

Submission

No 5

INQUIRY INTO THE UTILISATION OF RAIL CORRIDORS

Organisation: Wyong Shire Council
Name: Mr Greg McDonald
Position: Director Infrastructure Management
Date Received: 6/02/2012

RCB/R Burch
F2004/06709
D02855917
31 January 2012

The Chair
Committee on Transport and Infrastructure
Parliament House
Macquarie Street
SYDNEY NSW 2000

Dear Sir

Inquiry into the utilisation of rail corridors

Thank you for the invitation to make a submission into the Inquiry on the utilisation of rail corridors.

Wyong Shire Council makes the following submission on the utilisation of air space above, and the land adjacent to, the rail corridor in the Greater Metropolitan Area of Sydney, including the Hunter and the Illawarra.

Providing opportunities for mixed use property development

Wyong Council is generally supportive of mixed use developments being developed within railway corridors where it is appropriate. In most cases, development will be determined by the development market and must be compatible with adjoining developments

Generating income for funding future infrastructure projects.

Wyong Council is supportive of the opportunity of income being generated from mixed use developments (developed within railway corridors) being used to fund future government infrastructure projects.

Facilitating sustainable urban renewal and development.

Wyong Council agrees in principle, where it is suitable, appropriate and sustainable. Human health issues also need to be considered, especially noise and air quality for mixed use developments within rail corridors.

Facilitation of transit orientated development schemes around railway stations.

Wyong Council supports transit orientated development schemes around railway stations. However, in the Wyong Shire Council area, low land values currently limit the economic feasibility of development proposals in rail corridors/above commuter carparks. Over time it is anticipated that this will change as land values increase and provide opportunities for mixed use/transit orientated developments, similar to that at Chatswood Railway Station.



Connectivity of communities either side of railway lines

Wyong Council considers connectivity between communities on either side of the railway line as very important and would welcome, in principle, any development that promotes this connectivity.

Current planning and policy framework

Wyong Council does not have any provisions within its current planning policies. This will need to be led by the State Government with a State Planning Policy and/or Standard LEP Provision in conjunction with local Councils for the individual stations.

Regulatory and policy barriers to implementing rail corridor projects

There are no current Council policies preventing the implementation of railway corridor projects.

Issues relating to the financing and funding of such projects

The State Government should ensure that any developments are self funding. Most likely, they should be Public/Private ventures.

Methods of assessing the compatibility of projects with the local community

Council's concurrence/involvement should be mandatory to ensure that stringent public consultations are carried out.

Examples of best practice from other jurisdictions


There are no current mixed use developments within the railway corridor in the Wyong Shire Council area. Consideration also needs to be given to development opportunities over commuter carparks. It would be helpful if other types of mixed use developments that can readily be incorporated into the design of commuter carparks were identified.

Additional comment

There is also a strong need to improve the visual appearance and better maintain land in rail corridors.

Council would appreciate the Committee taking the above into account in its deliberations into the Inquiry into the utilisation of rail corridors.

Yours faithfully,



Greg McDonald
DIRECTOR INFRASTRUCTURE MANAGEMENT