

*Smart Consulting*

# North Glenhaven for 2156 Landowners Association

July 2013

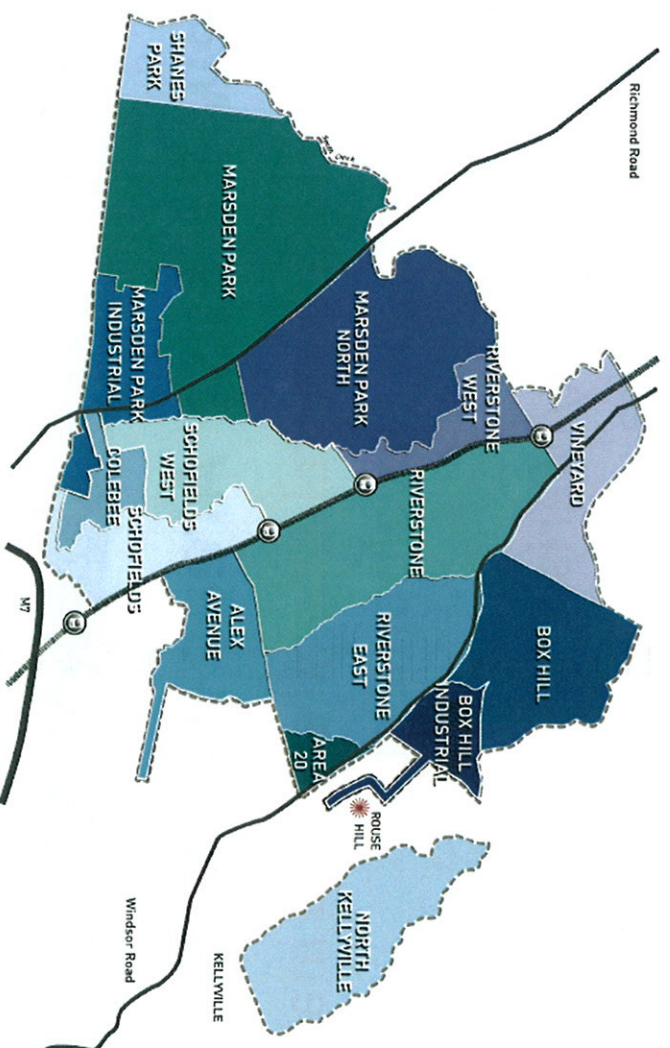
**BROWN**



## New Release Areas

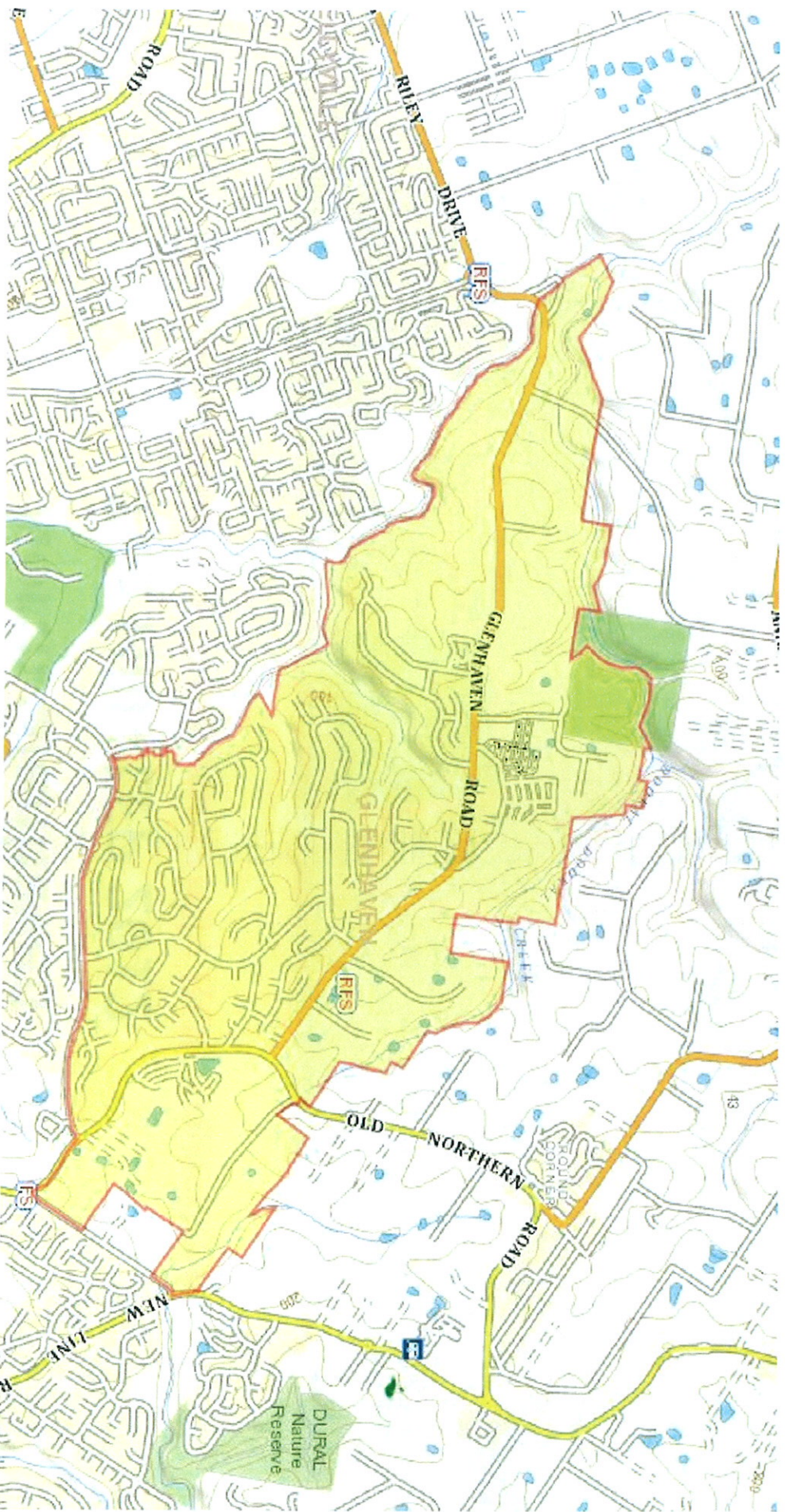
### North West Growth Centre Release Areas and major clients

- » Alex Avenue - Mirvac Homes
- » Schofields - DairyCorp/ Villawood Properties
- » North Kellyville - Woolworths
- » Marsden Park - Winten Property Group
- » Box Hill - Mogul Stud & Jundu





# Glenhaven Suburb





# North Glenhaven – Concept Plan



Source: Inspire Urban Design & Planning

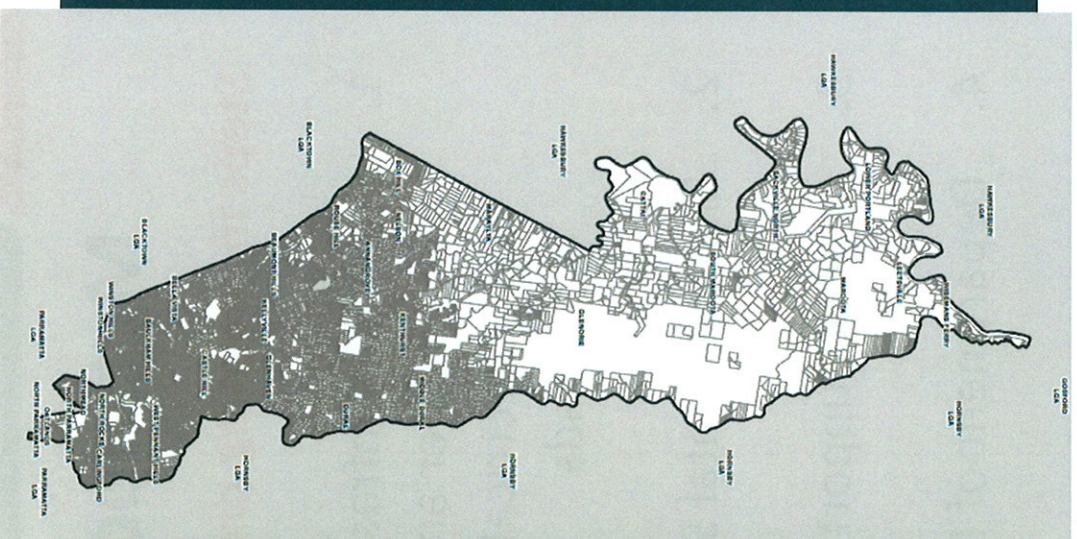


# Local Government's position

## Potential Home Sites Program – North Glenhaven

### The Hills Shire Council's position

- » Supported in principle subject to detailed assessment and implementation of a governance framework similar to the Growth Centres and release after North Kellyville and Box Hill serviced (Review of Potential Housing Opportunities in the Sydney Region - Evaluation Report March 2013)
- » Council's report dated 14 February 2012 responded to the Government Review of Potential Housing Opportunities on Land owner nominated sites. Council's recommendations include:
  - » Timeframe to extend utilities and undertake land capability assessments
  - » The indicative concepts provide a development yield in excess of similar adjoining areas and are not linked to the capability of the land to support urban development
  - » State infrastructure upgrades of arterial roads and water utilities
- » Supported by Hornsby Council in principle (Evaluation Report)





# Next Steps

## Infrastructure Investigations

- » Sewer and water feasibility study
  - » North Kellyville (east) serviced by 2015

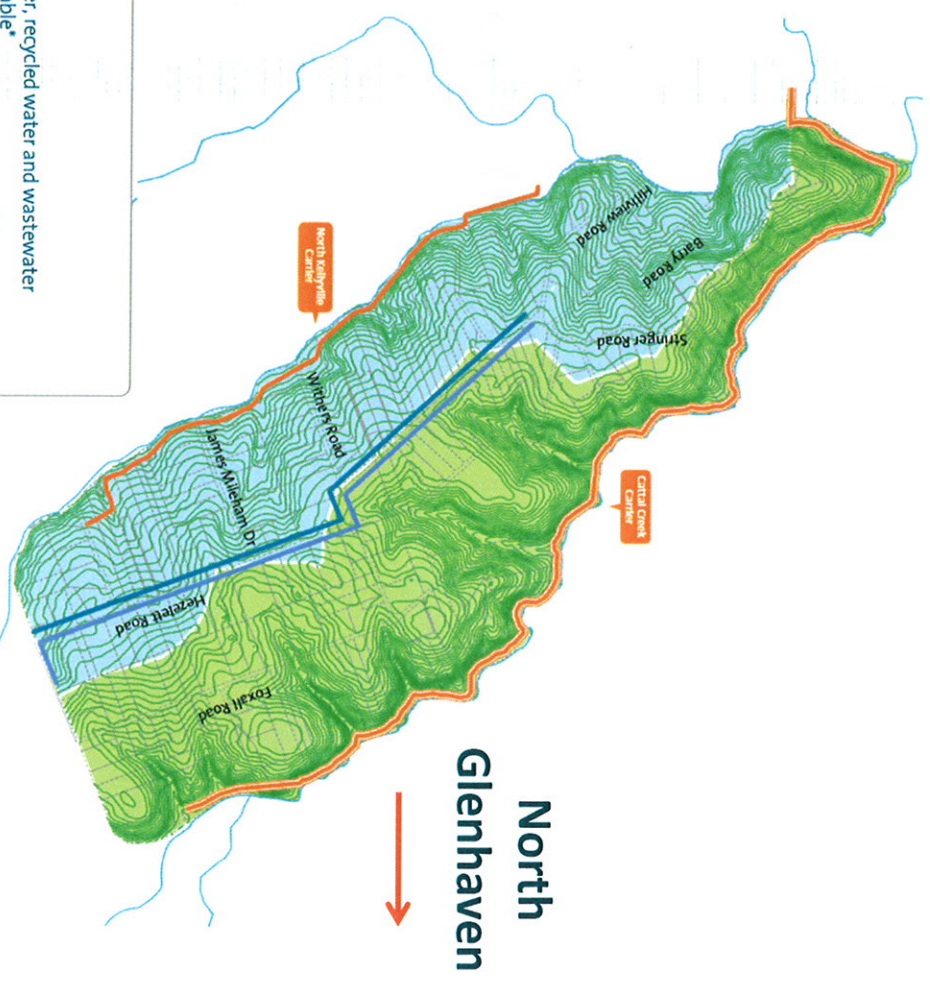
» Traffic and road infrastructure

» Environmental studies

» Planning proposal

North Kellyville Indicative Water and Wastewater Growth Servicing Plan

Sydney  
**WATER**



### Legend

- Drinking water main completed in 2011 (Package 1)
- Recycled water main completed in 2011 (Package 1)
- Wastewater main completed in 2011 (Package 1)
- Wastewater main delivered by 2015 (Package 2 and 3A)
- Property line
- Contour line (5m)

- Drinking water, recycled water and wastewater services available\*
- Drinking water and recycled water services available\*

\* Additional lead-in and reticulation mains are required to service developments  
Map is indicative only and not to scale

# Summary

## To action

- » Resident action group decision on engagement and funding
- » Alternative funding sources – Brown Consulting
- » Infrastructure Investigation – Brown Consulting
- » Management of specialist environmental studies – Brown Consulting
- » Planning proposal – Brown Consulting



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Thank you

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