land Release Policy and make new areas available for housing and jobs</p> <p><u>Measure</u></p> <p>Timely delivery of new Land Release Policy Number of new lots available for greenfield and capacity for infill housing Amount of land released for new employment purposes Extensions to the Metropolitan Urban Area Productivity of the Metropolitan Rural Area Sydney's ecological footprint</p> <p><b><u>Comments</u></b></p> <p><b>To be undertaken as a matter of urgency</b></p> <p>Benchmark against annual Metropolitan target and Subregional targets (Source: Metropolitan Development Program, MDP) (Source: Employment Lands development Program, DP&amp;I) Source DP&amp;I, MDP Benchmark against 2011 (ABS Agricultural Census) Benchmark against 2012 State of the Environment Report (Office of Environment &amp; Heritage)</p>	<p><b>Agree. New Land Release Policy, especially containing <i>new</i> greenfield lands for urban release is definitely needs to be undertaken as a matter of urgency.</b></p>

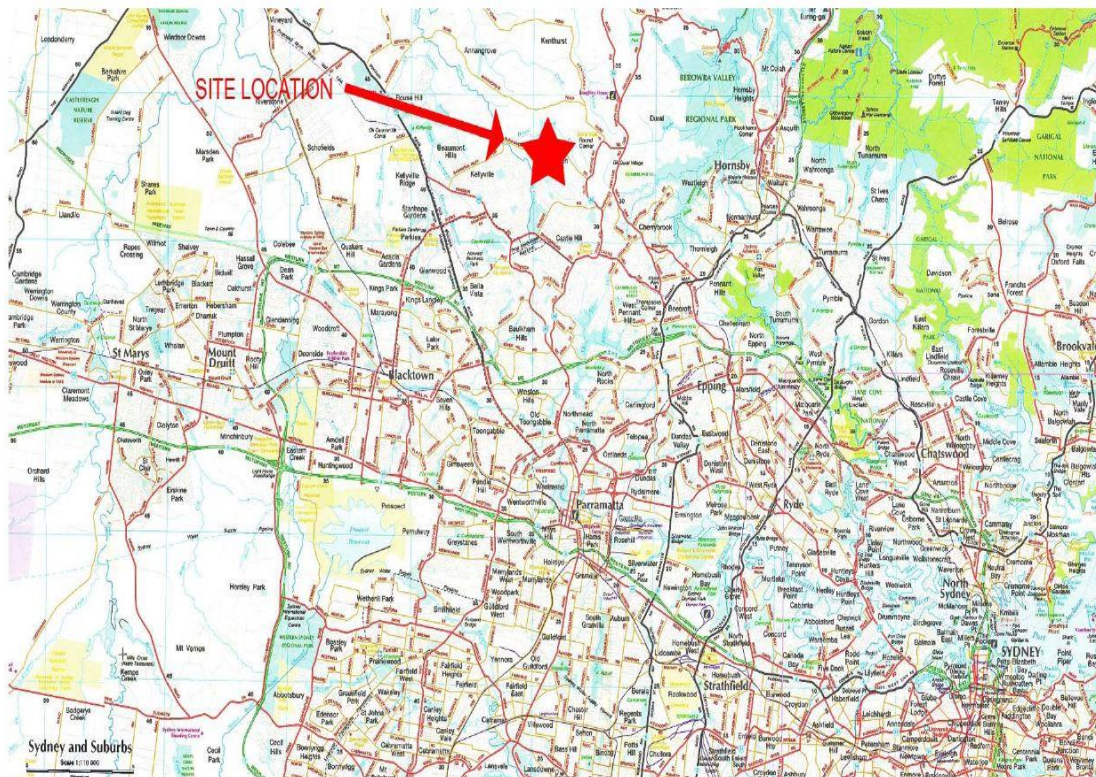
## Annexure A

# PROPOSED URBAN PRECICNT - “NORTH GLENHAVEN”

2156 LANDOWNERS' ASSOCIATION

GLENHAVEN CONCEPT PLAN

## Site Location



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25 November 2011

Not to Scale

Table 1: Site Location



## Site Area

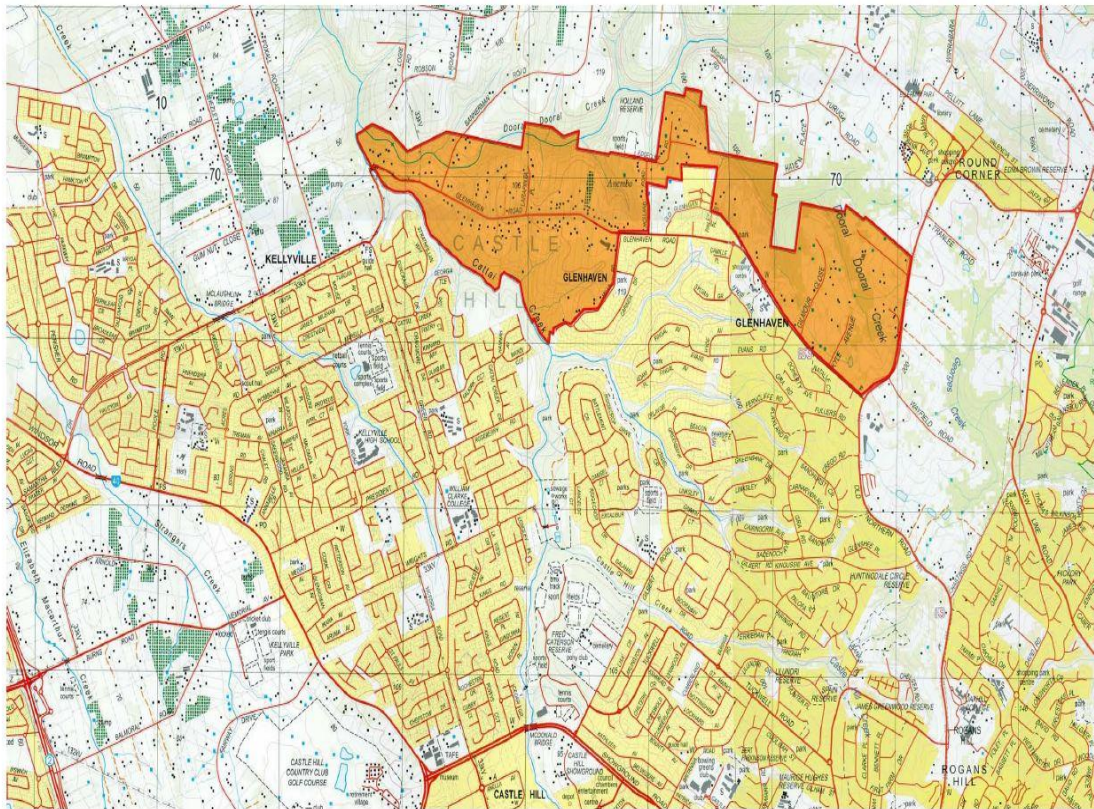


Table 2: Site Area



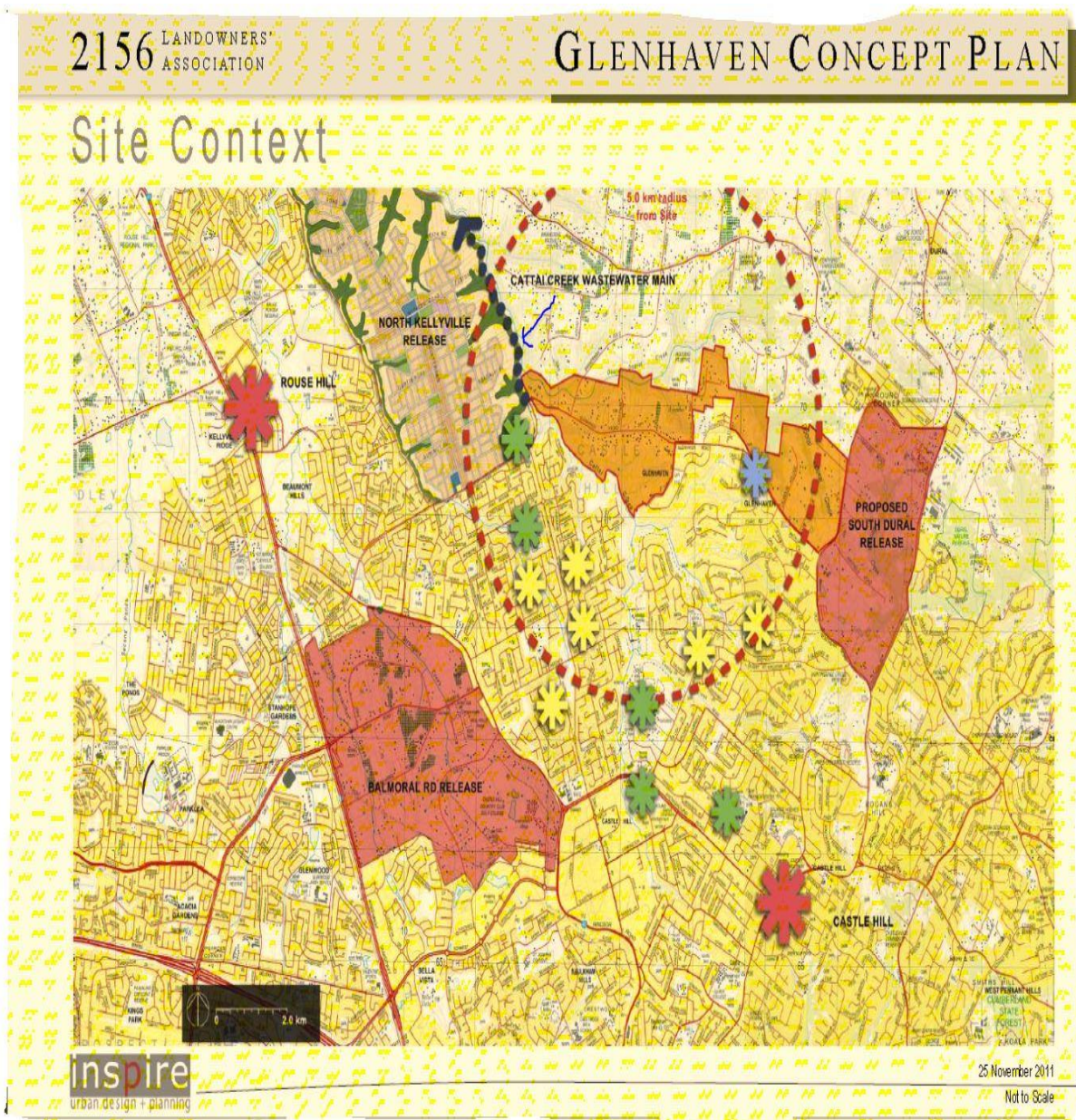
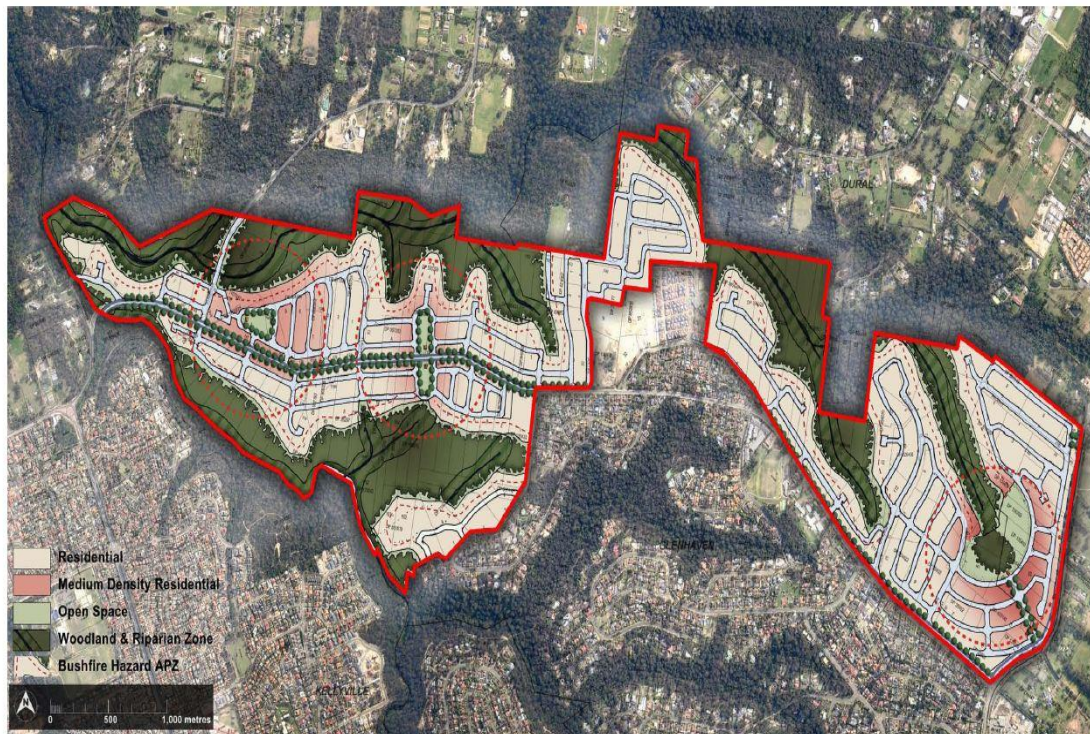


Table 3: Site Context



## Illustrative Concept



Note:

Indicative only. Subject to survey, detailed design and environmental studies and investigations.

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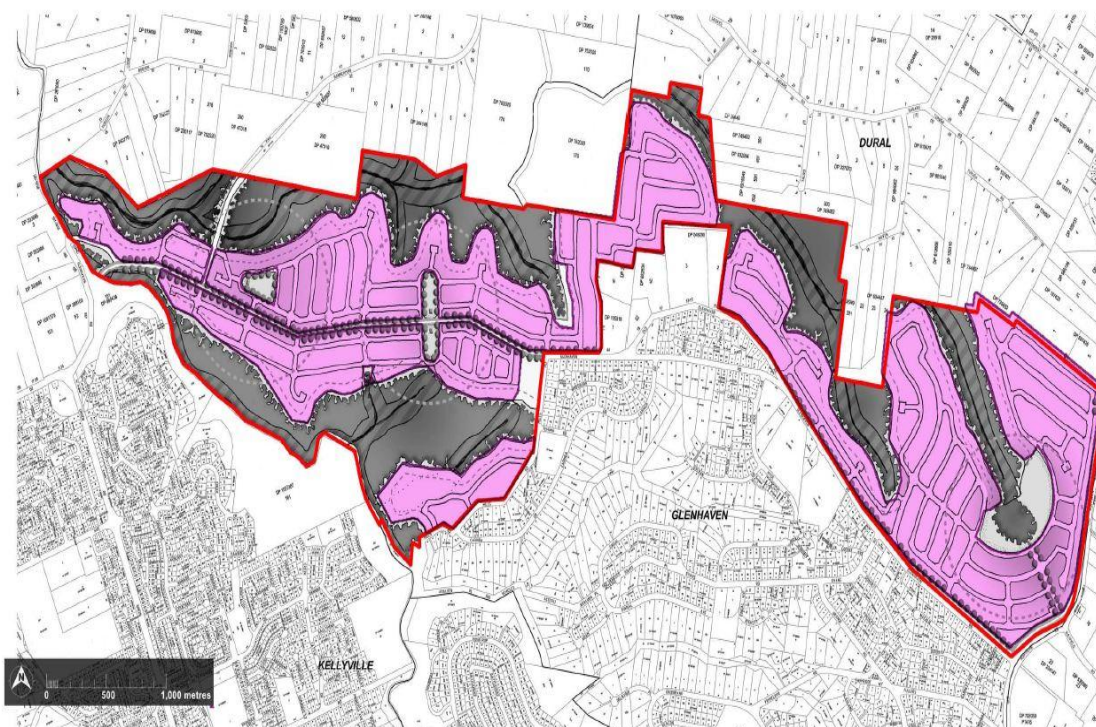
25 November 2011  
Not to Scale

**Table 4: Illustrative Concept**

2156 LANDOWNERS' ASSOCIATION

GLENHAVEN CONCEPT PLAN

## Net Developable Area & Density



Net Developable Area: 173 ha.

If assume 12 dw/ ha; 2,000 dw approx. \* Note actual yield may be lower due to extensive Asset Protection Zones (APZs)

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Not to Scale

**Table 5: Net Developable Area & Density**

<b><u>Factors considered for Department of Planning &amp; Infrastructure (“DOP&amp;I”)’s Review<sup>6</sup>:</u></b>	<b><u>Proposed “North Glenhaven” Precinct (“The Site”):</u></b>
How quickly sites can deliver new homes	Dependent on zoning approval, delivery of services and funding. <ul style="list-style-type: none"> <li>• We have a well organised Association which has the overwhelming support of the Member Land owner’s.</li> <li>• Our “In Fill” land adjoins existing urban land.</li> </ul>

<sup>6</sup> As advised in Dept of Planning & Infrastructure (“DOP&I”) letter dated 26 Oct 2011 to the 2156 Landowners Association from Mr Sam Haddad, Director General



	<ul style="list-style-type: none"> <li>• Our land is close to existing services, facilities and infrastructure.</li> </ul> <p>There is no compelling reason why our land could not be redeveloped expediently.</p>
The infrastructure needed to support the housing	<p>Within the Site, infrastructure including roads, road controls (roundabouts etc), services (sewer, water, electricity, telephone, gas etc), further public transport to support additional residents will be required. However, our land adjoins urban land with existing facilities and services. This should facilitate the expedient and cost effective roll out of these services and infrastructure to for the Site.</p>
Accessibility to jobs and services	<ul style="list-style-type: none"> <li>• The Site<sup>7</sup> is within: <ul style="list-style-type: none"> <li>○ close proximity to Norwest / Bella Vista Business Parks, South Dural Business Park and proposed Box Hill Industrial Area.</li> <li>○ close proximity by bicycle, car or bus to Commercial/Industrial Areas in Castle Hill, Rouse Hill, Seven Hills , Round Corner and Dural.</li> <li>○ close proximity by bus or car to Commercial/Industrial Areas in Blacktown, Riverstone, Girraween, and Parramatta</li> <li>○ Easy access and well connected via highways/roads to Castle Hill, Parramatta, Blacktown, Rouse Hill, Baulkham Hills, Epping, Macquarie Centre/ North Ryde &amp; Riverside Business Parks, /Chatswood (via M2 Motorway)</li> <li>○ Within close proximity to Bus T-way links to Parramatta, Rouse Hill, Blacktown; Bus routes to Castle Hill and Pennants Hills (Northern Rail line). Hills Bus Route 603 runs through the Site providing connection to Parramatta via Castle Hill, Northmead</li> <li>○ Within close proximity to proposed North –West railway (NSW Government priority) with identified stations at Franklin Road (Cherrybrook), Castle Hill, Rouse Hill and proposed railway station at Samantha Riley Drive all</li> </ul> </li> </ul>

<sup>7</sup> See - **Tables 1, 2 & 3 above** – Visual location surrounding suburbs both within the Hills Shire, and neighbouring Municipalities such as Hornsby, Blacktown and Parramatta



	<p>nearby . This proposed railway will link the Site to Epping, Chatswood and on to Sydney CBD.</p> <ul style="list-style-type: none"> <li>○ Within close proximity to Pennant Hills rail station providing link to Hornsby (north) and Strathfield, Central and then on to Sydney CBD along Northern Rail Line. Then, with easy connections to the North Shore line to North Sydney, Chatswood and on to Hornsby and Central Coast.</li> <li>○ <b>Note:</b> Parramatta is the regional city associated with the Site. It provides for more lifestyle and work opportunities and is close to the expanding Sydney areas. The Site is in close proximity to the Major Centres of Castle Hill, Rouse Hill, Blacktown and Hornsby. These centres provide major shopping and business centres, most have council offices, high rise office and residential buildings, large shopping malls and central community facilities. There are also specialised centres close to the Site at Westmead and Norwest which contain hospitals, universities, major research and business centres all of which provide vital economic and employment roles for the district.</li> </ul>
Biodiversity value of the land	<p>Officially unknown but land rezoning will deliver significant biodiversity / environmental benefits by addressing major weed infection and feral animal problems along the riparian zones of the Dooral Dooral and Cattai creeks.</p>
Alternative land uses	<ul style="list-style-type: none"> <li>• Primary production activities <i>not</i> viable and land is <i>not</i> suitable for farming or other primary production.</li> <li>• Land is predominantly used and very suited to residential housing purposes [Refer to <i>Baulkham Hills Rural Lands Study: Background and Issues Report (2001)</i>], which shows that 89% of the rural lots in the rural lands that adjoin the existing urban area of Glenhaven have as their land use – a rural residential (dwelling) purpose<sup>8</sup>.</li> </ul>

<sup>8</sup> Refer to *Baulkham Hills Rural Lands Study: Background and Issues Report*, Baulkham Hills Shire Council November 2001 at page 163 which shows that 89% of the rural lots in the rural lands that adjoin the existing urban area of Glenhaven have as their land use – a rural residential (dwelling) purpose. This was the highest amongst all the 18 geographic rural localities/suburbs that the Survey identified and analysed within Baulkham Hills Shire rural lands where the average land over all the 18 localities/suburbs used for rural residential (dwelling) purpose was 67.1% (see p. 93 of the Study report).

<p><b><u>Additional information to provide to support Submission<sup>1</sup>:</u></b></p>	
<p>Reasons for developing the land for housing including such matters as demand and supply of housing in the area and locational advantages</p>	<ul style="list-style-type: none"> <li>• The Site is located in a very well sought after (up-market) location in the Hills Shire and, when housing is available for sale, will be well sought after with high demand. It adjoins urban residential housing within <i>urban</i> Glenhaven which was developed for urban purposes over three decades ago.</li> <li>• The present undeveloped Glenhaven rural land poses significant bushfire risk to heavily populated urban residential areas in Kellyville, Glenhaven and North Kellyville in the near future. Development of the Site for urban purposes will provide significant protection against bushfire to these areas.</li> <li>• Significant environmental benefits by addressing major weed infection and feral animal problems along the riparian zones of the Dooral Dooral and Cattai creeks.</li> <li>• Improvements to local waterways by reducing possible ingress of untreated effluent from individual on-site household sewerage treatment plants which could potentially contaminate the Dooral Dooral and Cattai Creeks.</li> <li>• The former NSW State Government's policy was that 70% of new housing was to be built in existing urban areas (urban renewal or redevelopment) with the balance (30%) being built on the fringe (Greenfields development). The present Liberal NSW Government favours a 50/50 balance between Greenfields development and urban renewal. Given the greater need for Greenfields land, the rezoning of the Site for urban development would assist the present State Government in reaching its goals. The Association submits that the North Glenhaven Precinct is most suitable and worthy of inclusion in the Metropolitan Development Program.</li> <li>• Significant improvements to traffic flow with funding contributions (arising as a consequence of development) to address existing and future traffic issues along and around Glenhaven Road. These include: <ul style="list-style-type: none"> <li>(i) The upgrading of strategic segments of Glenhaven Road to 4 lanes and other parts of the local road system;</li> <li>(ii) The installation of a pedestrian overpass or underpass at Glenhaven Public School;</li> <li>(iii) The installation of a Roundabout/Traffic light at the</li> </ul> </li> </ul>

	<p>intersection of Glenhaven and Old Northern Road; and</p> <p>(iv) Traffic lights at a number of intersections along Glenhaven Road;</p> <ul style="list-style-type: none"> <li>• The proposal will also provide economic spin off in terms of local employment, supply opportunities and secondary spending.</li> <li>• Given the close proximity of the Site to the North West Rail Link, it is certain that many of the residents of the Precinct would use the proposed rail services, with the twofold advantage of increasing the rail service's viability and the commensurate reduction of traffic congestion and pollution.</li> <li>• The preservation of arable farming land within the Shire (and the State) with the subdivision of the Precinct being non-agriculturally productive rural land ahead of viable primary production land.</li> </ul> <p>It is noted that the urban development of Kellyville and Rouse Hill, both being former major agricultural (farm) lands was inconsistent with this objective to preserve arable farm land. More recently, the present North Kellyville urban development does contain large rural residential lots and various agricultural activity lots such as chicken farms and cut flower and plant nurseries<sup>9</sup>. Such farming/primary production activities are not present (nor viable) in the non urban areas of Glenhaven which comprise the Site.</p> <ul style="list-style-type: none"> <li>• Specifically, the Site (proposed <i>North Glenhaven</i> Precinct) consists of approximately 170 hectares of land presently zoned Rural 1(c) [Baulkham Hills Local Environmental Plan 2005]<sup>10</sup> principally located on both sides of Glenhaven Road and bounded on the north by Dooral Dooral Creek and on the South by Cattai Creek.: The <i>North Glenhaven</i> Precinct is:</li> </ul>
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<sup>9</sup> Source - page 35 of the *NSW Metropolitan Strategy*.

<sup>10</sup> The Hills Shire Council has approved its *draft LEP 2010* which zones the proposed Precinct – Rural RU 6 Transition which has a 2ha minimum lot size. It is our understanding that the Council is awaiting formal approval of the LEP from the NSW State Government.

	<ul style="list-style-type: none"> <li>• Adjacent to existing urban development (or proposed ones): <ul style="list-style-type: none"> <li>○ to the immediate north of urban Glenhaven and urban Kellyville,</li> <li>○ to the immediate east and south-east of North Kellyville (North West Growth Centre Precinct presently being released for urban purposes);</li> <li>○ to the immediate west of South Dural (also fringe urban lands presently being considered for urban release by the Department of Planning &amp; Infrastructure (“DOPI”));</li> </ul> </li> <li>• Within easy access to water and sewer and other services; and</li> <li>• Close to infrastructure, parks, shopping centres, schools and other facilities.</li> <li>• These combination of urban edges give the proposed Precinct a seamless addition to the urban environment, making it a logical extension of the existing (urban) residential area of Glenhaven. Non urban areas outside the proposed Precinct are separated visually from the urban areas of the proposed Precinct by the heavily wooded creeks, while such urban areas within the proposed Precinct face other urban areas outside of it, thereby removing the unwanted situation of having non urban properties on one side of the road and urban on the other.</li> <li>• Owners of non urban properties in such situations suffer zoning limitations on the one hand whilst experiencing the undesirable hustle of urban uses on the other. They are not permitted the relative enjoyment of their land usually associated with rural living. The present residents/owners of non urban lands in the proposed Precinct fall within this group of disadvantaged residents. This is an extremely unpleasant situation and one that could and should be rectified with better planning. Efforts should be made to separate urban and non urban areas wherever possible.</li> <li>• The nominated area for the Precinct relates to a catchment in terms of drainage and natural topography. Moreover, the creek corridors would form the natural barrier with the</li> </ul>
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	<p>future residential land and this is an important consideration in terms of protecting the natural habitat as well as planning for Bushfire. The planning proposal is seen as a logical extension of the existing urban residential area of Glenhaven.</p>
Details of the subject land including lot and DP numbers, landowners, size and existing uses	<p>Please see Table 6 – Ownership (at page 20) and separate Map in “pdf” file format for greater detail.</p>
Existing studies into the suitability of the land for housing, if any	<p>No detailed studies available. To be provided at a later stage where required. However, preliminary investigations by Brown Consulting Pty Limited have been done (see below).</p>
A preliminary indicative layout at 1:1,000	<p>For an Illustrative Concept Plan and a Net Developable Area &amp; Density Plan, please see Table 4 (at page 7) &amp; Table 5 (at page 8) respectively and separate Maps in “pdf” file format for greater detail.</p>
Details of proposed housing including residential density, housing mix and total yield	<ul style="list-style-type: none"> <li>As shown in Tables 4 &amp; 5, an approximate additional 2,000 new home sites (based on a density of 12 dwellings per hectare) with a unique living experience located within a restored pristine bushland setting.</li> </ul> <p>It should be noted that the Association has suggested a density of 12 dwellings per hectare only in lieu of what now appears to be the norm of 15 dwellings per hectare as it feels that this density is more in keeping with the densities in the <i>current</i> Glenhaven urban areas.</p> <p>In order to accommodate housing choice, affordability and market demand, the Indicative Plans shown in the above Tables also provide for areas of medium density residential dwellings.</p>
Availability of enabling infrastructure such as water, sewer, power and access roads, if known	<ul style="list-style-type: none"> <li>Investigations have been made by (Mr Peter Lee) Brown Consulting Pty. Limited (“Brown”) in April 2011, on behalf of the Association, concerning the supply of water and sewer to the Precinct and a report by Brown concludes that those services can be provided without great difficulty<sup>11</sup>.</li> </ul>

<sup>11</sup> See Attachment A at page 24 for more details.

	<ul style="list-style-type: none"> <li>It is noted that the required new sewer treatment plant for the North Kellyville Precinct at Cattai Creek is directly across the creek (adjacent) to the most western part the proposed Precinct, which is at the low-level of the proposed Precinct. Accordingly, waste water from the proposed Precinct ought to be assisted in its passage to the plant by natural gravity given that most of the proposed Precinct is at a higher level to Cattai Creek.</li> </ul>
Additional infrastructure and services required including schools, emergency services and health facilities, if known	<ul style="list-style-type: none"> <li>The Site <u>adjoins</u>: <ul style="list-style-type: none"> <li>the Glenhaven Public Primary (NSW Government) School (and there is a Primary and High School at York Road, in neighbouring Kellyville),</li> <li>a local Glenhaven Shopping Centre, Glenhaven Community Centre and medical practitioners as well as a Volunteer Bushfire Station.</li> <li>Castle Hill Fire Station</li> <li>Local shopping centres are also in neighbouring Kellyville and 3 more in the proposed neighbouring North Kellyville Precinct.</li> </ul> </li> <li>The site adjoins Glenhaven reserve and is within close proximity to many Parks and Playgrounds [Bernie Mullane Sports Complex in neighbouring Kellyville, Cattai Creek Conservation Area in neighbouring North Kellyville, the Fred Caterson Recreation Reserve and Castlehill Heritage Park both in neighbouring Castle Hill].</li> <li>The sizeable ‘Holland Reserve’ (Hills Council owned) Park adjoins the Site and is considerably undeveloped and thereby contains great potential to be developed for local park amenities and recreational activities.</li> <li>The Site very close to Private High Schools [Redfield College and Pacific Hills College in Dural, William Clark in Kellyville; Oakhill College at neighbouring Castle Hill and Hills Grammar at nearby Kenthurst].</li> <li>The Norwest Private Hospital and the Hills Private Hospital are easily accessible and there are many retirement villages adjoining the Site at Glenhaven eg Glenhaven Gardens,</li> </ul>

	Glenhaven Living Choice and Glenhaven Green as well as in neighbouring suburbs eg Anglican Retirement Village and Castle Ridge Resort in Castle Hill, and Oak Tree in Dural.
A delivery plan for the housing including steps leading up to dwelling production, the time involved and responsible parties	To be provided where required Please see comments immediately below.
A dwelling production schedule for the first five years	To be provided where required. The Association is currently in active discussion with a range of experts, consultants and developers, with the view to finalise a concept plan from which this information can be extracted. We anticipate that it might take several months to produce this information and we can provide it to the Department once it is available if required.”
Willingness and capacity to finance planning and infrastructure associated with delivery of the housing	<p>Association Member landowners of the (North) Glenhaven Precinct understand that the viability and speed to which new housing can be delivered is largely dependent on willingness and capacity to finance planning and infrastructure. Accordingly, there must be a willingness to contribute and/or enter into agreements with property developers to this end. If the Site is released for urban new housing then such housing will be in very high demand by both new homes owners as well as former home owners. This will significantly address any funding issues.</p> <p><u>Attached are letters from local development companies which are produced to support and attest to the likely high-demand of urban new homes in the Site and willingness of developers to invest and pursue delivery of urban new homes in the proposed new Precinct.</u></p> <ul style="list-style-type: none"> <li>• Attachment B (see page 25) - Javorie Pty Limited</li> <li>• Attachment C (see page 26) - Loulach Developments P/L</li> <li>• Attachment D (see page 27) - Loyalty Investments Pty Ltd/Gremmo Homes</li> <li>• Attachment E (see page 32) - Castlehaven Realtors</li> <li>• Attachment F (see page 33) - Lyon Group Australia (We note: Bruce Lyon has had extensive large scale development experience in the Hills Shire area and others)</li> </ul>
<b><u>Further considerations:</u></b>	<p><b>The Association has a very Good Working Relationship with the Hills Shire Council (‘Hills Council’)</b></p> <ul style="list-style-type: none"> <li>• The Association has a very good working relationship with the present (and former) Hills Shire Council and the support of the</li> </ul>



	<p>present Mayor (Clr Greg Burnett - who is one of the Counsellors of our North Ward) and most of the Counsellors, as well as Mr Michael Edgar, Council's Group Manager of Strategic Planning.</p> <ul style="list-style-type: none"> <li>• At our last Association Meeting on 14 September, 2001 the then Deputy Mayor Clr Justin Taunton spoke favourably of the Council and Councillors working together with us (and the DOPI) in order to get a most beneficial development for the proposed North Glenhaven (as well as the proposed South Dural area). We invite you to view our website (<a href="http://www.2156landowners.com.au/about-us/">http://www.2156landowners.com.au/about-us/</a>) to peruse the contacts we have had over the last several years with the present and former Hills Council Mayors and Counsellors, as well as our local State Member, Mr Ray Williams MP.</li> <li>• It is noted that the Hills Council report on submission 23 August 2011 considers that <i>"considerable strategic justifications is required to rezone rural land to residential or to increase the permissible density of rural land....."</i> (p.207).</li> </ul> <p>In terms of "strategic justification" observations of recent comments from the Minister for Planning, Mr Brad Hazzard MP, suggest that there is significant Strategic Justification if sites have urban capability. The Minister has stated on a number of occasions (including the Alan Jones Radio Show and an Urban Taskforce lunch) that the Government is vitally interested in releasing land that can assist the housing shortage on the fringe of Sydney provided it is not constrained by lack of infrastructure. We submit that the proposed North Glenhaven Precinct falls within such lands.</p>
	<p><b><u>Key Concerns:</u></b></p> <p><b>(a) Procedural inconsistencies by the Dept of Planning and Infrastructure under the Metro Strategy 2005/ Growth Centres were unfair and unjustified.</b></p> <p>Our 8th September 2005 submission/petition to the Growth Centres Exhibition (Dept of Planning/Growth Centres Land Release Team) was acknowledged as received and then ignored in substance.</p> <p>We understand from discussion with the Hills Council Planning and their discussions with the Dept of Planning that the present situation is that, in order to get to first base on rezoning, the Dept of Planning requires us to undertake</p>



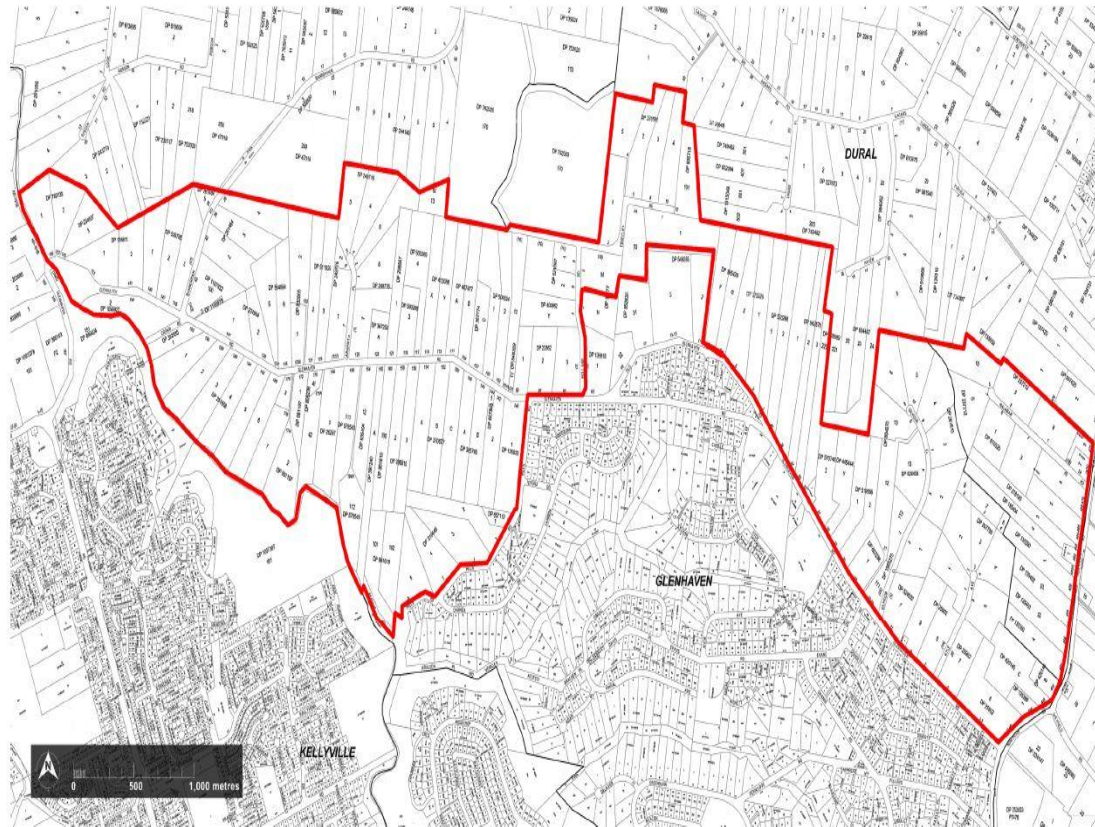
	<p>detailed studies and submission at our costs.</p> <p>The owners of the rural properties within the North West growth centres (as well as Balmoral Road release) did not have such costs for their lands to be rezoned and fast-tracked within the Growth Centres precinct acceleration program. So, we think it grossly unfair that the owners of our Glenhaven fringe urban lands have to incur costs whilst those landowners did not.</p> <p>If the aim is to provide required housing for future population growth, this should be the responsibility of the Local Council and State Government and costs should be predominantly borne by them or, at the very least, landowners ought to be given considerable assistance and rezoning fast-tracked where rezoning is considered to be sustainable.</p> <p><b>(b) We remain a “Hole in the doughnut” virtually surrounded by urban developments and are a “Green Zone” by stealth</b> The aesthetically pleasing benefits of our rural lands to the Community is born at our costs as we have to incur the onerous costs of upkeep and maintenance of our lands yet we have the bad effects of surrounding urban development (eg increased congestion, pollution, noise, traffic and destruction of rural views) thrust upon us without any compensation.</p> <p><b>(c) Former (Labour) NSW Government’s reliance on development of existing urban lands and high density (and medium density) in those areas to meet future population growth at a ratio of 70% urban and 30% Greenfield was excessive.</b> The present NSW Government believes that a ratio of 50% urban / 50% Greenfield is more balanced. Accordingly, we submit that our proposed North Glenhaven Precinct ought to be included, on a <i>top-of-the-list</i> basis in relation to the new Greenfield sites proposed for urban residential housing development as a result of this new policy.</p> <p><b>(d) New measures offering <i>real</i> housing choice and affordability are required.</b> Rezoning the North Glenhaven Precinct would provide a valuable contribution towards housing choice and affordability, in a well sort-after part of “the Hills” Sydney.</p> <p><b>(e) Emotive issues – rural community dying and fragmented.</b> Our Rural Land has become fragmented and heavily burdened with the negative impacts associated with the onslaught of urban development which encroaches our land. Our rural community is effectively dying as a result.</p> <p><b>(f) We need “transitional lands”</b></p>
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	<ul style="list-style-type: none"><li>• smaller minimum lot sizes are needed as maintenance responsibilities and costs are presently too onerous on our Glenhaven urban fringe lands which currently have 2.0 hectare lot size minimums.</li><li>• smaller lots may act as a means for better bushfire hazard reduction and environment protection measures, and buffer zones to protect adjoining urban areas whilst at the same time enhancing the “Garden Shire” image.</li></ul> <p><b>(g) Bushfire Protection to Surrounding Communities</b></p> <p>Our land poses an immediate and every present bushfire risk to Kellyville, North Kellyville and existing urban areas in Glenhaven. The rezoning of our land would significantly reduce this risk.</p> <p><b>(h) Infrastructure funding</b></p> <p>The Glenhaven area is in urgent need of infrastructure upgrades (as previously defined). The rezoning of the Site would provide significant funding to contribute to these upgrades.</p>
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2156 LANDOWNERS'  
ASSOCIATION

## GLENHAVEN CONCEPT PLAN

### Ownership



inspire  
urban design + planning

25 November 2011

Not to Scale

**Table 6: Ownership**



## Existing Development



**Table 7 Existing Development**

A quick look at the aerial map above will show immediately the buffers that have been referred to above.

It is acknowledge that lack of services to the North Glenhaven Precinct at the time of rezoning of the *existing* Glenhaven urban area (in the 1980's) would have led to its exclusion from that rezoning, but with services *now* becoming available, that situation can and is currently being rectified.

The North Glenhaven Precinct is separated and insulated from existing non urban areas and is a pocket of land that craves individual consideration. The Association believes that the major creeks in the proposed precinct should be treated in the same way as the major creeks were treated in the existing Glenhaven (urban) residential area. This will remain to ensure the visual barrier referred to earlier remains after development.

Given that the DOPI's review is a high-level assessment of the viability and capability of the North Glenhaven Precinct to be rezoned for urban purposes, should the outcome of the DOPI's review be positive, on an *in-principle acceptance* basis, then the Association will, in the interests of certainty and expediency, provide the necessary and required studies in order for the Precinct to be formally accepted within the Metropolitan Development Program and thereby designated for future urban (residential) development. Such studies would include due consideration of the following aspects – Bushfire, Flora & Fauna, Sewer/water/power and other utilities, Urban Design, Community Facilities (eg parks, schools etc.) and Density, Traffic & Transport, Proximity to Work & Business Parks and Centres, Economic (eg Retail capabilities), Open space, Creeks and Riparian Land and detailed Mapping.

### **Concluding comments**

It is the Association's aim to have the proposed "North Glenhaven Precinct" admitted into the Sydney Metropolitan Development Program, being the DOPI's residential program for monitoring and managing housing supply that covers major infill sites in existing urban areas as well as new release of Greenfield areas. This will afford landowners within the proposed Precinct with some certainty as to the future use and potential of the lands as being rezoned for urban residential purposes. At present (and for the foreseeable future), there is considerable uncertainty as to what is or will happen to the lands and a deep fear that our landowners will continue to be disadvantaged, overlooked and treated unfairly.

Although not directly relevant to the Metro Strategy / 2005 Sydney Towards 2036 Discussion Paper, it is noted that the policy underpinning those documents ought to change as a result of a new Liberal NSW Government.

NSW Liberal policy<sup>12</sup>, in the context of planning, aims to overhaul the planning system including:

- returning local planning powers to local communities (via their Councils) effectively re-empowering local communities;
- ensure the planning system centres on merit and public interest; and
- delivering certainty about planning rules and decision making process that are transparent and in a timely way.

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<sup>12</sup> [http://www.startthechange.com.au/index.php?option=com\\_k2&view=itemlist&task=tag&tag=planning](http://www.startthechange.com.au/index.php?option=com_k2&view=itemlist&task=tag&tag=planning)

“Housing affordability” remains an ongoing issue. The former Labour State Government’s lethargic rezoning of lands and fear of onerous infrastructure costs supporting Greenfield land releases exacerbated the seriousness of the issue. A logical policy which might address this problem with minimal additional infrastructure costs would be to allow present urban fringe rural lands (such as the proposed North Glenhaven Precinct) to be re-zoned into urban residential zoning. Such fringe urban rural lands *are* within close proximity of or adjacent to urban residential facilities and infrastructure. Presently, unless Greenfield land can be accommodated under the Metropolitan Development Program it will not be potential Greenfield residential land releases. Entry into this program requires considerable costs and studies which fall into the domain of large developers rather than the myriad of small rural residents.

We formally request that the DOPI give consideration to the rezoning of the North Glenhaven Precinct for urban purposes and take such action as may be necessary to ensure its inclusion on the Metropolitan Development Program (‘MDP’). On the matter of inclusion to the MDP, as mentioned earlier, the present NSW Government has stated that it views that the *former* State Government’s policy of sourcing land for future housing needs on the basis of 70% urban and 30% Greenfield lands ought to be changed to about 50% urban and 50% Greenfield lands.<sup>13</sup> Given that this means a possible 67% increase (from 30% to 50%) in the release of Greenfield lands in the future, it is evident that *new* greenfield lands ought to be required in the MDP. Our lands are currently not included in the MDP and do not form part of the North West Growth Sector land release areas. Accordingly, we submit that the proposed North Glenhaven Precinct is most suitable and worthy of inclusion into the MDP

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<sup>13</sup> See <http://www.dailytelegraph.com.au/ofarrells-housing-plan-sinks-in-the-west/story-fn6ccwsa-1226005060448> and <http://www.smh.com.au/nsw/green-light-for-urban-sprawl-20110207-1ak8x.html>



## **Attachment A**

### **Brown Consulting Pty. Limited (“Brown”) in April 2011 on behalf of the Association advice concerning the supply of water and sewer to the Precinct**

#### **Sewer**

Brown advised that the likely upgrade in terms of sewer services would require sewer carriers along the entire length of Glenhaven Road and Dooral Dooral Creek to a new pump station on Cattai Creek north of the Glenhaven Road bridge. This pump station would need to connect to the existing carriers to reach the Rouse Hill sewage treatment plant via either Smalls Creek pump station or an alternate route.

Furthermore, that it should be noted that the connection to Rouse Hill would go through the Kellyville North release area. Under Sydney Water’s DSP only the western half of Kellyville North can be serviced while the eastern half adjoining Cattai Creek will not occur until all connections have been made on the western half and at least after 2015.

#### **Potable Water**

Brown advised that potable water would presumably come from the reservoir site at the corner of Old Northern and New Line Roads at Dural. This may require amplification of water storage facilities at the Dural operations and trunk water mains to service the precinct. It is also understood that approaches have been made to Sydney Water in respect of a possible residential release for Dural South between Old Northern, New Line and Hastings Roads for the provision of water and sewer services with no indication of developer funding arrangements. The rezoning of the precinct would ease the burden on the Dural South release as the costs of amplification of the existing works would be shared between the precinct and the Dural South release.

## Attachment B: Developer's letter – Javorie Pty Ltd



JAVORIE PTY LTD ABN: 25296109661  
9 Moorilla Avenue Carlingford NSW 2118  
Telephone: 9871-6759 Facsimile: 9873-3405  
www.javorie.com.au  
Email: javorie@younis.com.au

Department of Planning & Infrastructure

### RE: REZONING NORTH GLENHAVEN

Glenhaven is situated in the highly sought after north western growth region of Sydney and it comprises established residential areas as well as land currently zoned rural. The rural part of Glenhaven is located adjacent to much of the infrastructure required for development including roads, recreation areas and water supply.

Glenhaven is located four (4) kilometres north of the sub-regional town centre of Castle Hill, five (5) kilometres east of the regional town centre of Rouse Hill as well being well connected by road and public transport to many employment centres including Parramatta, Blacktown, Homsby and Chatswood and 40 kilometres northwest of the Sydney Central Business District. The recent NSW State Government announcement of a Northwest rail line to the area will also create greater transport options for residents in the area.

The rural part of Glenhaven directly adjoins existing urban development and the present land use is overwhelmingly residential, the land is not suitable for primary production and therefore this supports the rezoning of the area ahead of other rural areas where viable primary production presently exists.

In order for the land to be rezoned sewage services in the area will require upgrading. However this can be achieved quite economically with the recent sewage treatment facilities being constructed in adjoining North Kellyville.

The shortage of land for housing in the Sydney Metropolitan Area has led to an increase in the price of available land and given our experience in housing development we are of the view that Glenhaven has the potential to provide a range of housing options from medium density dwellings to small to large lot subdivisions. This should cater for buyers ranging from first home buyers to people looking to build their dream home.

We would be interested in purchasing land in the area for future development if the land were to be rezoned.

Yours faithfully

Joe Younis  
Director

## Attachment C: Developer's letter – Loulach Developments Pty Ltd

### **LOULACH DEVELOPMENTS PTY. LIMITED**

ABN: 33 073 810 796

21 Lind Avenue Oatlands NSW 2117

Ph: +61 2 9630 8638 | Mob: 0421 30 99 88 | Fax: 9630 0165 | Email: [gloulach@hotmail.com](mailto:gloulach@hotmail.com)

Department of Planning & Infrastructure

#### **RE: REZONING NORTH GLENHAVEN**

We write to express our interest in purchasing land within the Glenhaven area (if the land were to be rezoned) with the intention to develop into residential allotments.

We are of the view that Glenhaven has the potential to provide a range of housing options from low cost housing including medium density dwellings to suit first home buyers to larger lot subdivisions suitable for large homes.

The rural part of Glenhaven directly adjoins existing urban development which comprises the established residential part of Glenhaven developed around the 1980's. The rural section of Glenhaven is predominately used for residential purposes, as the land is not suitable for primary production and therefore this supports the rezoning of the area ahead of other rural areas that are currently being utilised for primary production.

In order for the land to be rezoned upgrading of the sewage services in the area will be required. From our investigations we are of the opinion that this can be achieved by several economical options.

Glenhaven is a sought after area in Sydney's North West, and is located adjacent to much of the infrastructure required for development including roads, recreation areas and water supply. The area is also close to many major employment centres including Norwest Business Park, Parramatta, Castle Hill and Blacktown.

Yours faithfully



George Loulach  
Director

## Attachment D: Developer's letter – Loyalty Investments Pty Ltd

**LOYALTY INVESTMENTS PTY LIMITED.**

28<sup>th</sup> November 2011

Department of Planning & Infrastructure  
GPO Box 39  
SYDNEY NSW 2001

Re: GLENHAVEN RE-ZONING

There has been much talk recently concerning a 'housing affordability crisis'. This 'crisis' is fundamentally the result of a shortage of building blocks which has led to an increase in the price of available land.

Glenhaven is a sought after area in Sydney's North West, and is located adjacent to much of the infrastructure required for development including roads, recreation areas and water supply. The area is also close to many major job centers such as Norwest, Paramatta and Blacktown.

Sewage treatment is currently lacking in the area, however the recent development of sewage treatment facilities in adjoining North Kellyville could provide a solution for this. Glenhaven is also located near the town centre of Castle Hill as well being well connected by road and public transport to Paramatta, Blacktown, Hornsby and Chastwood and then onto Sydney CBD. The recent NSW State Government announcement of a North West rail line to the area will also create greater transport options for residents in the area.

Land in the rural area of Glenhaven could easily be subdivided if re-zoned. The present land use is overwhelmingly a residential purpose and the area is unsuited for primary production or activities and this factor should support a rezoning of the area ahead of other rural areas where viable primary production or activities presently exists. Glenhaven is a fine example of what makes The Hills Shire such a sought after location to live. It provides a fusion of the best that both urban and rural lifestyles have to offer. We believe that such a sought after location will provide a strong market for land sales.

We would be interested in purchasing land in the area for future development if re-zoning occurred. It follows that such development would create not only job opportunities for the community but also increased revenue opportunities for local, state and federal governments.

Regards,



David Hoyle  
Director

UNIT 102/7 HOYLE AVE, CASTLE HILL, NSW 2154

PO BOX 6926 BAULKHAM HILLS BUSINESS CENTRE, BAULKHAM HILLS NSW 2153





## OUR RECENT AWARDS



Winner 2011 – Hills Building & Design Awards – Overall Excellence in Building 2011

Winner 2011 – Hills Building & Design Awards – Environmental Management

Winner 2011 – Hills Building & Design Awards – Residential Dwelling – Best Custom Designed & Built Home Over \$1,000,000

Winner 2011 – Hills Building & Design Awards – Residential Landscape – Rural

Winner 2011 – Hills Building & Design Awards – Swimming pools, Spas & Surrounds Over \$100,000

Winner 2009 – Hills Excellence in Business Awards – Excellence in Business Practice

UNIT 102/2 HOYLE AVE, CASTLE HILL, NSW 2154

PO BOX 6926 BAULKHAM HILLS BUSINESS CENTRE, BAULKHAM HILLS NSW 2153

ABN: 62 465 405 724

**Winner 2009 – Hills Building & Design Awards – Best Custom Designed & Built Home Over \$950,000**

**Highly Commended 2009 Hills Building & Design Awards - Innovative Architectural Design**

Finalist 2009 - Housing Industry Association – Custom Built Home Under \$1,000,000

Finalist 2009 - Master Builders Association – Exhibition / Project Homes \$350,000+

Finalist 2009 - Master Builders Association – Design & Construct House 500,000 - \$1,000,000

Finalist 2009 - Master Builders Association – Contract Houses \$1,000,000 – 1,500,000

**Winner 2008 – Hills Excellence in Business Awards – MOST OUTSTANDING BUSINESS**

**Winner 2008 – Hills Excellence in Business Awards – Best Small to Medium Enterprise**

**Winner 2008 – Hills Excellence in Business Awards – Excellence in Community Contribution**

**Winner 2008 – Hills Building & Design Awards Best Custom Built Home \$550,000- \$750,000**

**Winner 2008 – Hills Building & Design Awards Best Custom Built Home \$750,000- \$950,000**

**Winner 2008 – Hills Building & Design Awards Best Kitchen**

**2008 – Lions Clubs International – Melvin Jones Fellow For Dedicated Humanitarian Services**

Finalist 2008 – Hills Building & Design Awards – In 5 categories

Finalist 2008 – Master Builders Association – Home Unit renovation \$500,001 - \$1,000,000

Finalist 2008 – Master Builders Association – Contract Houses \$650,001 - \$800,000

**Winner 2007 – BHSC Australia Day Awards – Community Service Award**

**Winner 2007 – Housing Industry Association – Best Display Home Over \$400,000**

**Winner 2007 – Hills Building & Design Awards – Best Custom Built Home \$350,000 - \$550,000**

Finalist 2007 - Hills Excellence in Business Awards – Community Contribution

Finalist 2007 - Hills Excellence in Business Awards – Customer Service

Finalist 2007 - Hills Building & Design Awards – in 6 categories

**Winner 2006 – Master Builders Association – Best Design & Construct House \$500,000 to \$1,000,000**

**Winner 2006 Master Builders Association – Best Exhibition Project Home \$350,000 & Over**

**Merit 2006 – Master Builders Association – Home Units \$250,000 to \$400,000**

**Winner 2006 – Hills Excellence in Business Awards – Excellence in Community Contribution**

**Winner 2006 - Hills Building & Design Awards – Environmental Management / Energy Efficiency Award**



**Winner 2006 – Hills Building & Design Awards – Best Project / Exhibition Home**

Finalist 2006 - Hills Building & Design Awards – in 6 categories

Finalist 2006 Hills Excellence in Business Awards – 10 Year Anniversary Award

Finalist 2006 – Western Sydney Industry Awards – Regional Excellence

Finalist 2006 – Housing Industry Association – Display Homes Over \$400,000

Finalist 2006 – Housing Industry Association – Custom Built Homes Under \$600,000

Finalist 2006 – Housing Industry Association – Custom Built Homes Under \$800,000

Finalist 2006 – Housing Industry Association – Apartment Project Less than 10 Storey's

Finalist 2006 – Housing Industry Association – Readers Choice Awards – Apartments.

**Winner 2005 - Hills Excellence In Business Awards - Most Outstanding Business**

**Winner 2005 - Master Builders Association - Best Design & Construct House \$500,000 to \$1,000,000**

**Winner 2005 - Hills Excellence In Business Awards - Excellence In Customer Service**

**Winner 2005 - Hills Excellence In Business Awards - Excellence In Environmental Management**

**Winner 2005 – Hills Building & Design Awards – Excellence in Workmanship – Consistent High Quality in Building & Design**

Finalist 2005 – Housing Industry Association – Best Practice occupational health & Safety

Finalist 2005 - Hills Building & Design Awards – in 5 categories

**Winner 2004 - Hills Building & Design Awards – Environmental Management / Energy Efficiency Award**

**Winner 2004 – Hills Building & Design Awards – Best Project / Exhibition Home above \$200,000**

Finalist 2004 – Housing Industry Association National Green Smart Awards – Smart Housing Award

Finalist 2004 - Hills Building & Design Awards – in 6 categories

Finalist 2004 - Housing Industry Association - Best Display Home over \$300,000

**Winner 2003 - Housing Industry Association – Townhouse / Villa Development Medium Density over 10 Dwellings**

Finalist 2003 - Hills Building & Design Awards - in 7 categories

Highly Commended 2003 – Hills Building & Design Awards - Best Exhibition Home over \$200,000

**Winner 2002 Master Builder Association - Best Display Home over \$200,000**

Finalist 2002 Housing Industry Association - Best Display home over \$200,000

Finalist 2002 - Hills Building & Design Awards - in 7 Categories

Finalist 2001 - Hills Building & Design Awards - in 7 Categories

**Winner 2000 - Hills Building & Design Awards - Custom Built Home \$350,000 - \$500,000**

Merit 2000 - Master Builders Association - Best Custom Built Home \$200,001 - \$400,000

Merit 2000 - Hills Building & Design Awards - Best Project Home Above \$200,000

Finalist 2000 - Hills Building & Design Awards – in 7 categories

**Winner 1999 - Master Builders Association - Best Custom Built Home \$200,000 - \$300,000**

**Winner 1999 - Hills Building & Design Awards - Best Project Home \$140,000 - \$200,000**

Finalist 1999 - Hills Building & Design Awards - in 4 Categories

**Winner 1998 - Hills Building & Design Awards - Best Project Home \$200,000 - \$300,000**

Finalist 1998 - Housing Industry Association - Best Custom Built Home \$250,000 - \$340,000

Finalist 1998 - Hills Building & Design Awards - in 3 Categories

**Winner 1997 - Hills Building & Design Awards - Best Project Home \$150,000 - \$200,000**

Finalist 1997 - Housing Industry Association - Best Project Home Below \$250,000

Finalist 1997 - Housing Industry Association - Best Project Home Below \$180,000

**Winner 1996 - Hills Building & Design Awards - Best Project Home \$150,000 - \$250,000**

Finalist 1995 - Hills Building & Design Awards - Best Project Home \$150,000 - \$200,000

## Attachment E: Developer's letter – Castlehaven Realtors



2A Crane Road Castle Hill NSW 2154 Phone 9634 5222 Fax 9899 2375

ESTATE AGENTS Rated in Australia's top 5% ABN 42 536 005 579

28 November 2011

The Manager  
Gremmo Homes  
PO Box 6420  
BAULKHAM HILLS BC NSW 2153

Attention: Michael Gremmo

Dear Sir

RE: SUBDIVISION DEVELOPMENT AT GLENHAVEN

We are active in land sales and development, currently undertaking subdivision of 200 lots at Kellyville.

Should land in Glenhaven become available for subdivision, we would definitely acquire land to develop provided it does not have many restrictions and is not ½ acre and one acre development of sensitive tree studded land.

Glenhaven would sell well if priced correctly and always has.


Yours faithfully

**CASTLEHAVEN REALTORS**

A handwritten signature in dark ink, appearing to read 'Glenn Funnell', is written over a light blue circular stamp.

**GLENN FUNNELL**

## Attachment F: Developer's letter – Lyon Group Australia



28 November 2011

To: The Director General  
Dept of Planning and Infrastructure

Dear Sir,

Re: Consideration of Rezoning Lands to Permit Urban Development – Lands bounded by Glenhaven Road, Old Northern Road and Round Corner Dural Precinct

We recently had discussions with owners representatives, known as 2156 Landowners Association. Our Group is interested in acquiring land within the above area, and are also interested in assisting to manage the process and development of the lands, as we have been involved over many years, in residential and associated developments throughout the region. Below is a brief list of our history:

Approximately 30 years ago our Group through the writer, initiated the acquisitions and the development of lands, now known as Cherrybrook which comprise over 4,500 lots.

Northwest - Bella Vista: Our Group was involved throughout the planning, development, strategy, and marketing the lands and our Agency conducted the sale of lands. We consulted and advised on the market objectives and type of development to take place until the Company decided to carry out in-house development as it was in a new ownership.

The writer was a Director of the Rouse Hill Infrastructure which constructed the sewage treatment plant and associated works at Rouse Hill and reticulated the services to the North West sector of Sydney. I believe this was a very successful undertaking and such works carried out by the consortium produced a saving of approximately \$200M has then estimated by Sydney Water.

We have developed over 500 lots within the Kellyville region and in all of the above developments, have amalgamated Groups of Builders, and established Home Exhibition Centres, so as to encourage home and land packages rather than just selling vacant lots.

We would be willing to purchase lands in the area if such rezoning for Urban purposes occurs as Glenhaven is already established as a sought after District, and there is high demand for lands within the South Dural and Glenhaven Precinct.

We request favourable consideration being given to rezone the subject lands, at an early date, and we are prepared to be involved throughout the process.

Yours faithfully,

Bruce Lyon