



**Transport
for NSW**

Mr Michael File
Director, Strategic Assessments
Department of Planning and Infrastructure
GPO Box 39
SYDNEY NSW 2001

Dear Mr File

Draft North West Rail Link Corridor Strategy & Draft Structure Plans

Thank you for the opportunity to comment on the Draft North West Rail Link Corridor Strategy.

Transport for NSW (TfNSW) supports the proposed Corridor Strategy as an appropriate first step towards establishing a new strategic land use framework for the North West Rail Link Corridor (NWRL). The proposed strategy recognises the "City Shaping" role of NWRL as identified in the Draft Metropolitan Strategy and sets out a draft framework for managing future land use changes that will arise from this major infrastructure investment.

We note the active involvement of TfNSW during the preparation of the Strategy and look forward to working with your Department in refining some of the more detailed transport planning matters. The following sets out our comments that form the basis of ongoing dialogue:

- The overall land use strategy, focussing new employment and housing growth around public transport nodes, is supported. In particular, the proposal to establish mixed use neighbourhood centres adjacent to new NWRL stations offers the potential to improve safety and convenience for public transport customers while also providing transit oriented development (TOD) opportunities.

- TfNSW recognises the need for an integrated transport infrastructure and servicing plan as part of the next phase of planning for future growth in the corridor. This work will include more detailed transport modelling of the region and consideration of future bus services and a review of parking rates for new development. The scope and timing for this work will be determined as part of ongoing discussions with the Department. To support this work, further analysis is required to refine estimates of future development yields that would form the basis for a detailed assessment of infrastructure and servicing needs.
- Upon completion of the major construction phase of the NWRL project, it is expected that there will be a number of sites owned by TfNSW and other Government agencies which are likely to present strategic opportunities for new transit oriented developments within NWRL station precincts and along the corridor between Bella Vista and Kellyville. TfNSW wishes to work closely with the Department and other key stakeholders to progress the planning for these areas with the aim of securing the early activation of station precincts.
- It is noted that the White Paper – A New Planning System for NSW, TfNSW foreshadows the development of growth infrastructure plans (GIP) that will identify infrastructure required to support growth throughout the State. The NWRL Corridor lies predominantly within the West Central / North West subregion and would be a suitable area for the preparation of a GIP. This would identify infrastructure needs and funding mechanisms before rezonings are implemented so that necessary enabling infrastructure can be provided.

TfNSW looks forward to continuing to work closely with your Department in the development of growth plans for the NWRL Corridor. If you have any questions or wish to discuss any matter further, please contact Tim Dewey on 8202 2188 or for matters relating specifically to the NWRL stations and precincts please contact Phil Leijten on 8265 6017.

Yours sincerely



Carolyn McNally
Deputy Director General
Planning and Programs