



## Homes and jobs for Sydney's growth

March 2013



# Frequently Asked Questions NORTH WEST RAIL LINK CORRIDOR

## WHAT IS THE NORTH WEST RAIL LINK?

- The North West Rail Link is a new 23 km rail line from Epping to Cudgegong Road near Rouse Hill
- There will be eight new stations along the link – Cherrybrook, Castle Hill, Showground, Norwest, Bella Vista, Kellyville, Rouse Hill and Cudgegong Road
- Construction of the rail link has been approved and will start in 2014.

## WHAT IS THE NORTH WEST RAIL LINK CORRIDOR STRATEGY?

- It is a guide for future development around the eight stations on the North West Rail Link
- It includes draft structure plans for the areas surrounding the eight new stations
- The corridor strategy considers requirements for housing and jobs over the next 20-25 years
- The area around Epping station is excluded as it is being planned separately..

## WHAT IS A DRAFT STRUCTURE PLAN?

- A structure plan identifies possible land uses and provides a guide to future development
- Transport options are also considered including pedestrian and cycle links, and connecting bus networks from the new train stations
- It examines capacity for growth in jobs and housing, and where that growth is most suitable
- It provides an overall vision for the area to stimulate consultation and comment.

## WHY IS A CORRIDOR STRATEGY NEEDED?

- It will coordinate development across three local government areas for the extra 27,400 homes and 49,500 jobs predicted over the next 25 years
- Councils have been planning for the new rail link for several years. The NSW Department of Planning and Infrastructure will build on this local planning to ensure corridor-wide benefits

- The new rail link will make the corridor an even more attractive area to live and work. The corridor strategy aims to maintain and improve the lifestyles available in the local area while allowing for well-planned future growth
- The corridor strategy will guide development to ensure sustainable, well-connected communities close to jobs, transport and facilities.

### **WHAT ARE THE BENEFITS OF THE CORRIDOR STRATEGY?**

- The corridor strategy allows a whole of government approach to address the regional issues brought about by the huge investment in the new rail line
- As part of NSW's new planning system, the corridor strategy allows for early consultation with the community and key stakeholders to ensure practical, deliverable planning for the future.

### **WHAT HAS BEEN CONSIDERED?**

- The existing character around each station has been analysed to ensure future growth is complementary
- Current constraints and opportunities considered include transport, traffic, accessibility, open space, heritage, community facilities, topography, drainage and recent development
- Existing planning controls considered include zoning, building heights, lot size and floor space ratios
- Also considered is the predicted increase in housing and employment and the attractiveness of the area to new residents and businesses.

### **WHAT HAPPENS NOW?**

- The corridor strategy and its eight draft structure plans will be on public exhibition until 30 April 2013
- Feedback is sought from local residents and businesses, councils, stakeholders, property developers, and government agencies
- Feedback received will be used to inform a final corridor strategy as well as planning for infrastructure (health, transport and education) and utilities (energy and water).

### **WILL THE CORRIDOR STRATEGY REZONE LAND?**

- No, the corridor strategy is not intended to rezone land
- It is a high-level strategic plan that may inform future land rezoning after further investigations are undertaken and community feedback has been considered.

### **WHY IS THIS HAPPENING NOW?**

- Construction on the rail link is scheduled to start in 2014
- The community needs to be informed now about changes that will happen in their local area
- The NSW Department of Planning and Infrastructure is looking ahead to the processes that will be required. It can take several years to rezone land to enable the start of construction..

### **HOW MANY JOBS AND HOMES ARE EXPECTED IN THE CORRIDOR?**

- 27,400 new homes and 49,500 jobs are expected over the next 25 years, as outlined in the table below:

Station precinct	Potential new homes by 2036	Potential new jobs by 2036
Cudgegong Road	3,500	4,250
Rouse Hill	950	3,500
Kellyville	4,400	800
Bella Vista	4,400	10,500
Norwest	4,350	13,200
Showground	3,600	7,700
Castle Hill	4,400	9,500
Cherrybrook	1,800	50

### **WHEN WILL THE HOUSES BE BUILT AND HOW MUCH WILL THEY COST?**

- The houses will be built over the next 20-25 years as demand requires
- A variety of housing types are proposed from apartments to townhouses and detached houses that will suit a range of people, lifestyles and demographics.

### **WHAT IS THE AREA UNDER CONSIDERATION FOR EACH PRECINCT?**

- The area for each precinct represents a walkable distance from the train station
- The boundary for each draft structure plan is based on the nearest road within an 800 metre radius of each station – considered to be about a 10 minute walk.

### **HOW CLOSE WILL DEVELOPMENT BE TO THE RAIL LINE?**

- In all precincts, the area directly around the station will provide a local mixed use centre for the day-to-day needs of residents and workers
- High- and medium-density apartments will be located within an easy walk of the station
- More than half of the rail line will be underground, so sound or visual impacts will not be a factor for local residents
- Government regulations limit the amount of noise and vibration allowed in housing adjacent to rail line.