

1. Cudgegong Road Station South concept proposal

Welcome!

The purpose of this session is to provide an update on planning for Cudgegong Road Station South.

Cudgegong Road Station South is::

- on the south side of Cudgegong Road Station, north of Schofields Road
- around 1.5km 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. Access roads and commuter car parks are currently being completed.

This concept proposal focuses on sites 1 and 2 which will be available for development when rail works are completed.



Cudgegong Road is the first station on the new Sydney Metro Northwest

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

Expected travel times from Cudgegong Road Station

At this community information session you can:

- look at details of the concept proposal
- speak with the project team about plans for the site
- provide feedback on what issues need to be further considered as we continue planning for this site.

Who owns the site at Cudgegong Road Station South?

The site was acquired by Transport for NSW to construct the Sydney Metro Northwest.

Landcom and Sydney Metro are finalising a concept proposal for the site.

A State Significant Development Application will be lodged with the Department of Planning and Environment (DPE) by mid-2018.

Poster 5 explains why this proposal is a State Significant Development.



2. Sydney Metro Northwest Places



What is 'Sydney Metro Northwest Places'?

Sydney Metro Northwest Places is a planning project led by Landcom and Sydney Metro. The project is to deliver diverse and well-designed places on land surrounding Metro Stations. These places will take advantage of the world-class metro system for current and future communities.

Who is Landcom?

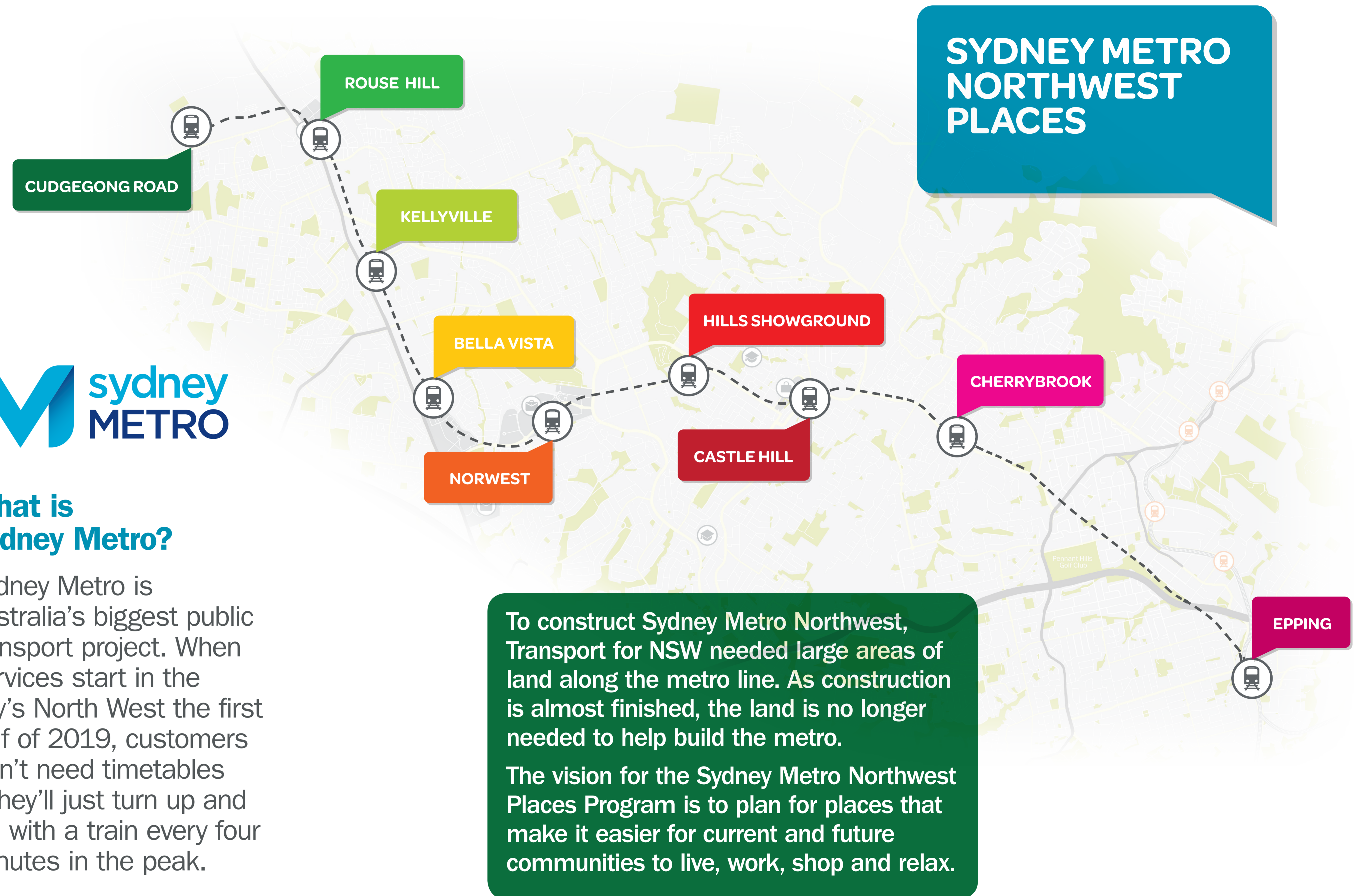
Landcom is the NSW's Government's land and property development organisation.

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 the local community 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 the first half of 2019, customers won't need timetables – they'll just turn up and go, with a train every four minutes in the peak.



3. The planning process

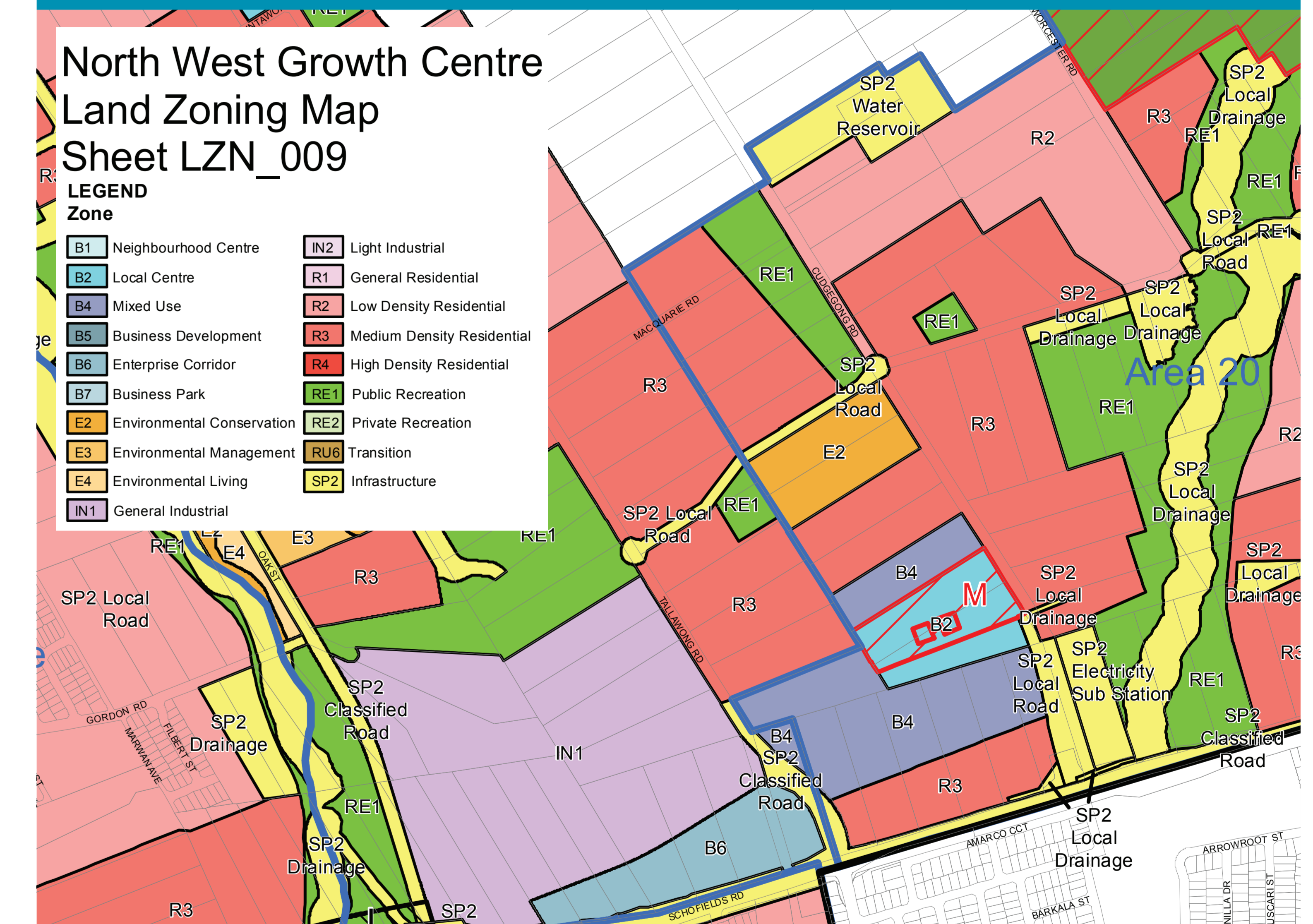
The Department of Planning and Environment, local councils and Sydney Metro have been working together to plan and develop land and new transport connections within the North West Growth Area.

Roles and responsibilities

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 (Sydney Region Growth Centres) 2006 Assessment and determination of State Significant Development Applications 	<ul style="list-style-type: none"> Construction and operation of the metro system Place making and precinct activation at the metro Station 	<ul style="list-style-type: none"> Partner with Sydney Metro to develop and plan the surplus Transport for NSW land Coordinate studies and prepare State Significant Development Applications and Development Applications for Transport for NSW (TfNSW) land Coordinate sale of TfNSW land 	<ul style="list-style-type: none"> Review and assess State Significant Development Applications Consulted as part of the State Significant Development Application process Future asset owner of local roads and parks 	<ul style="list-style-type: none"> Prepare future detailed Development Applications generally in accordance with the concept plan Construct approved development Coordinate sales of individual dwellings

Department of Planning and Environment set planning controls for the North West Growth Area.

The Land Zoning Map for Area 20 shows where houses and businesses can be built, where parks and sporting fields can be located and where local roads can be built in the North West Growth Area.



Area 20: North West Growth Centre Land Zoning Map, 2006

Source: State Environmental Planning Policy (Sydney Region Growth Centres) 2006, Area 20 (NSW Department of Planning and Environment)

4. Planning for growth around Cudgegong Road Station

- NSW Government announces additional station at Cudgegong Road
- Department of Planning and Environment's (DPE) Area 20 Precinct Plan approved

Environmental Impact Statement 2 – Stations, Rail Infrastructure and Systems approved by the Minister for Planning and Infrastructure

DPE issues Secretary's Environmental Assessment Requirements (SEARS) for a mixed use State Significant Development Application (SSDA) for the site

Landcom manages a two stage site sale process to sell sites to private sector

Cudgegong Road Station opens in the first half of 2019



What is a State Significant Development?

As this site is within the Sydney Metro Northwest corridor and is likely to cost more than \$30m to develop, the DPE identifies it as a State Significant Development under State Environmental Planning Policy (State and Regional Development).

Some types of development have State significance due to the size, economic value, location, or potential impacts.

Environmental Impact Statement 1 – Civil Works approved by the Minister for Planning and Infrastructure

DPE amends planning controls in Area 20 precinct to respond to the new station

- Landcom holds community information session to seek community feedback on the concept proposal for Cudgegong Road Station South
- Landcom prepares technical studies and consults stakeholders to prepare SSDA on behalf of Transport for NSW (TfNSW) who own the site
- Landcom (on behalf of TfNSW) lodge Environmental Impact Statement with DPE
- In consultation with council, DPE place SSDA on public exhibition for community feedback and assesses against planning framework

Successful site purchaser/s submit Development Applications (DA) for the detailed design of buildings, roads and public domain

- Planning authorities place DAs on public exhibition for community feedback and assess against planning framework
- Subject to approvals, Landcom and/or private sector delivers new buildings and infrastructure

Poster 5 explains why this concept proposal is a State Significant Development.

5. The concept proposal for Cudgegong Road Station South

The concept proposal is consistent with existing planning frameworks for the sites.

The concept proposal includes:

- building sites for housing and business developments, with buildings between two and eight storeys
- approximately 1,100 dwellings and approximately 9,000m² for shops, businesses and community uses
- a central park
- public domain spaces
- public domain and landscape strategy.

The next stage of the planning process

A number of technical studies are being completed to help shape the concept proposal.

These include:

- traffic and transport impact assessment
- social needs and impact assessment
- landscape and visual impact assessment
- public domain and landscape strategy.

Studies will be submitted as part of the State Significant Development Application.

This will be lodged with the Department of Planning and Environment by mid-2018.

Why is this concept proposal a State Significant Development?

The concept proposal will be assessed by the Department of Planning and Environment as a State Significant Development as it:

- is development within a rail corridor
- has a capital investment value of more than \$30m
- is for commercial and residential development.

What is a concept proposal?

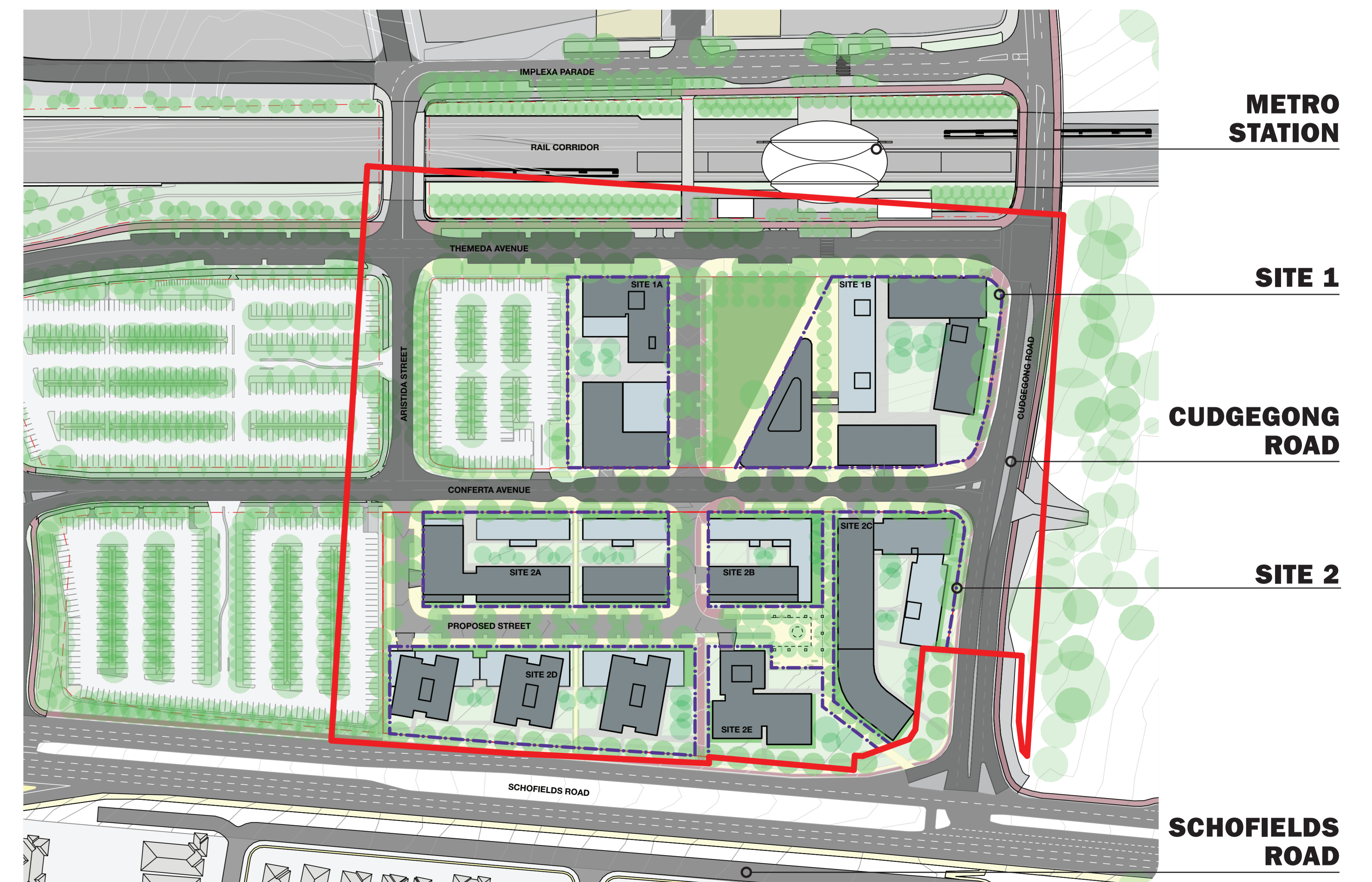
A concept proposal is a high level plan for delivery of large-scale, complex projects

A concept proposal can show:

- where different buildings will be located, and their proposed use for apartments, shops or community use
- where parks, pedestrian and cyclist connections are proposed
- the height of proposed buildings
- where new local streets are proposed.

Should the proposal be approved, detailed designs will need to be approved through subsequent Development Applications.

Development Applications will show more detail about designs for individual buildings.



Indicative concept plan with Site 1 and Site 2 boundaries

6. The vision for Cudgegong Road Station South

The concept proposal outlines an integrated, mixed used development close to the new Cudgegong Road Station.

Residential apartment buildings with shops and spaces to work are organised around a park and a range of ground floor retail services will be available for residents, workers and visitors.

A range of housing choices will be offered including apartments and affordable housing and terrace-type apartments.

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

A generous network of public spaces, streets and laneways will make a walkable place.

Cudgegong Road Station will provide easy access to Rouse Hill, Castle Hill, Norwest Business Park, Macquarie University, Macquarie Park and Sydney CBD.

Poster 8 defines affordable housing.



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

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
- interim activation to activate the station precinct during construction stage

7. Transport, access and safety

To understand potential impacts of the concept proposal on existing local roads, future residential and retail/commercial parking needs and additional access requirements for the site, a transport and traffic study is being completed.

A summary of responses to the study is below:

Traffic and transport study recommendations	Concept proposes
The site should maximise the use of the excellent public transport connections once Sydney Metro Northwest is completed	Basement car parking will be provided in residential buildings. To encourage residents to take advantage of the new Sydney Metro Northwest, the number of car parking spaces provided in residential buildings will meet transport oriented development guidelines
Good existing cycling and walking paths should be established	Proposed cycling and walking paths are connected with existing paths around the site and provide good access to the new metro station
Cudgegong Road and Tallawong Road will be the main entry and exit to the site	<ul style="list-style-type: none"> New local streets included in concept proposal A simple street grid provides direct access to the new metro station and through the town centre
Need for new local street within the sites	<ul style="list-style-type: none"> New streets are proposed which will have well-defined street crossings and shared paths for walking and cycling

Creating safe public spaces from day one

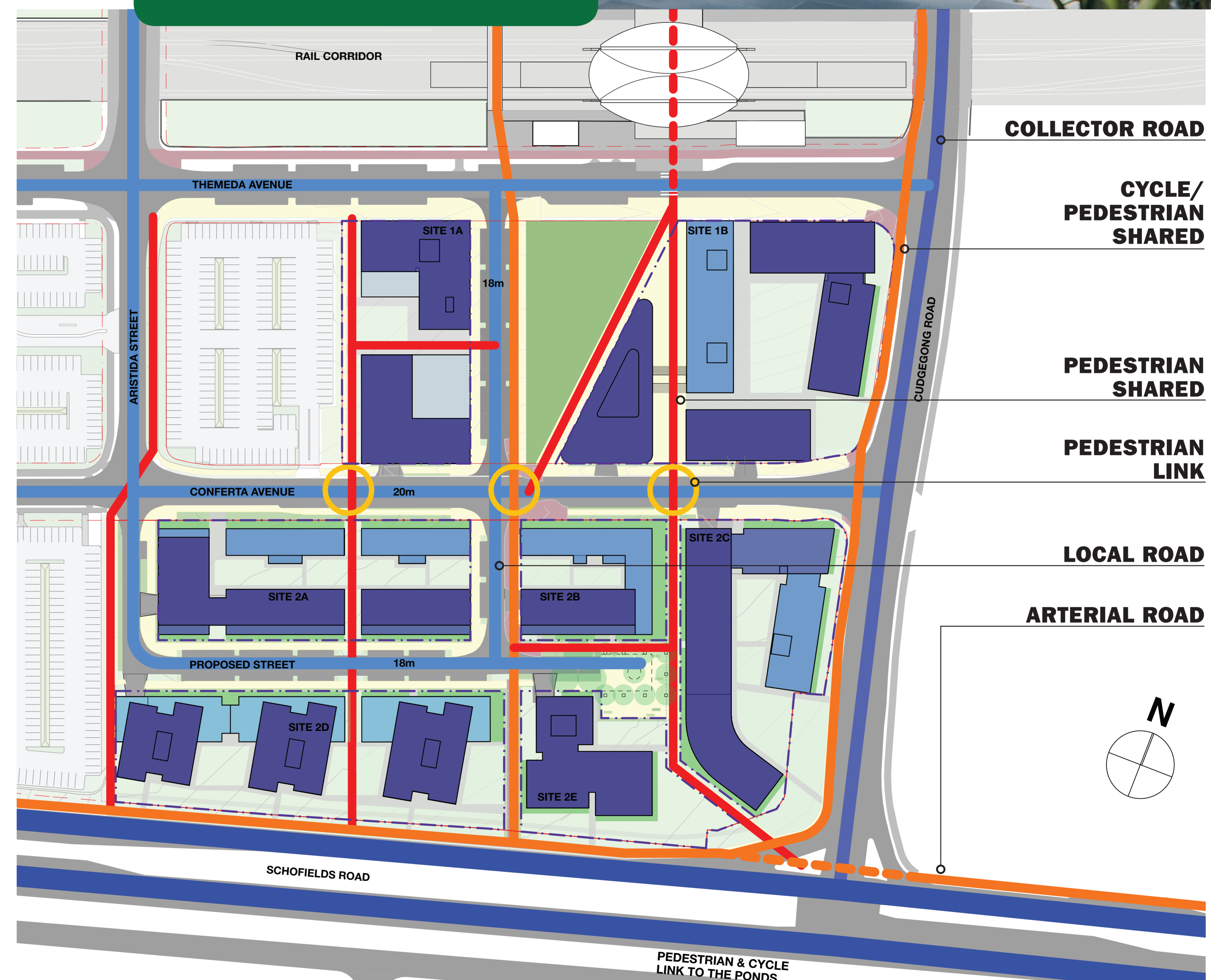
Regular public transport services, effective lighting, active street frontages and passive surveillance will make Cudgegong Road Station South a safe, welcoming space.

Source: Sydney Metro Northwest Precinct Customer Research, December 2017



The proposed walking and cycling paths provide direct links to the new Cudgegong Road Station, Rouse Hill Town Centre and nearby to The Ponds.

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



Street layout plan, Cudgegong Road Station South

8. Housing

A population profile has been completed to understand the housing needs of future residents. The profile identified the need for different household types to meet the needs of different people such as single households, couples, students, young families and older couples looking to downsize.



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To maintain a sense of privacy, a series of open spaces have been designed between buildings.

Built Form

The building height and layout has been carefully considered to:

- maximise sunlight access
- provide natural ventilation
- maintain privacy between buildings
- reduce overshadowing to nearby buildings.

Building height

Building heights will range between two and eight storeys.



Solar access study images show potential overshadowing is limited

Building overshadowing

To determine whether the proposal would cause overshadowing to the existing houses along nearby Amarco Circuit, a solar access study was completed.

The study showed that on June 21, the shortest day of the year, shadows caused by new buildings would reach Schofields Road but not houses along Amarco Circuit.

8. Housing (cont.)



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

The concept proposal outlines a range of housing types and includes affordable housing.

The range of housing types, including affordable housing, means that current and future communities have a range of housing options to suit their lifestyle and needs - including great access to public transport.

What does 'affordable housing' mean?

Affordable housing is housing for very low, low and moderate income households, where rental amount or mortgage repayments are less than 30% of gross household income.

What does Design Excellence mean?

Design Excellence describes an expected or required level of design quality. At the detailed design stage, the developer will need to outline how the design demonstrates Design Excellence.

Design Excellence

The design vision for Cudgegong Road Station South is for a:

- landmark development that demonstrates Design Excellence
- world class transit oriented development
- high sustainability standards.

The successful private sector developer/s will need to demonstrate a commitment to Design Excellence. Landcom will continue to provide oversight at the detailed design stage.

We will continue to consult with the Government's Architect's office to ensure that detailed design plans demonstrate Design Excellence.

9. Community and social facilities

To understand the existing social infrastructure servicing the site, a social needs assessment is being completed.

The assessment identified that within a 5km radius of Cudgegong Road Station South, the following social infrastructure is available:

- 21 open spaces, sport and recreation facilities including parks, children's playgrounds, multi-sports courts and sports ovals
- 17 schools, including government and non-government primary and high schools, government special schools and non-government combined schools (K - 12)
- seven community centres, including The Ponds Community Hub
- four aged care facilities
- one medical centre
- four libraries including Vinegar Hill Memorial Library and Riverstone Library and Digital Hub
- four emergency services including Schofields Fire Station, Riverstone Police Station and Riverstone Ambulance Station.

What is social infrastructure?

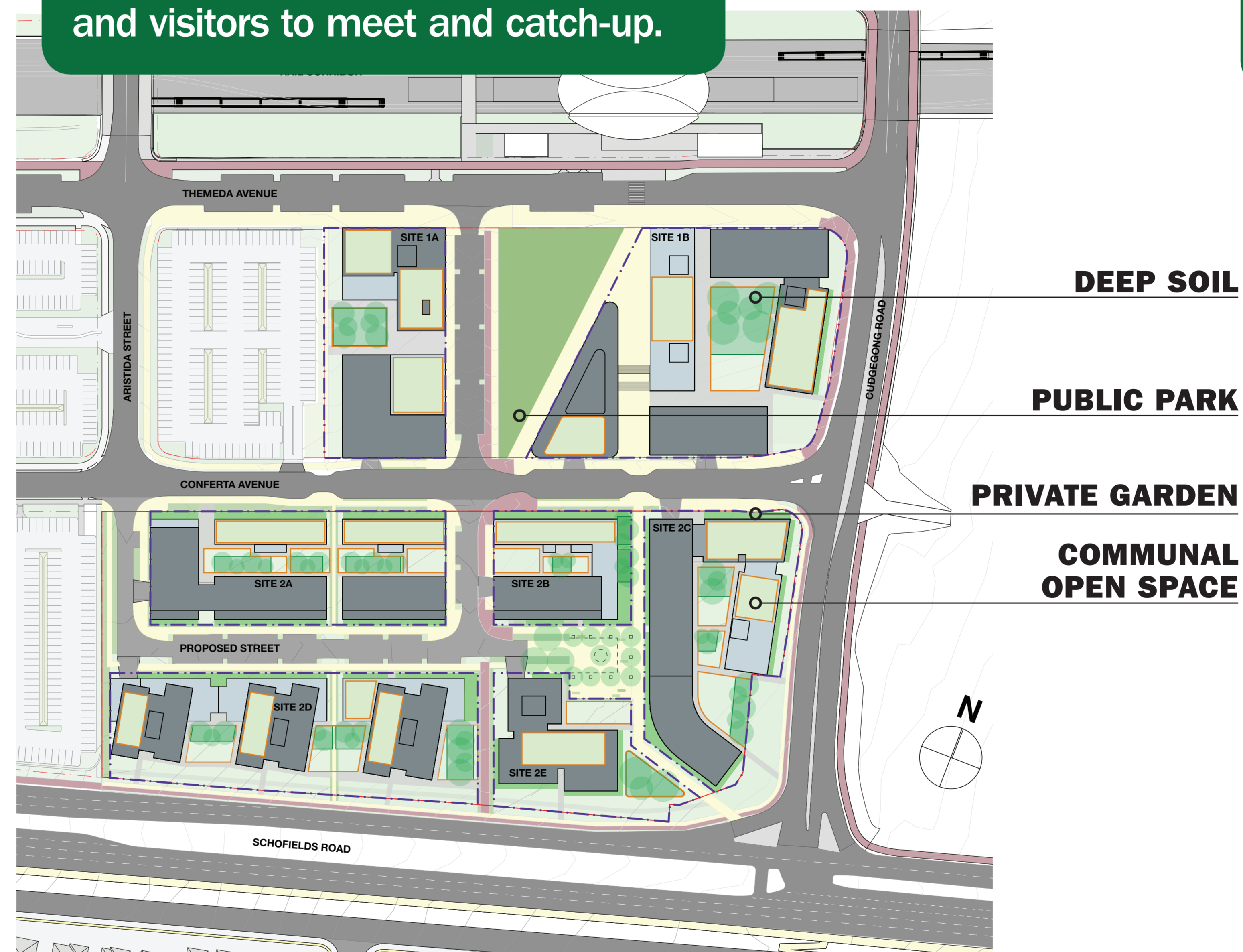
Social infrastructure refers to the facilities and services that support people and community.

This includes parks, childcare facilities, community health centres, libraries and schools.

The social needs assessment identifies an opportunity to include childcare and health facilities within the concept proposal.

The concept proposal outlines mixed used facilities which may include childcare, community facilities and smart work hubs.

Although there are a number of existing open spaces around the site, the concept proposal includes a series of open spaces including a public park, landscaped zones and places for residents, employees and visitors to meet and catch-up.



Open spaces are included in this proposal

A key feature of the concept proposal is a new park next to Cudgegong Road Station.

The proposed park layout includes a water play area, paved and grassed sections, sheltered areas, barbecues, seating, cafés and toilets.



What would help you make the most of this new park? Complete a feedback form at this session.

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



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

What's planned from day one of metro opening?

Temporary 'pop-up' services, activities and signage will be in place for the short-term. Services will be short-term while permanent shopfronts are being built.

Sydney Metro and Landcom have met with council, business and community groups, and local residents to identify the kinds of local services, activities and events that will bring this place to life.

This feedback will be used to finalise an activation strategy for Sydney Metro Northwest Places. The strategy is a plan for services, events and initiatives to help create places that are inviting, accessible and will grow over time.

Some of the feedback and ideas we've already received for Cudgegong:

- provide places to sit and catch-up with friends
- daily convenience stores which provide Opal top-up services
- a play area for kids to hang-out.



Do you have any other ideas for services, events or local activities for this new place?

Complete a feedback form at today's session or:

- speak with us in person today
- call us on 1800 712 292
- email sydneymetronorthwestplaces@landcom.nsw.gov.au

In developing this strategy, we've identified a number of initiatives that will help build a great place over time.

1. Retail

eg Food and drink options, Click and Collect

2. Events

eg fundraising activities, pop-up market

3. Open spaces

eg seating and umbrellas, a place to park your bike, kids adventure maze

4. Sustainability

eg energy saving initiatives, recycling stations

5. Wayfinding

eg signage, directional arrows on paths

6. Seasonal decorations

eg start of summer, cultural holidays



WHAT'S YOUR TOP IDEA?

Have you got an idea we could implement around Cudgegong Station? Or an idea that could be implemented at another metro Station? Speak with a member of the project team today, or add your idea to the feedback form.