

17 May 2013

Department of Planning & Infrastructure  
10 Valentine Avenue  
PARRAMATTA NSW 2150

Our Ref: FP50

Dear Sir/Madam

**RE: SUBMISSION ON THE DRAFT NORTH WEST RAIL LINK CORRIDOR  
STRATEGY AND THE ACCOMPANYING DRAFT STRCUTURE PLANS**

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I refer to the exhibition of the Draft North West Rail Link Corridor Strategy and the accompanying draft Structure Plans. Council considered a report on these documents on Tuesday 14 May 2013 and resolved that a submission be forwarded to the Department of Planning and Infrastructure providing the following comments:

1. The Department of Planning and Infrastructure be requested to undertake further work on the capacity and capability of each Station Precinct to accommodate housing and employment growth and to closely involve Council in developing realistic and achievable housing and employment outcomes.
2. Showground Station Precinct be extended to the south to include a small area of land zoned R2 – Low Density Residential to ensure that a satisfactory transition in built form is provided. This will align the boundary with the existing R3 Medium Density Residential zone and prevent an isolated area of low density between the high and medium density housing sites.
3. Council should be nominated as the lead agency for detailed planning and implementation of growth within the rail corridor given detailed local knowledge and understanding of issues.
4. State Government assistance is requested to facilitate the timely and effective implementation of growth by way of funding assistance for necessary detailed investigations, studies and strategies.
5. The following detailed studies are to be undertaken by the Department of Planning & Infrastructure at this level of planning:
  - a. Detailed ecological studies will be required to identify impacts on native vegetation and threatened flora and fauna as part of any future rezoning investigations within the study areas which are affected by threatened species.
  - b. The flooding information captured within the draft structure plans are preliminary and detailed flooding studies will need to be undertaken at master plan, rezoning

or development of the affected study areas.

- c. Detailed traffic and access studies are to be undertaken to provide alternative movement and improve connectivity within the Study Areas.
  - d. The drainage information captured within the draft structure plans are preliminary only and detailed drainage studies will need to be undertaken.
  - e. Detailed Heritage studies will be required to be undertaken to ensure protection of Council's listed heritage items.
  - f. Geotechnical studies for the locality around Cherrybrook Station to determine the potential for redevelopment to accommodate additional growth within the Station Precinct.
6. Upfront and clear State Government commitment is required to ensure the timely delivery of key necessary infrastructure to support the projected housing and employment growth within the identified rail precincts.
7. A Public Domain Strategy for each station precinct to guide the character within the study area and include the following: streetscape, treatment of open spaces and plazas, preservation of ecological corridors, pedestrian and cycling linkages should be prepared by the working party for inclusion into the final structure plan.

Please find attached a copy of Council's report on this matter which forms part of the submission to the Draft North West Rail Link Corridor Strategy and the accompanying draft Structure Plans. Thank you for the opportunity to provide feedback on this important document. Council looks forward to providing further comment on The North West Rail Link as the process continues. Should you have any enquiries in relation to Council's submission please do not hesitate to contact me on 9843 0260 or Forward Planner Coordinator – Bronwyn Smith on 9843 0269.

Yours faithfully



**Stewart Seale**  
**MANAGER FORWARD PLANNING**