

North West Rail Link Corridor Strategy

F R E Q U E N T L Y A S K E D Q U E S T I O N S



WHAT IS THE NORTH WEST RAIL LINK CORRIDOR?

- The North West Rail Link corridor is the land around the eight new stations of the new North West Rail Link.
- Construction of the rail link has been approved and will start in 2014.

WHAT IS THE NORTH WEST RAIL LINK CORRIDOR STRATEGY AND WHY IS IT NEEDED?

- The corridor strategy is an overarching plan to ensure that future development around the new stations will happen in a coordinated manner over the next 25 years, to create sustainable, well-connected communities close to jobs, transport and facilities.
- The strategy will guide the future rezoning of land as well as state government planning for infrastructure and utilities, including new schools and open space.
- Councils have been planning for the new rail link for several years – the corridor strategy has built on this local planning to ensure future development along the train line occurs in a coordinated way.

WHAT CONSULTATION WAS UNDERTAKEN?

- The corridor strategy and its eight draft structure plans were publicly exhibited from 16 March to 30 April 2013. 172 submissions were received from the community and key stakeholders.
- Four community information sessions were held at local venues in Cherrybrook, Castle Hill, Norwest and Rouse Hill. The sessions were advertised in local media and were attended by department staff who provided information and answered questions.
- Feedback received was used to inform the final corridor strategy and structure plans as well as planning for infrastructure (health, transport and education) and utilities (energy and water).
- Further consultation will be undertaken when rezoning proposals are prepared.

WHAT CHANGES HAVE BEEN MADE TO THE STRUCTURE PLANS SINCE CONSULTATION?

- Following consultation with community and key stakeholders, including local councils, changes have been made to the corridor strategy and structure plans including:
 - land south of Castle Hill Road (**Cherrybrook**) identified as suitable for medium density housing, subject to further studies
 - additional areas at **Castle Hill** identified for medium and high density housing, based on advice provided by council
 - the **Showground Road** precinct extended to the east to allow for a transition between proposed medium- and low-rise housing
 - an increase to height controls for **Showground Road, Norwest, Bella Vista and Kellyville** precincts to ensure sufficient jobs and housing are within a short walk from the stations
 - an area north of **Bella Vista** Station being identified as mixed use to provide a better transition between the commercial centre and residential areas
 - corrections to minor errors and omissions.
- All precincts were reviewed to ensure that the proposed built form will match the available land.

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WHAT ARE THE BENEFITS OF THE CORRIDOR STRATEGY?

- The corridor strategy allows a whole of government approach to regional issues to optimise the \$8 billion investment in the new rail line.
- The corridor strategy allowed early consultation with the community and key stakeholders, to ensure practical, deliverable planning for the future.

WHAT DO THE STRUCTURE PLANS DO?

- The individual structure plans for each station identify possible land uses and provide a guide for future development considering capacity and locations for growth of jobs and housing.
- The structure plans considered:
 - the need for future development to complement the existing character around each station
 - issues including transport, traffic, accessibility, open space, vegetation, heritage, community facilities, topography, drainage and recent development
 - existing planning controls including zoning, building heights, lot size and floor space ratios
 - ways to increase in housing and employment in the corridor.
- Transport options were also considered including pedestrian and cycle links, and connecting bus networks to the new train stations.

WILL THE CORRIDOR STRATEGY REZONE LAND?

- The strategy will inform future rezoning of land. It does not directly rezone land.
- It is a high level strategic plan that will inform future rezoning of land after further investigations and community consultation is undertaken.

WHY IS THIS HAPPENING NOW?

- The corridor strategy enables the state government to plan for the future of these areas while the train line is being constructed. The planning process, from rezoning to the start of construction, can take several years.
- Construction on the rail link starts in 2014. The rail line is expected to open by the end of 2019.

HOW MANY JOBS AND HOMES ARE EXPECTED IN THE CORRIDOR?

- 28,800 new homes are expected in the corridor by 2036.
- 49,500 jobs are expected in the corridor by 2036.

WHEN WILL HOMES BE BUILT AND WHAT HOUSING TYPES ARE PROPOSED?

- The homes will be built over the next 25 years depending on demand.
- A variety of housing types are proposed from apartments to townhouses and detached houses that will suit a range of people and lifestyles.

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WHAT AREA WAS CONSIDERED IN THE STRATEGY?

- The area for each precinct represents a walkable distance from the train station as agreed with councils.
- It is based on the nearest road boundaries within an 800m radius of each station – considered to be about a 10-minute walk.

HOW ARE SCHOOLS AND OTHER COMMUNITY SERVICES CONSIDERED IN THE STRATEGY?

- As part of the implementation strategy, the department works closely with the Department of Education and Communities, NSW Health, Transport for NSW, local councils and other key agencies to ensure a collaborative approach to growth.