

29 April 2013

Director, Strategic Assessment
NSW Department of Planning & Infrastructure
GPO Box 39
SYDNEY NSW 2001

Attention: Michael File

Dear Mr File

Submission Draft North West Rail Link Corridor Strategy

Thank you for the opportunity to comment on the draft North West Rail Link (NWRL) Corridor Strategy.

At its meeting on 17 April 2013, Council considered Group Manager's Report No. 20/13 (attached) in regard to the draft North West Rail Link (NWRL) Corridor Strategy and resolved that:

1. *Council forward a submission to the Department of Planning and Infrastructure regarding the State Government's Draft North West Rail Link Corridor Strategy raising concerns that:*
 - 1.1 *The exhibition process conducted by the Department is inconsistent with the proposed Community Participation Charter contained within the State Government's new White Paper and Exposure Bills which aim to maximise community engagement at the strategic planning stage.*
 - 1.2 *The exhibition process has not appropriately notified affected property owners of the draft Strategy and drop-in sessions.*
2. *The Department be requested to extend the exhibition period for the Draft Strategy to enable the Department to individually notify property owners within the Study Area and invite submissions.*

Council also resolved that the Department be requested to address the following concerns in respect of the draft Corridor Strategy, namely that:

- A. *An infrastructure plan and associated delivery plan should be prepared prior to the progression of any rezoning in the Study Areas.*

Concern is raised regarding the ability of State agencies to deliver required infrastructure and services in a timely and coordinated manner to supplement the projected dwelling and job numbers. In progressing the rezoning of areas for increased residential densities, the State government should be satisfied that services and infrastructure will be provided to cater for increased demand. The need for new and upgraded infrastructure and services should be further investigated under the Strategy before the Councils consider the progression of rezoning within the Study Areas, including but not limited to:

- Required road and intersection upgrades;

- Improvements to bus networks, including the establishment of strategic bus corridors where required;
- Amplification of water and electricity services;
- Acquisition of additional open space for active recreation;
- Provision of additional education and health services;
- Public Domain Upgrades; and
- Stormwater and overland flow mitigation.

Accordingly, prior to the Councils commencing detailed structure planning of the Study Area, further commitment should be obtained from key Government agencies concerning the scope and costs of any additional infrastructure works required to facilitate development of the precincts, in particular confirmation of the delivery of the NWRL. The final Strategy should clearly identify actions and timeframes, assign responsibility and allocate funding for the delivery of these actions.

A funding plan should also be prepared which includes details of works within each Study Area, with clear delineation between funding to be provided by future proponents and the commitment of funds by the State Government to address the balance of any costs. This will enable Councils to identify any funding shortfalls prior to progressing rezoning of the land.

B. The Department should coordinate a regional traffic and parking study.

Development of the projected dwellings and employment floor space within the Corridor prior to the completion of, and in the absence of the NWRL, has the potential to result in high vehicle dependency due to low levels of access to public transport currently provided to the area. The increased vehicle movements would have significant impact on the current level of service within adjoining road network and intersections.

The Department should coordinate a regional traffic and parking study as part of the Corridor Strategy. The study should address the impact of the projections on the current level of service and parking within adjoining road networks and intersections and assign responsibility for the upgrading of associated parking and traffic infrastructure.

C. The Strategy should clearly outline the actions, responsibility and timeframes for the progression of investigations to rezone the Study Areas.

The aim of allocating dwelling and employment targets, identifying centres and corridors, and coordinating infrastructure investment is consistent with the approach taken by Council in the formation of the Hornsby Shire Housing Strategy and the preparation of the Hornsby and Ku-ring-gai Subregional Employment Study.

To deliver the draft Structure Plan's projected growth, current zoning and planning controls for each Study Area will require detailed review by each Council. The Strategy should clearly outline the actions, responsibility and timeframes for the progression of investigations to rezone each of the Study Areas.

D. The Department should prepare, or fund Council to prepare, detailed environmental studies to inform future planning of the Cherrybrook Station Precinct.

Detailed environmental studies are required to identify the opportunities and constraints to implementing the proposed Structure Plan layout. In particular the following studies be funded:-

- Biodiversity;
- Overland flow ;
- Drainage augmentation;
- Cycle way and pedestrian networks; and
- Local road upgrades.

Similarly, Development Control Plans and Section 94 Plans may need to be revised in light of the anticipated development and local infrastructure needs.

E. The delivery of the community facility within Cherrybrook Station should be a requirement of the contract, to develop the Cherrybrook Station.

A funding plan should be prepared that includes details of works within each Study Areas, with a clear delineation between public and privately funded works. With respect to Cherrybrook, this would include delivery of the proposed community facility within the station "mixed use sub-precinct" as a privately funded facility.

I trust these comments are beneficial to the Department in progressing the NWRL Corridor Strategy. Council looks forward to your response regarding Council's resolution to extend the exhibition period, to enable the Department to individually notify property owners within the Study Area and invite submissions.

Should you have further enquiries concerning this matter, please do not hesitate to contact Karen Harragon, Principal Strategic Planner, Strategic Planning on 9847 6945.

Yours faithfully



Fletcher Rayner
Manager
Strategic Planning

TRIM Reference: F2012/00597

Attached: Group Manager's Report No. 20/13