

# Development around North West Rail Link stations need urban density and appropriate height

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The detailed planning of development potential in the three Urban Activation Precincts along the North West Rail Link must consider robust urban densities and buildings of appropriate height, says the Urban Taskforce.

"With the NSW Government's investment of \$8.3 billion on the North West Rail Link must come a significant up-zoning around stations to provide patronage for the public transport system," says Urban Taskforce CEO, Chris Johnson. "The proposed 12,000 new homes around 3 stations is a good start but more housing needs to be planned for."

"Sydney will need to double its 1,673,800 homes over the next 50 years and railway stations & town centres will need to take a lead role in providing appropriate urban densities. This will mean the three new stations at Bella Vista, Kellyville and Showground will need to incorporate residential towers in the mixed use and high density residential areas."

"It is good to see the Minister for Planning committed to planning for Sydney's growth and that she has allocated \$15 million for local infrastructure with local communities deciding on how this is allocated."

"The Urban Taskforce is keen to be involved in discussions with the Government, the Hills Shire Council and the local communities on economically feasible development options to house the increasing population. We believe that residential towers will need to be part of the mix especially close to the railway stations."

"Taller buildings can help with affordability particularly if apartment sizes are kept to State Government standards. The Urban Taskforce is concerned that the Draft Development Control Plan by the Hills Shire Council proposes apartment sizes well in excess of the state's sizes and that this will make each apartment more expensive. All parties, State Government, the Hills Shire Council, community groups and the development industry must do what they can to make housing affordable for future residents."

*The **Urban Taskforce** is a property development industry group, representing Australia's most prominent property developers and equity financiers.*

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