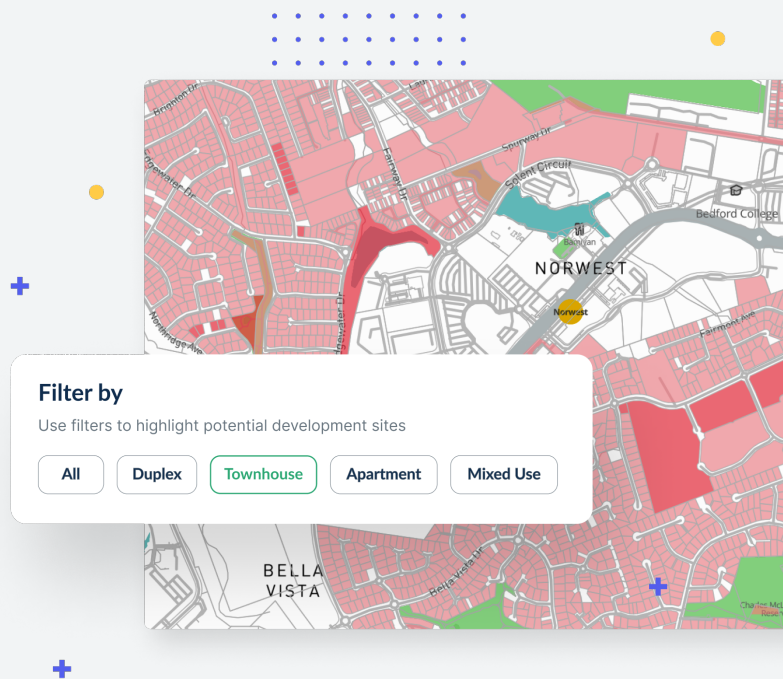


## The Hills Shire Townhouses

# Development Snapshot

The Hills Shire sits in North West Sydney bordered by rural property in the North and residential to the South.



### Summary

**150,000** population

368 square kms in size, the majority of its south is residential.

The Hills LGA is made up of Annangrove, Baulkham Hills, Bella Vista, Carlingford, Castle Hill, Kellyville, Norwest, Rouse Hill, West Pennant Hills and Winston Hills.

### Construction Focus

Currently has the 5th most construction projects in NSW (as of Feb 2022).

### Metro Installation

The recent Metro line has created a valuable transport corridor to the City via Chatswood.

### Development Projects

Powered by **Cordell**

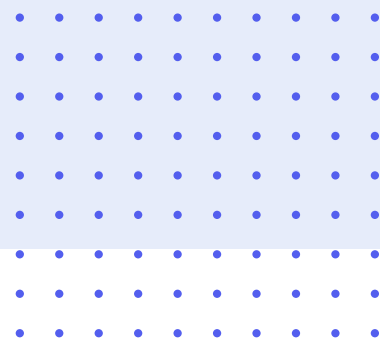
Housing Mix	Projects	Estimated value
Townhouse	32	\$457,087,000
Apartment	42	\$2,652,894,000
Mixed Use	25	\$3,695,044,000
Office	21	\$344,250,00
Subdivision	44	\$217,875,000
Warehouse	-	-
Duplex/Other	54	\$847,774,000
<b>Total</b>	<b>280</b>	<b>\$12,601,498,000</b>

## Duplex Rules\*

Rule	Description	Alternative
Front Setback	Urban road 10m Rural road 30m	Other roads, 4.5m or in line with neighbouring properties
Side Setback	0.9m ground floor	4m first storey
Rear Setback	0.9m ground floor	4m first storey
Height of building	9m	-
FSR	0.5:1	-
Landscaped area/ Private open space	50% of total	-
Minimum lot size	R2 Zone 600m attached, 700m detached	R2 Zone 600m attached, 700m detached
Minimum street frontage	Not specified	Not specified

## Multi dwelling Rules\*

Rule	Description	Alternative
Front Setback	Classified road, 10m North Kellyville DCP 4.5m Rouse Hill 6m	Other Road 4.5m. Secondary street (corner lot) 6m
Side Setback	1.5m for a 5m section of the first storey 4.5m for the remainder of the first storey	6m for the second storey
Rear Setback	1.5m for a 5m section of the first storey 4.5m for the remainder of the first storey	6m for the second storey
Height of building	Refer to LEP HOB maps	-
FSR	0.5:1	-
Landscaped area/ Private open space	50% of total	-
Minimum lot size	1800m <sup>2</sup> (Hills DCP) 1500m <sup>2</sup> (Kellyville DCP)	-
Minimum street frontage	28m	-



\*[www.planningportal.nsw.gov.au/publications/environmental-planning-instruments/hills-local-environmental-plan-2019](http://www.planningportal.nsw.gov.au/publications/environmental-planning-instruments/hills-local-environmental-plan-2019)

1

## Find development sites

Discover profitable, underdeveloped sites in minutes

### High definition data visualisation

Visualise Australia's largest planning and zoning database on a single fast, high-fidelity map. Toggle on satellite imagery, flood zones, bushfire areas, heritage listings, contours and more.

### Pinpoint profitable opportunities

Use our advanced filters to instantly highlight sites that you are comfortable working on. Filter by development potential, zoning, building type, floor space ratio, maximum building height and more.



2

## Instantly assess sites

Rapid due diligence and feasibility calculation

### 1-Click due diligence reports

Everything you need to know about a site in one report, including zoning, planning controls, overlays, sales history, valuation estimate and references to government documents. Automatically estimate the development potential of any site.

### Understand context & surrounds

Deep dive into local market and development activity with data from Domain, Commercial Real Estate, CoreLogic RP Data, Cordell Projects, BCI Australia and Nearmap - all on one platform.



3

## Create building designs

Visualise concept designs in 3D and test scenarios

### Instant 3D building designs

Generate concept designs for your project, including subdivisions, townhouses, duplex, terrace houses, manor houses, apartments, commercial buildings, mixed use, hotels, car parks and master plans.

### Advanced analysis made easy

Automatically assess each building design for sunlight, cross-ventilation, building separation, ground shadows and more. Test scenarios and get a robust feasibility on your concept building designs.

