



TALLAWONG STATION PRECINCT SOUTH CONCEPT PROPOSAL

STATE SIGNIFICANT DEVELOPMENT APPLICATION

ENVIRONMENTAL IMPACT STATEMENT OVERVIEW





Through great partnerships, great things can happen. That's why we're partnering with Sydney Metro to plan new places for communities to live and grow, with easy access to Sydney Metro Northwest Stations: Sydney Metro Northwest Places Program.

Landcom has a long and proud history of creating communities where people want to live – places that are inviting, accessible and liveable.

The first opportunity for creating a place like this is just south of the new Tallawong Metro Station in Rouse Hill: Tallawong Station Precinct South.

We're excited to share with you a snapshot of the environmental impact statement for Tallawong Station Precinct South and our shared vision with Sydney Metro as we work with private sector partners to showcase what we do best – creating more affordable and sustainable communities.



Landcom, on behalf of Sydney Metro, has lodged a concept State Significant Development Application with the Department of Planning and Environment for 75 – 81 Schofields Road and 38 Cudgegong Road, Rouse Hill: Tallawong Station Precinct South.

STATE SIGNIFICANT DEVELOPMENT

The proposal is State Significant Development in accordance with SEPP (Infrastructure) 2007.

ABOUT THIS DOCUMENT

This document provides a summary of the proposal for Tallawong Station Precinct South.

It includes an overview of the Environmental Impact Statement, and a summary of what we heard from the community and other stakeholders during preparation of the proposal.

PROVIDING YOUR FEEDBACK ON THE PROPOSAL TO THE DEPARTMENT OF PLANNING AND ENVIRONMENT

The application is on public exhibition with the Department of Planning and Environment from 12 July until 9 August 2018 and you can provide feedback on the application during this time.

The Environmental Impact Statement and accompanying documents can be viewed on the Department's website: majorprojects.planning.nsw.gov.au

Information on how you can provide feedback is included in the last page of this document.

The vision for Tallawong Station Precinct South is a vibrant place for people to live, work, shop and relax – with the easy convenience of the new Tallawong Station right nearby.

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The customer is at the centre of the Sydney Metro rail product.

The success of Sydney Metro relies not only on the step-change which comes with a new-generation metro rail service, but also its effective integration into Greater Sydney.

The customer is at the centre of the metro rail system; Transport for NSW is delivering a level of transport service never before seen in Australia, but common in global cities. The city's growth, however, will be shaped by how the metro stations improve liveability, enhance productivity and promote connectivity across Greater Sydney.

Integrating attractive and vibrant transport, commercial and residential mixed-use opportunities around metro stations will be critical to realising the best possible productivity outcomes.



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

Shaping tomorrow's Sydney

SYDNEY METRO WILL EVOLVE WITH THE CITY IT WILL SERVE FOR GENERATIONS TO COME.

Global Sydney's population will pass 6 million by 2036; an extra 1.7 million people will progressively move into Australia's biggest city, which will support an extra 840,000 jobs and 680,000 homes.

Sydney Metro will make it easier and faster to get around, boosting economic productivity by bringing new jobs and new educational opportunities closer to home.

Designed with customers at its centre, stations will be quick and easy to get in and out of; trains will be fast, safe and reliable; and technology will keep customers connected at every step of the journey.

A catalyst for growth, Sydney Metro will integrate with new communities and transform existing suburbs and economic centres.

Services will start in 2019. Welcome aboard Australia's biggest public transport project.

KEY BENEFITS

Metro delivers improved connectivity across multiple levels:

- moving more people faster than ever before
- fast and easy to change to trains, buses, ferries and light rail
- making it fast and easy to move around a growing city
- making a big city better connected
- aligning and integrating with other city-building transport projects
- opening up options for work, education, health care and much more
- taking the guesswork out of travel – no need to plan, just turn up and go.

The biggest urban rail project in Australian history

<p>Northwest</p> <p>Sydney Metro Northwest alignment</p>	<p>OPEN 2019</p>	<p>13 M</p> <p>13 stations</p>	<p>P</p> <p>4,000 commuter car parks</p>	<p>36 kilometres</p>
<p>City & Southwest</p> <p>Sydney Metro City & Southwest alignment</p>	<p>OPEN 2024</p>	<p>18 M</p> <p>18 stations</p>	<p>New CBD connections</p>	<p>30 kilometres, including under Sydney Harbour</p>
<p>West</p> <p>Sydney Metro West study area</p>	<p>LATE 2020s</p>	<p>Connecting Parramatta and Sydney CBDs</p>	<p>Four key precincts serviced</p>	<p>3.2 MILLION</p> <p>Western Sydney population, 2036</p>

Sydney Trains suburban network



Great places with great metro access: Sydney Metro Northwest Places

Sydney Metro is working with Landcom, the NSW Government's land and property development organisation, to plan new places for communities to live, work, shop and relax – with the easy convenience of metro stations right nearby.

These places are Sydney Metro Northwest Places.

WE'RE PLANNING FOR PLACES THAT DELIVER:



a range of housing choices:

- for people at different life stages
- a minimum 5% Affordable Housing across the program.



spaces for businesses, workplaces and community facilities:

- jobs close to homes
- to support strong local economies
- creating thriving local centres.



walkable places with great access to great transport:

- open street networks and paths connecting places to stations
- connected to existing paths and cycleways.



sustainable places for current and future communities:

- open spaces for communities to enjoy
- environmentally sustainable principles such as water and energy efficient design
- well-designed public spaces and buildings that demonstrate design excellence.



ABOUT LANDCOM

The NSW Government is taking action to improve housing affordability, particularly in Sydney where the challenge is the greatest. As the government's land and property development organisation, Landcom is taking a lead role in supporting the NSW Government's housing affordability agenda and delivering local infrastructure that helps new communities to grow and thrive.

ABOUT SYDNEY METRO NORTHWEST

The NSW Government is currently delivering Sydney Metro, Australia's biggest public transport project. The first stage is Sydney Metro Northwest. When metro services start in 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.

Development approval process

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

The application is seeking approval for a development concept. The concept includes building layout and proposed use for apartments, shops and community uses, and the location of roads and open spaces.

Design Quality guidelines are included in the proposal which will guide a future developer in preparation of detailed Development Applications.

The concept State Significant Development Application includes an Environmental Impact Statement which describes the effects of the proposed development.

The State Significant Development Application is on public exhibition for four weeks and you can provide a submission on the application to the department.

Information on how to make a submission is outlined on the last page of this document.

The Department will assess the proposal and potential environmental impacts against the planning and legislative frameworks that apply to the site.

The Minister for Planning, or delegate, is responsible for final determination of the proposal following the exhibition period.

DEVELOPMENT ASSESSMENT PROCESS

The site is within the "Area 20" precinct of the North West Growth Area. The planning controls for Area 20 were updated in 2015 to facilitate development of a new local centre around the new Tallawong Station.

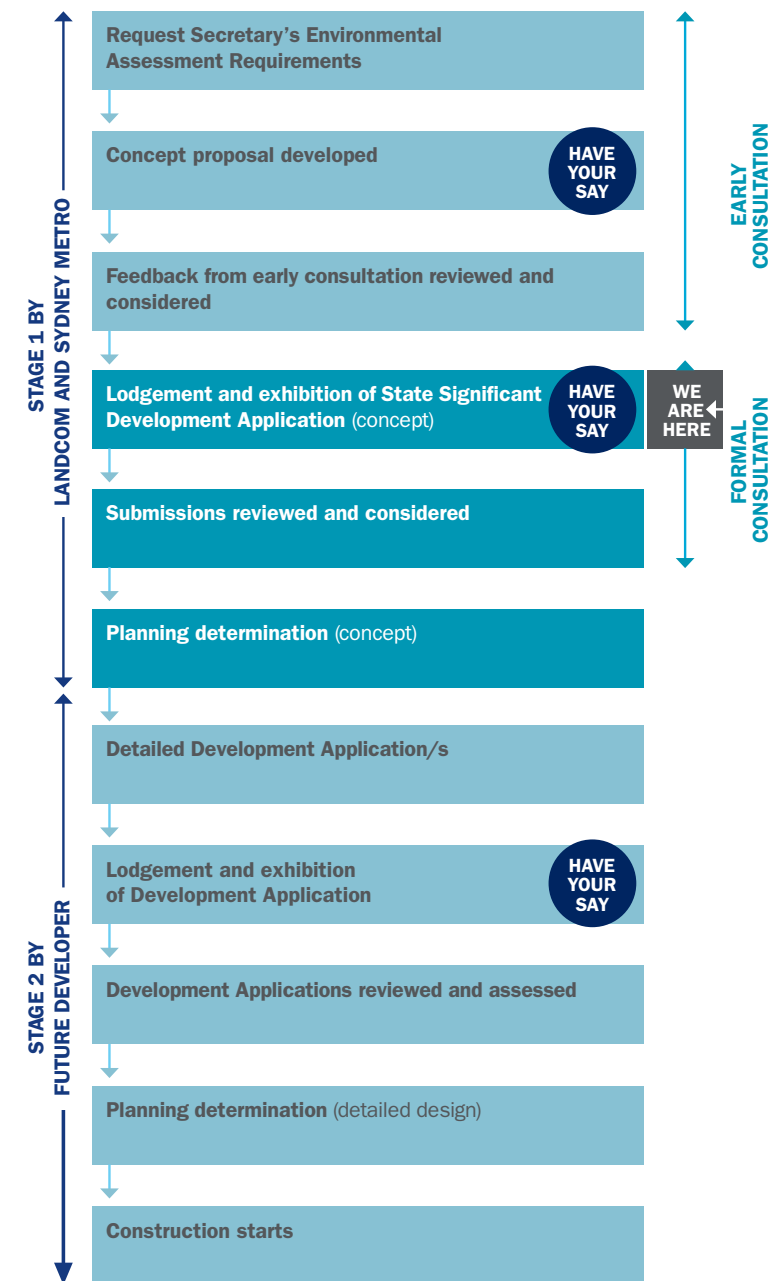
This State Significant Development Application is the first stage in the development assessment process.

DETAILED DEVELOPMENT APPLICATION FOLLOWS CONCEPT

If the State Significant Development Application is approved, detailed Development Application/s will be submitted by the future developer for the detailed design and construction.

A detailed Development Application includes the refined design such as the final architecture for buildings.

OVERVIEW OF PLANNING PROCESS



WORKING WITH THE APPOINTED DEVELOPER

Landcom, on behalf of Sydney Metro, is managing a sale process for 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 plan, design guidelines and other requirements in the approved State Significant Development Application.

THE TALLAWONG STATION PRECINCT SOUTH DEVELOPMENT PROPOSAL



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Overview of proposal

The concept proposal for Tallawong Station Precinct South includes a mix of new buildings up to eight storeys in height that provide residential, retail, commercial and community uses.

The layout is centred around a village park and buildings are within walking distance of the new Tallawong Station.

The objective of the proposal is to deliver an attractive, inviting and well-designed place for future communities to live and work, with the easy convenience of the metro.

***What is Affordable Housing?**
Affordable Housing is housing for very low, low and moderate income households where rent is less than 30% of overall household income.

Affordable Housing is managed by a Community Housing Provider for 10 years.

The State Significant Development Application seeks approval for:

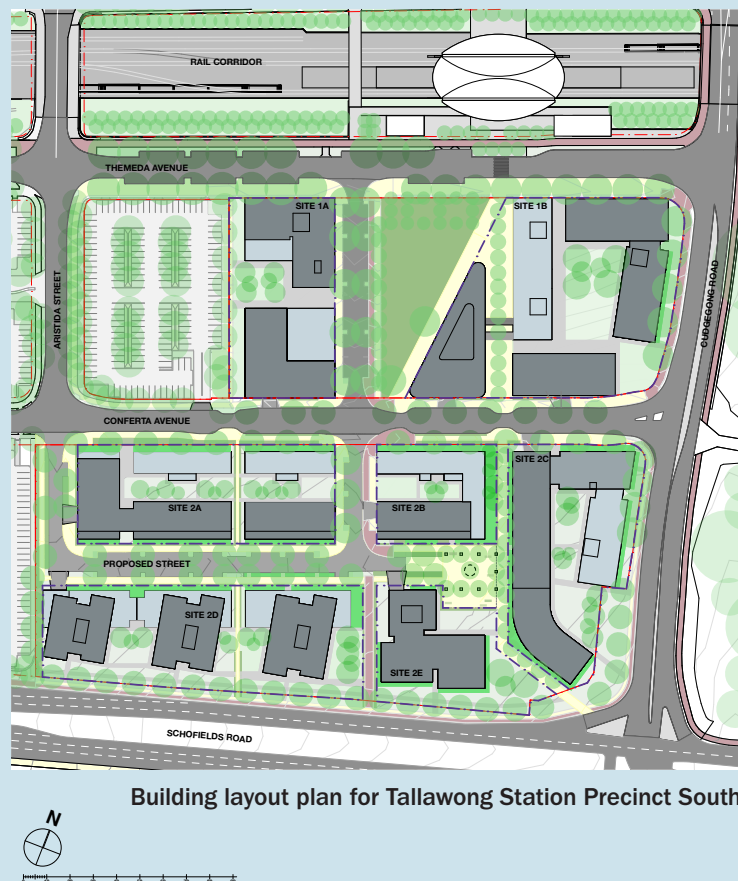
- up to 16 buildings with heights ranging from two to eight storeys
- a village park (approximately 2,900 square metres)
- up to 1,100 residential dwellings (approximately 85,000 square metres)
- a minimum 5% Affordable Housing*
- commercial, retail and community uses (approximately 9,000 square metres)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

The proposal is seeking a minor variation to the height control, to respond to the slope of the land. All buildings will be limited to eight storeys in height.

Landcom is not seeking consent for any construction or physical works.

The State Significant Development Application is the first stage in the development assessment process.

An overview of the planning approvals process is on page 11.



Building layout plan for Tallawong Station Precinct South



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What is the Environmental Impact Statement about?

The Tallawong Station South Environmental Impact Statement contains information about the proposed mixed use development south of Tallawong Station, as well as an assessment of possible environmental impacts.

Key aspects of the Environmental Impact Statement are summarised on the following pages.

LAND USE

A vibrant, mixed use centre is proposed which includes residential, commercial, retail and community uses.

To provide daily services for residents, workers and commuters, convenience-based retail facilities are proposed. Retail floor space will generally allow for shops providing convenience goods such as restaurants and cafés. Retail uses will open out to several streets to provide activity and an enjoyable experience for residents and visitors.

Commercial office floor space is included which offers residents the ability to work close to home. A co-working or flexible space could be incorporated as part of the commercial uses.

Additional floor space is dedicated for community uses.

The proposal includes spaces that could be used for a future child care centre.

BUILDINGS AND LAYOUT

The proposed building layout has been designed as an active and walkable town centre with a village park and metro station as its focus.

To create an interesting, inviting place that's appealing from the street level, a range of building heights are proposed. Building heights between two and eight storeys also allows a mix of housing such as terraces and apartments.

The proposed layout has been designed to maximise sunlight to the park and to minimise overshadowing of adjoining properties.

SHARED PATH CONNECTIONS TO TALLAWONG STATION

To encourage pedestrian and cyclist access through the site, a north-south shared path is proposed through the site from Schofields Road to connect to Tallawong Station and future development to the north of the station. Other shared path connections are being delivered with the new station.

Proposed shared paths will provide existing residents of The Ponds with easy connections to new retail services within the development and to Tallawong Station.

TRANSPORT AND TRAFFIC

The proposal encourages sustainable transport use by providing residential housing close to Tallawong Station and existing bus services. Walking and cycle paths are planned which will provide easy access through the site to Tallawong Station.

New roads are proposed within the site which will connect with Cudgegong and Tallawong Roads.

The highest increase of peak hour traffic would likely occur at the intersections of Schofields and Cudgegong Roads and Schofields and Tallawong Road. This is close to a 2% increase of the total intersection traffic volumes.

This increase is consistent with the anticipated volume as part of growth of the precinct.

DESIGN QUALITY

The proposal includes Design Quality Guidelines. These guidelines provide a framework which will guide detailed design of buildings, public spaces, walking and cycling paths to deliver an inviting community for residents, workers and visitors.

The guidelines outline how the design of the village park can maximise sunlight through the day, providing a welcoming space to relax and connect with others.

VILLAGE PARK

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

The park design includes 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.

LOCAL ECONOMIC DEVELOPMENT

The proposal includes approximately 9,000 square metres of floor space for office, retail and community uses which will support local economic activity.

The proposed office and retail floor space has the potential to create around 350 local jobs.

The Environmental Impact Statement also considers other environmental aspects of the proposal including:

- accessibility
- safety
- utilities, infrastructure and services
- stormwater and flooding
- waste management
- noise and vibration
- wind
- air quality.

HOW WILL IMPACTS BE MANAGED DURING CONSTRUCTION STAGE?

The appointed developer will prepare Construction Environmental Management Plans as a requirement of future detailed Development Applications.

These plans will outline how potential construction, noise, vibration, traffic, parking and access issues will be managed during construction.

What we heard from the community and other stakeholders

ABOUT HOUSING:

Does the proposal include houses or apartments?

The proposal allows for a range of housing types, including terraces and apartments to accommodate the different needs of future residents.

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

ABOUT SPACES FOR BUSINESSES AND SHOPS:

Are plans for shops included?

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

The proposal includes 9,000 square metres of retail, commercial suites, workspaces and spaces for community use, which will create a local hub of activity surrounding the town park.

Commercial suites may support services such as medical suites.

ABOUT GREEN SPACES:

It gets really hot here in summer. How will landscaping and green spaces help with this?

The landscaping strategy includes street trees, courtyards and plazas to help reduce the effects of heat during summer.

New streets currently being constructed by Sydney Metro will be enhanced by street tree plantings.

ABOUT ACTIVE, USABLE, WALKABLE SPACES:

There are already good walking and cycling paths around The Ponds. Will new paths connect with existing paths?

A network of pedestrian and cycle paths are proposed which provide direct 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.

ABOUT CREATING SAFE AREAS DAY AND NIGHT

Will it be safe for commuters, workers and residents to get around at night?

An open street grid, well-defined paths and effective lighting support a welcoming environment during the day and evening.

Low level, well-spaced planting is planned which will increase through-site visibility for commuters, workers and residents.

Landscaping between public and private spaces will create a welcoming, 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 day.

ABOUT PARKING:

Is commuter carparking for Tallawong Station included in the proposal?

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.

What's the main road or entrance to the site?

The Cudgegong and Schofields Road intersection and Tallawong and Schofields Road intersection are the main entrances from the south end.

The main north entrance is Cudgegong and Tallawong Roads.

How will residents at The Ponds cross Schofield Road?

Traffic lights with signalised pedestrian crossings have been put in place to allow access to the station from Cudgegong and Schofields intersection and Tallawong and Schofields intersection.

ABOUT COMMUNITY FACILITIES:

Is there a school or health care facilities planned for the site?

The NSW Government has taken a coordinated approach to growth in Sydney's northwest, which includes considering current and future community needs for schooling and health care.

At the time of rezoning, the NSW Department of Planning and Environment identified sites to accommodate future school needs in the area. The NSW Department of Education is actively monitoring growth in the area to provide the appropriate number of schools to meet future needs.

Are childcare centres included in the proposal?

A community needs study was completed to identify future demand for childcare services within the development.

The concept proposal includes spaces that could be used for a future child care centre.



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Have your say

THE STATE SIGNIFICANT DEVELOPMENT APPLICATION IS ON PUBLIC EXHIBITION UNTIL 9 AUGUST 2018.

The community, government agencies and project stakeholders can make a submission on the State Significant Development Application to the NSW Department of Planning and Environment.

Your submission must be received by 9 August 2018 to be considered by the Department.

At the end of exhibition, the Department will collate submissions and publish them on their website. Submissions will also be provided to Landcom who will make responses to these submissions available at landcom.com.au/sydneymetronorthwestplaces

It is the NSW Department of Planning and Environment's policy to place a copy of your submission on their website. If you do not want your name made available to Landcom, or on the Department's website, please clearly state this in your submission.

WHERE TO VIEW THE CONCEPT STATE SIGNIFICANT DEVELOPMENT APPLICATION

The Environmental Impact Statement and its accompanying documents can be viewed on the NSW Department of Planning and Environment website: majorprojects.planning.nsw.gov.au and landcom.com.au/sydneymetronorthwestplaces

You can also view the documents in person at:

**Blacktown City Council
Customer Service Centre
62 Flushcombe Road
Blacktown NSW 2148**

HOW TO MAKE A SUBMISSION



By post to:

Planning Services
NSW Department of Planning and Environment
GPO Box 39
Sydney NSW 2001



or online via the Department's website:

majorprojects.planning.nsw.gov.au
(follow the 'on exhibition' links)

What to include in your submission

1. Your name and address
2. The name of your application
3. The application number SSD18_9063
4. A brief statement on whether you support or object to the proposal
5. The reasons why you support or object to the proposal.

If you do not want your name published, please state this clearly at the top of your submission.

Anyone lodging submissions must declare reportable political donations (including donations of \$1,000 or more) made in the previous two years. For more details, and a disclosure form, go to www.planning.nsw.gov.au/donations

**For enquiries, please contact
NSW Department of Planning and Environment
phone: 1300 305 695
email: information@planning.nsw.gov.au**

Following exhibition, Landcom will consider the issues raised in submissions, and may make changes to the concept as a result of submissions.

A submissions report will be prepared to respond to submissions. The Minister for Planning will then make a decision about whether to approve the State Significant Development Application.

www.landcom.com.au/sydneymetronorthwestplaces

