

The North Kellyville precinct is approximately 707 hectares and is bounded by Smalls Creek to the west, Cattai Creek along the east and north, and Samantha Riley Drive to the south.

The precinct will accommodate over 5,000 dwellings. It benefits from being close to existing residential areas, which means the precinct may be readily serviced with water and sewers. The precinct is also near the new Rouse Hill Town Centre.

North Kellyville's new communities will balance housing, open spaces, safe and friendly town centres while protecting bushland and waterways.

A mix of low, medium and some high density housing will be supported by retail and commercial hubs, and land for environmental, community and recreation uses. The North Kellyville local centre will be pedestrian-friendly and connect to surrounding areas by cycle paths and public transport. It will have a mix of shops, some commercial areas, community and civic services, and a multi-purpose community centre. Parking will be at the rear of developments, encouraging active street fronts and attractive areas for outdoor dining and shopping strips.

The local centre will be supported by two neighbourhood centres in the north and the south of the precinct, so that residents won't have to travel long distances for their daily needs.

Homes are planned to be no further than 400 metres (or a five minute walk) from open spaces and bus stops. Living and recreation areas will be linked by walking and cycling routes and will encourage a healthy lifestyle for new residents.

With upgrades to major roads, the precinct will be laid out in a more traditional grid pattern to improve movement and access. Road and public transport connections will be provided to Rouse Hill and Castle Hill and a new bridge in the north will cross Smalls Creek to provide access to existing industrial areas and new communities.

[State significant sites]

State significant sites are areas which are determined to be of State or regional planning significance because of their social, economic or environmental characteristics.

The State significant site process allows a detailed examination of the zoning and development standards of a particular area determined to be

of major importance for the State. Often, the zoning and assessment processes take place concurrently which helps to speed up the delivery of residential and employment land supply.

During 2008-09, a total of 14 State significant sites were finalised through zoning and development standards and placed into Schedule 3 of the Major Development State environmental planning policy.

The future population growth of NSW presents significant challenges to the Planning system. However we have been working hard in planning how we will accommodate this future population – not just where they will live, but where they will work, shop and recreate. Some of the measures I have outlined, namely the Metropolitan Development Program, use of Greenfield land stocks, utilisation of established urban areas, establishment of Growth Centres and State Significant Sites, we are making some big moves in planning the future shape of our state.