

1. Tallawong Station Precinct South

Welcome!

The purpose of this session is to inform you about the concept proposal that was lodged as part of a State Significant Development Application (SSDA) for Tallawong Station Precinct South (formerly Cudgegong Road Station South). The SSDA was prepared by Landcom on behalf of Sydney Metro, and submitted to the Department of Planning and Environment.

Tallawong Station Precinct South is:

- located at 75 and 81 Schofields Road and 38 Cudgegong Road in Rouse Hill
- on the south side of Tallawong Station, north of Schofields Road
- around 1.5 kilometres west of the Rouse Hill Town Centre
- approximately 4.3 hectares in size
- in the Blacktown Local Government Area.

The site is being used to construct Sydney Metro Northwest, including access and commuter carparks around the new station.

The concept proposal is for sites 1 and 2 shown on the map to the right.

Have your say

This session is an opportunity to learn more about the SSDA and to ask questions.

During the public exhibition of the SSDA between **Thursday 12 July and Thursday 9 August**, you can provide your feedback directly to the Department on their website at **majorprojects.planning.nsw.gov.au**.

For more information about how to make a submission, please ask one of our team members.



Why is this a State Significant Development?

The site has been identified as a State Significant Development as it sits within the Sydney Metro Northwest corridor, and is likely to cost more than \$30 million to develop.

2. Sydney Metro Northwest Places



What is 'Sydney Metro Northwest Places'?

Sydney Metro Northwest Places is a program led by Landcom and Sydney Metro. The program will create diverse and well-designed places on government land surrounding metro stations. These places will take advantage of the world-class metro system for current and future communities.

Who is Landcom?

Landcom is the NSW's Government's land and property development organisation.

Our ambition is to increase the supply and diversity of housing for people in Sydney and across NSW.

We do this by working with government agencies, local councils, industry, businesses and local communities to plan and deliver housing solutions, business, retail and employment opportunities, and supporting infrastructure.



What is Sydney Metro?

Sydney Metro is Australia's biggest public transport project. When services start in the city's North West in the first half of 2019, customers won't need timetables – they will just turn up and go, with a train every four minutes in the peak.

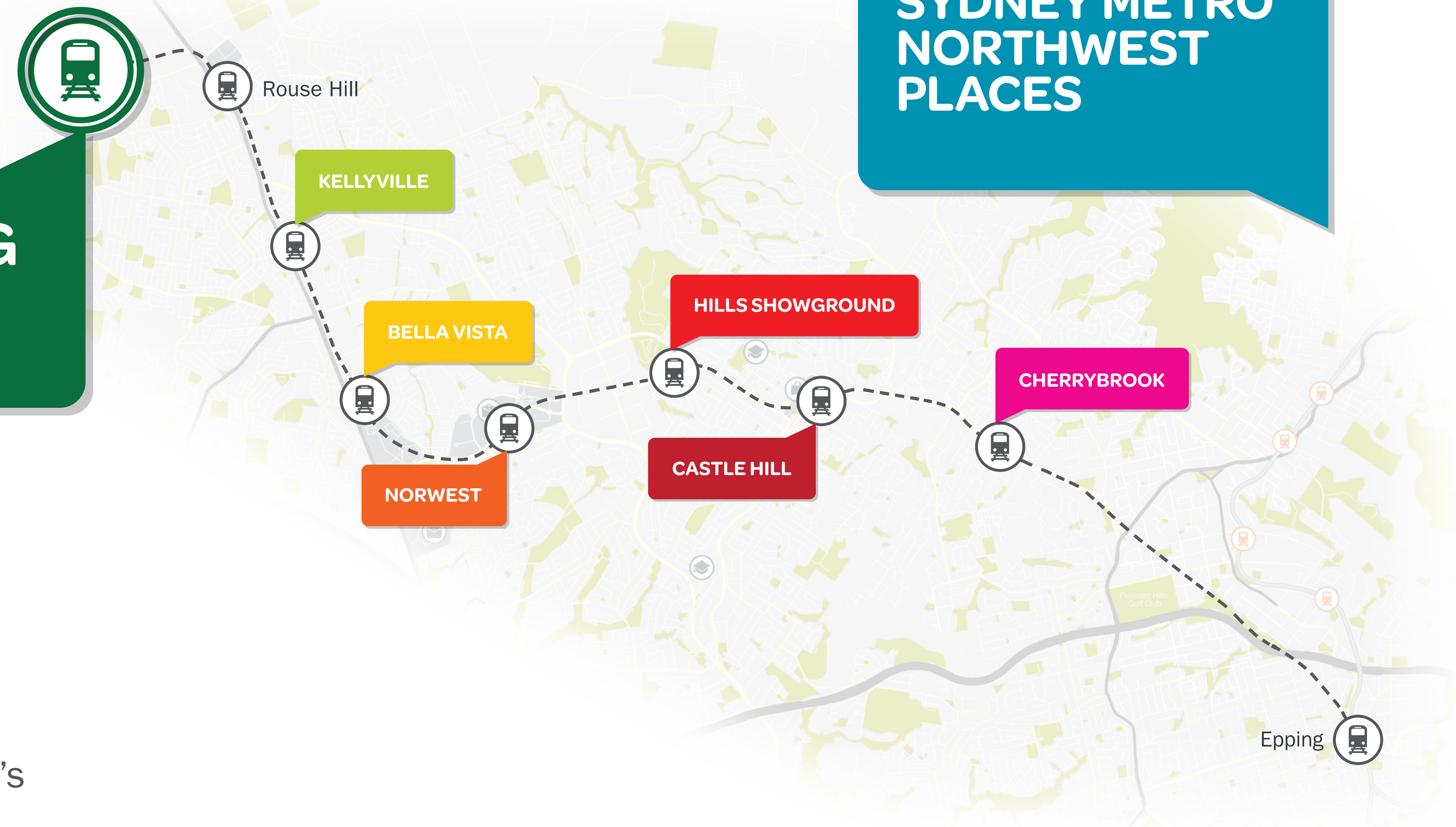
To construct Sydney Metro Northwest, Transport for NSW needed large areas of land along the metro line. As construction is almost finished, the land is no longer needed to help build the metro.

The vision for the Sydney Metro Northwest Places Program is to plan for places that make it easier for current and future communities to live, work, shop and relax.

TALLAWONG

SYDNEY METRO
NORTHWEST PLACES

SYDNEY METRO NORTHWEST PLACES



FROM TALLAWONG STATION 2019 ONWARDS:
2 minutes to Rouse Hill Station
9 minutes to Norwest Station
13 minutes to Castle Hill Station
22 minutes to Epping Station
26 minutes to Macquarie University Station
37 minutes to Chatswood Station
57 minutes to Wynyard Station (via Chatswood)

3. Working together to plan for growth

The Department of Planning and Environment, local councils and Sydney Metro have been working together to plan and develop land and new transport connections within the North West Growth Area.

Roles and responsibilities for the site

Department of Planning and Environment	Sydney Metro	Landcom	Blacktown City Council	Future landowner/developer
<ul style="list-style-type: none">• Set planning controls under SEPP (<i>Sydney Region Growth Centres</i>) 2006• Assessment and determination of State Significant Development Applications (SSDA)	<ul style="list-style-type: none">• Construction and operation of the metro system• Placemaking and precinct activation at the metro station	<ul style="list-style-type: none">• Partner with Sydney Metro to develop and plan the surplus government land• Coordinate studies and prepare SSDA for government land• Coordinate sale of government land	<ul style="list-style-type: none">• Review SSDAs• Consulted as part of the SSDA assessment process• Future asset owner of local roads and parks	<ul style="list-style-type: none">• Prepare future detailed DAs generally in accordance with the approved SSDA• Construct approved development• Coordinate sale of individual dwellings

4. Planning process overview

Landcom, on behalf of Sydney Metro, has submitted a State Significant Development Application (SSDA) to the Department of Planning and the Environment.

This is the first stage in the development assessment process, and is a high-level plan that shows where buildings will be located, the heights of buildings, what buildings will be used for, and the location of open spaces, streets and pathways. **Landcom is not seeking consent for any construction or physical works as part of this application.**

The next stage of the development assessment process is preparation of a detailed Development Application by the chosen developer/s. This includes refined designs such as the final architecture of buildings and landscaping.

Working with the appointed developer

Landcom, on behalf of Sydney Metro, is managing the sale of the site.

The first stage call for Expressions of Interest (EOI) was released in March 2018.

The successful developer/s will be required to prepare Development Applications for the detailed design of buildings, roads and public domain consistent with the concept proposal, design and other requirements in the approved SSDA.



5. Vision

The vision for the site is for a vibrant local hub, including residential, commercial, retail and community uses.

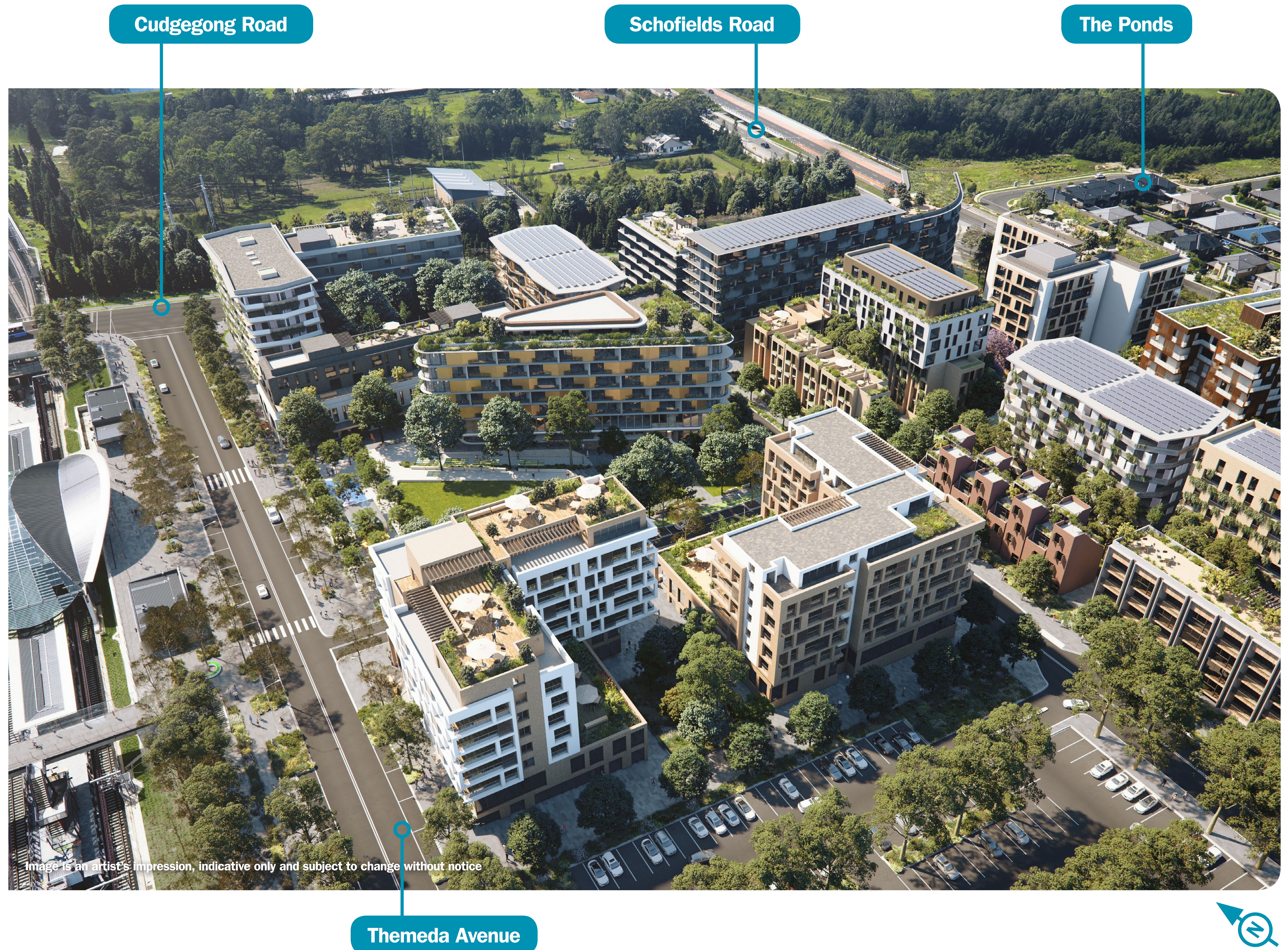
A variety of residential apartment buildings, with shops and spaces to work, are centred on a village park and a variety of ground floor retail services.

New walking and cycling paths, including a cycling bridge across the rail corridor, will provide easy access to the new metro station and to existing walking and cycling paths.

A network of green open spaces, streets and laneways will create a walkable neighbourhood with places to play and relax, and will link to the surrounding natural environment.

The new Tallawong Station will provide easy access to:

- Rouse Hill
- Castle Hill
- Norwest Business Park
- Macquarie University
- Macquarie Park
- Sydney CBD.



6. Overview of the proposal

The State Significant Development Application (SSDA) seeks approval for:

- up to 16 buildings with heights ranging from two to eight storeys
- a village park (approximately 2,900 square metres)
- up to 1,100 homes (approximately 85,000 square metres)
- a minimum 5% Affordable Housing
- commercial, retail and community uses (approximately 9,000 square metres)
- a gross floor area of approximately 94,000 square metres

The proposed building layout has been designed to create an active and walkable town centre with a metro station and village park as its focus. It will maximise sunlight to the park and minimise overshadowing adjoining properties.

To avoid repetition and uniformity, proposed building heights range from two to eight storeys. The range of building heights also allows for a variety of housing types, including terraces and apartments.

Places to live and work

- a mix of housing types, shops and places to work
- approximately 1,100 homes
- buildings heights between two and eight storeys

Places to play and stay

- a network of public spaces including parks and laneways
- public park and landscaped areas
- walking and cycling paths
- community spaces

Places to connect

- local shops and cafés
- a main street with places for people to meet
- pop-up services and space to meet and relax close to Tallawong Station



Image is an artist's impression, indicative only and subject to change without notice

View from Tallawong Station

village park

7. An active neighbourhood

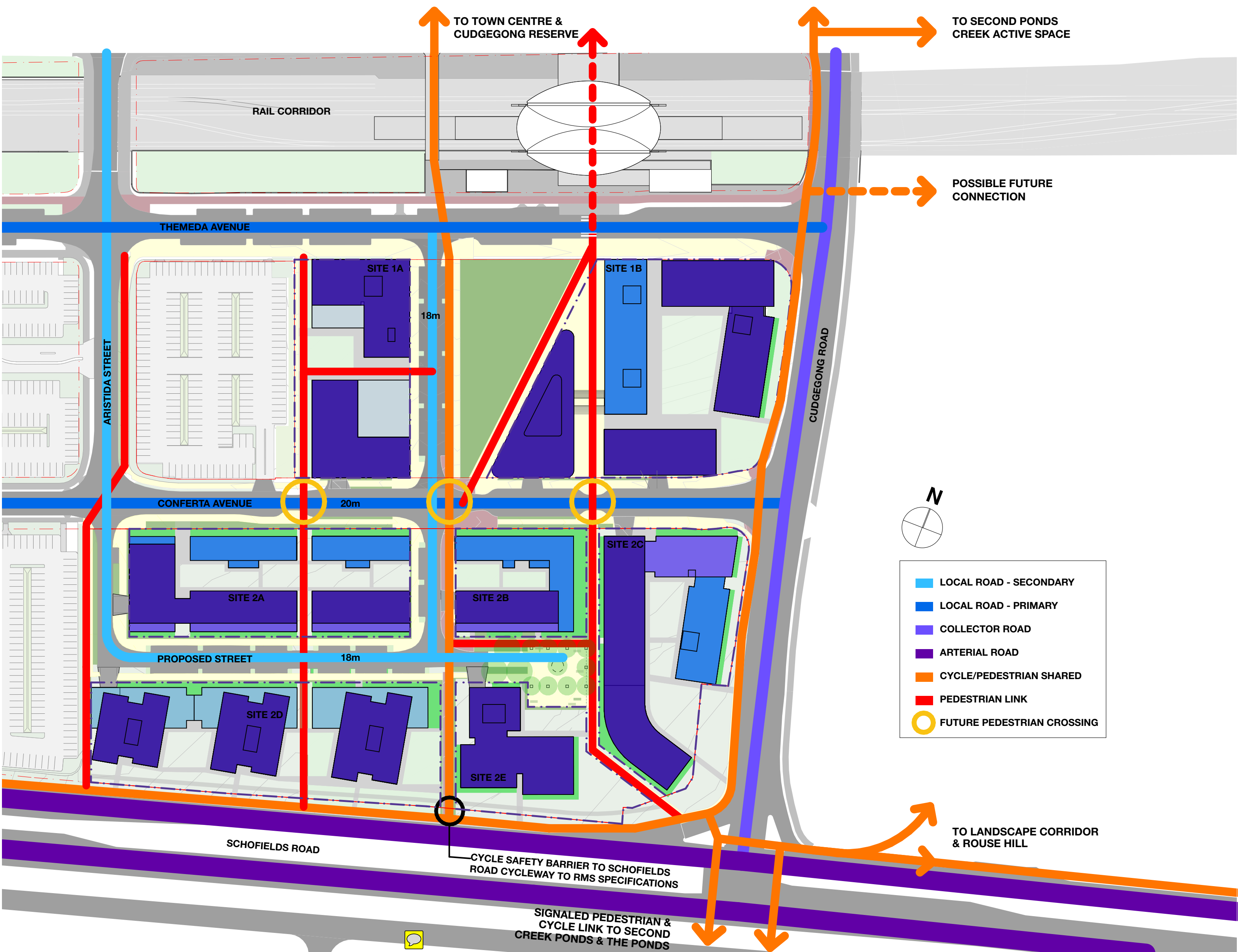
We have consulted with the community, stakeholders and traffic consultants to understand how to create an active, walkable neighbourhood that meets the needs of visitors, workers and residents.

Pedestrian and cycling connections

The proposal includes a network of pedestrian and cycle paths that provide links between residential areas, the future town centre, Tallawong Station and nearby communities such as The Ponds.

A connected network of pathways, steps and ramps will provide access for everyone through the site.

A pedestrian and cycle bridge over the rail corridor is being delivered as part of Tallawong station works, which will provide easy access to the new metro station and to existing walking and cycling paths.



Precinct streets and laneways

Day and night

Landscaped streets and effective lighting will create a welcoming environment during the day and evening.

Low-level, well-spaced planting will make sure that commuters, workers and residents can see and navigate easily through the precinct.

Landscaping between public and private spaces will ensure privacy and create an inviting environment for residents, workers and visitors.

A mix of residential, commercial and community uses will encourage residents, workers and visitors to enjoy these new places at different times of the day.

Commuter parking

Transport for NSW will provide a commuter carpark for Metro customers. This carpark was approved as part of the State Significant Infrastructure approval for the metro station and includes approximately 1,000 car spaces.

Street parking will also be available around the new metro station and on the new streets. These parking spaces are likely to be timed.

Better connections

Traffic lights with signalised pedestrian crossings will allow access to the station from Cudgegong and Schofields Road intersection and Tallawong and Schofields Road intersection.

Image is an artist's impression, indicative only and subject to change without notice



Themeda Avenue

8. Housing

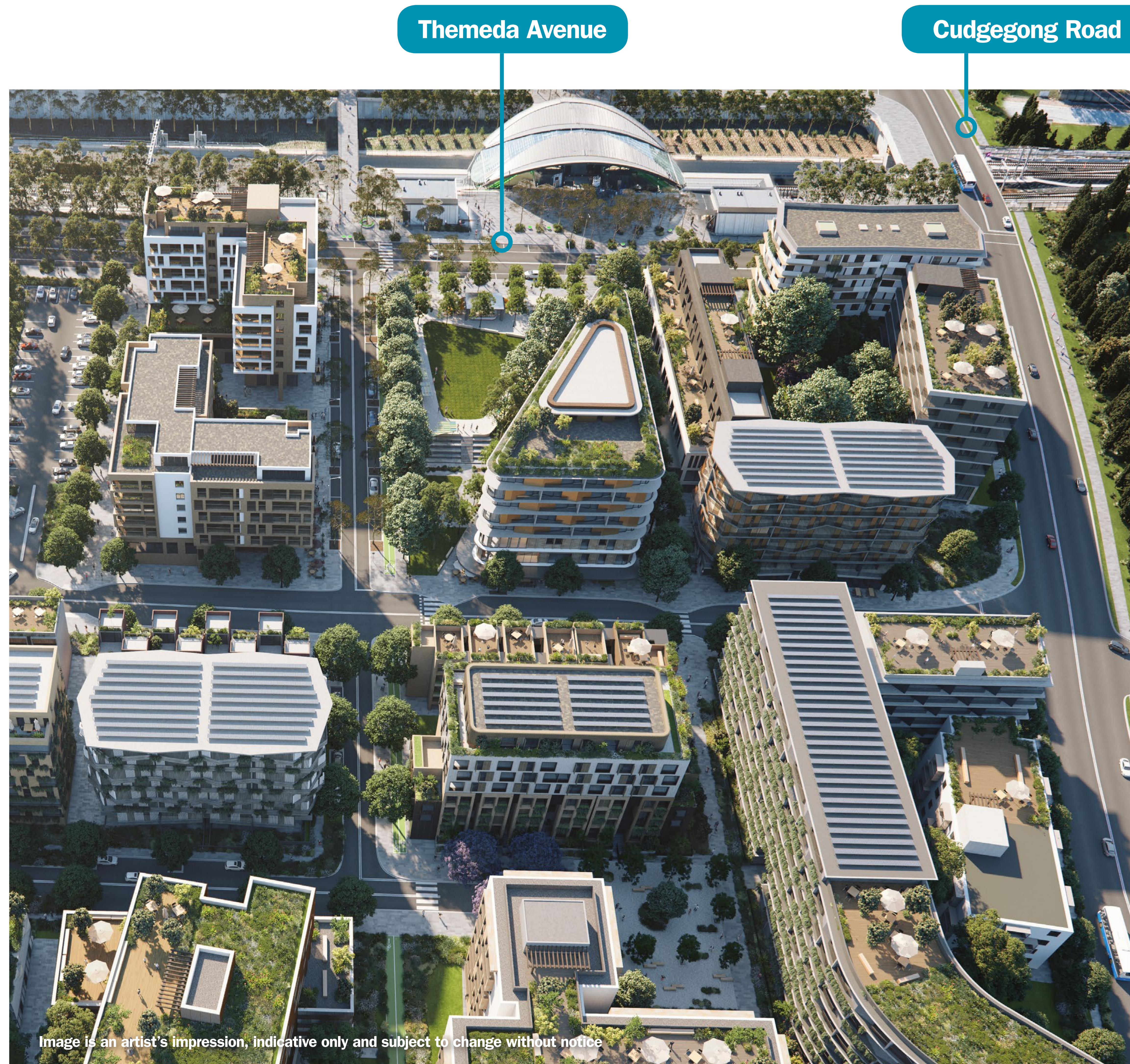
The proposal allows for a range of housing types to suit the lifestyle needs of current and future communities – with the ease of convenient access to public transport.

During preparation of the proposal, our studies highlighted the importance of providing different housing types to suit the needs of a range of households, including single person households, young families or couples looking to downsize.

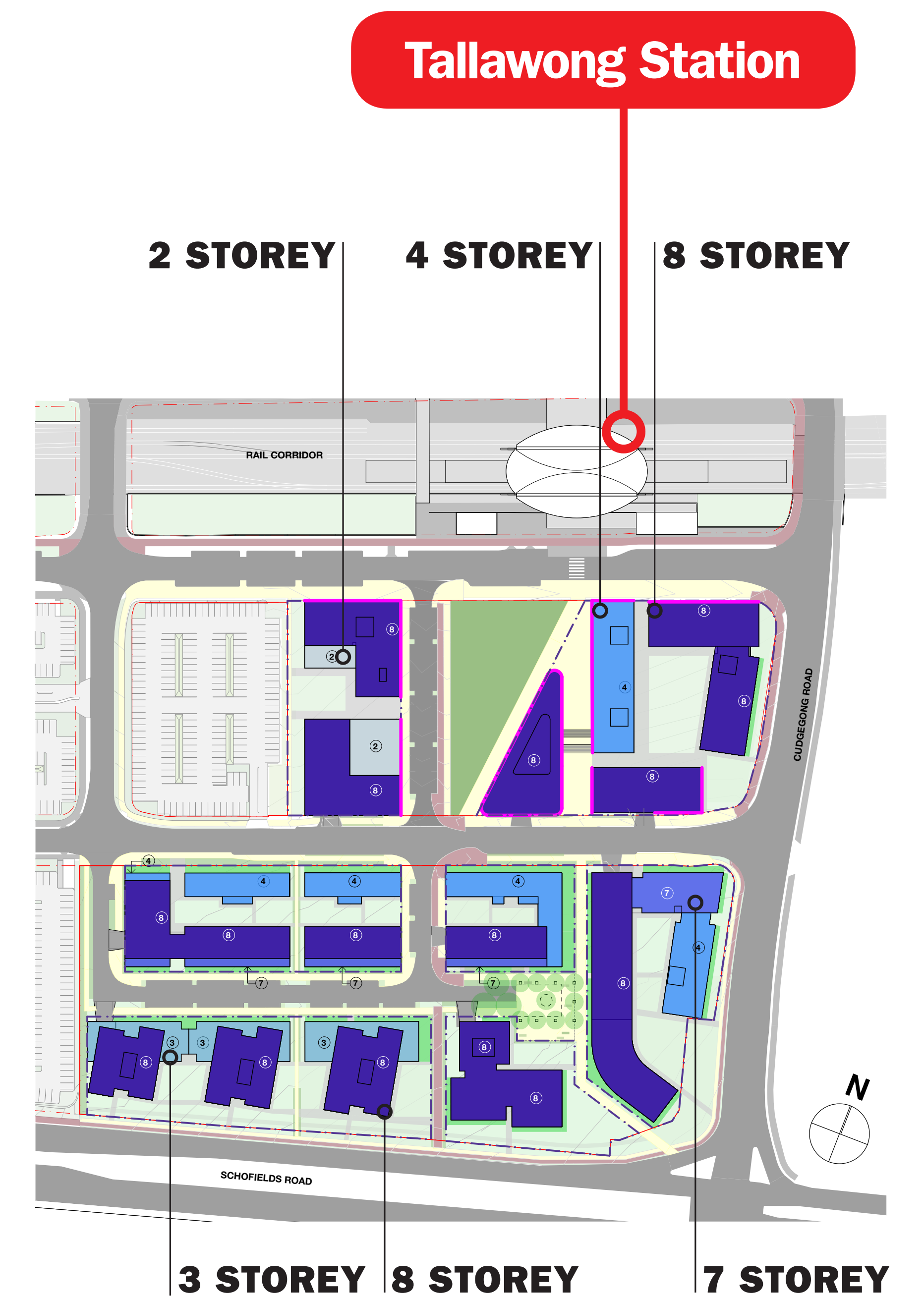
What is Affordable Housing?

The proposal includes a minimum 5% Affordable Housing, which is housing targeted to very low, low and moderate income earners where rent is less than 30% of overall household income.

At Tallawong, Affordable Housing will be managed by a registered Community Housing Provider for 10 years.



An active and walkable place with a metro station and village park as its centre



Building heights and layout

9. Design quality

The proposal includes Design Quality Guidelines which have been prepared in consultation with the Government's Architects Office. These guidelines provide a framework which will guide detailed design of buildings, public spaces, walking and cycling paths to create an inviting community for residents, workers and visitors.

Design excellence

The design vision for the site is for a world class transit oriented development that demonstrates design excellence and high sustainability standards. Design excellence describes an expected or required level of design quality.

Design excellence will need to be demonstrated in the detailed Development Application/s prepared by the successful developer/s. Landcom will provide oversight during this stage.



Image is an artist's impression, indicative only and subject to change without notice

View looking south from Tallawong Station



Image is an artist's impression, indicative only and subject to change without notice

View towards Tallawong Station

10. A place for the community

The proposal includes spaces for shops so that residents, visitors and workers have access to daily services within walking distance.

Approximately 9,000 square metres of retail, commercial suites, workspaces and spaces for community use will create a local hub of activity surrounding the village park.

Commercial suites may support services such as medical centres, and community spaces could be used for a future child care centre.

Landscaping and green open spaces will create views to the natural landscape and will help to reduce the effects of heat during summer.

A mix of plants (including some native, drought-tolerant varieties) are proposed to suit the conditions of the site.

Proposed courtyards, plazas and a village park will create a network of places for residents, workers and visitors to meet and catch-up.



Image is an artist's impression, indicative only and subject to change without notice



Image is an artist's impression, indicative only and subject to change without notice

Walkable access to Tallawong Station

Village park

A village park opposite Tallawong Station is proposed. The park's central location will allow residents, workers and visitors opportunities to enjoy accessible, open space.

The park design includes paved spaces and open lawns to allow for a range of uses. This mix of hard and soft surfaces allows for a range of future activities which could include community events, waterplay and social activities.

Pedestrian access will be provided through the park to the metro station.



Image is an artist's impression, indicative only and subject to change without notice

The village park design maximises sunlight throughout the day

11. How can we make a great place from day one?

The area around Tallawong Station will be under development for 10 or more years. This means that the area will change and grow over time.

From day one, a temporary public space around the new station will be brought to life with 'pop-up' retail, activities, lighting and public artwork. It will be a place for the community to meet, relax, and grab a coffee or a bite to eat.

To find out how best to use this opportunity, Sydney Metro and Landcom have met with council, business and community groups, and local residents. We've heard some great ideas, including:

- activities for kids
- seasonal decorations
- pop-up retail
- food trucks and coffee carts
- seating and shade
- public art to tell local stories

We're using feedback to finalise an Interim Activation Strategy for Sydney Metro Northwest Places. This strategy will guide pop-up events and services for this temporary space.



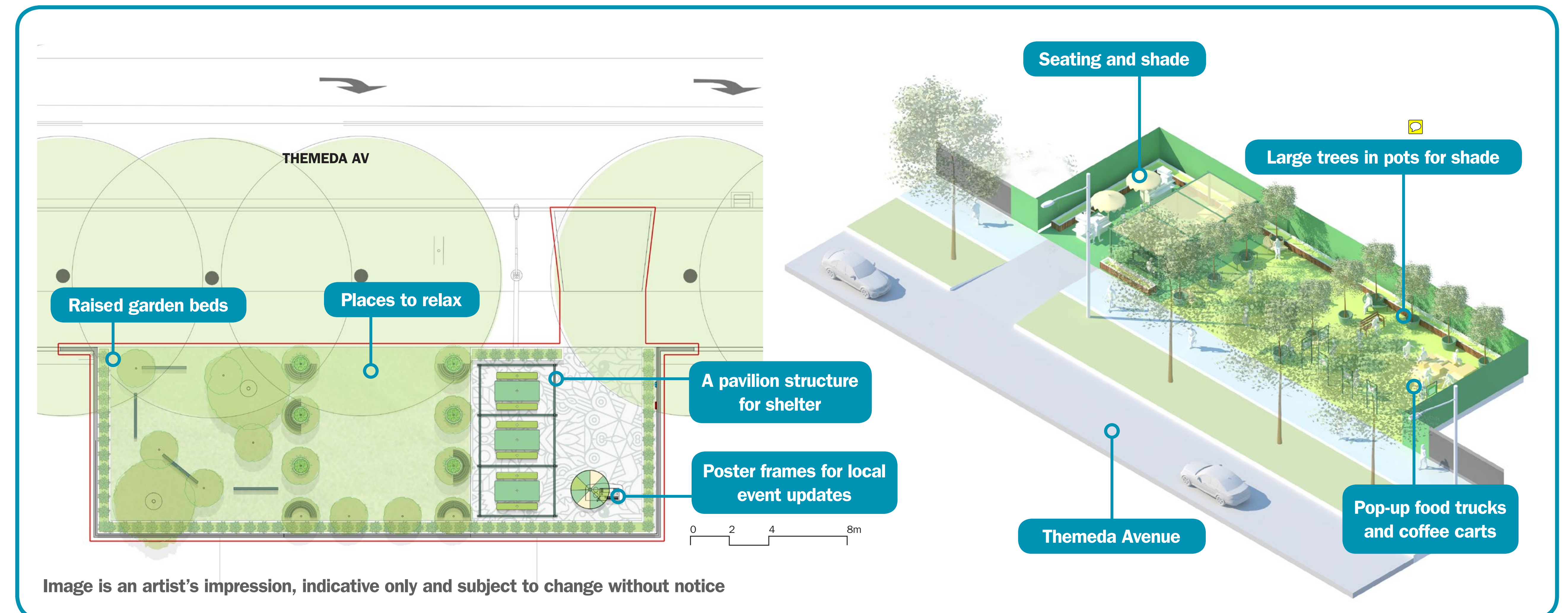
Seasonal events and decorations



Outdoor furniture for relaxing



Activities for kids



A temporary public space for the community



Places for residents, workers and visitors to relax and catch up.