

Planning Report

Transport Corridor Investigation Area amendment in North West Priority Growth Area Precincts

State Environmental Planning Policy (Sydney Region Growth Centres) 2006

To view an electronic version in PDF format, visit the Priority Growth Areas website:

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Table of contents

1.	Introduction.....	1
2.	Background	2
3.	Proposed SEPP Amendment	3
3.1	Land Zoning Map.....	4
3.2	Precinct Plans.....	5
4.	Next Steps.....	5

Tables

Table 1: Precincts rezoned in North West Priority Growth Area.....	2
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Figures

Figure 1	Existing Land Zoning Map.....	3
Figure 2	Proposed Land Zoning Map.....	4

1. Introduction

The *NSW Long Term Transport Master Plan* (LTTMP), published in December 2012, sets actions for the Government to plan for an integrated transport network for Sydney. An important part of this is the preservation of major transport corridors for Sydney's future transport requirements. The extension to the Sydney Metro Northwest (formerly known as the North West Rail Link), from Cudgegong Road to Marsden Park via Schofields Precinct, is listed as one of these major transport corridors.

As part of the rezoning of Marsden Park and Schofields Precincts an overlay was included on the Land Zoning Map to preserve this corridor, however, a number of Precincts in the North West Priority Growth Area were rezoned prior to the release of the LTTMP and therefore do not include the corridor. Council has met with the Secretary of the Department of Planning and Environment (the Department) and requested that this transport corridor be included in the zoning layer for these Precincts, as a number of development applications have been received for these areas and without the appropriate trigger, Council is unable to refer them to TfNSW.

Amendments to *State Environmental Planning Policy (Sydney Regional Growth Centres) 2006* (Growth Centres SEPP) are necessary to implement this action and preserve this important transport corridor.

Therefore, the Department proposes to amend the zoning maps for Alex Avenue and Riverstone Precincts to identify the transport corridor and include a concurrence clause in Part 6 of the Precinct Plan to require all development applications within these areas to be referred to Transport for NSW (TfNSW).

2. Background

The *NSW Long Term Transport Master Plan* (LTTMP) was published in December 2012. The LTTMP brings together land use planning with transport planning, and integrates planning for freight and passenger movements, as well as all modes of transport, and sets a direction for Government on how to deliver this transport system for Sydney. The LTTMP identifies key items of transport infrastructure required to deliver an integrated transport network for Sydney, and transport corridors for protection, which will allow for the future development of infrastructure.

The extension of the Sydney Metro Northwest, from Cudgegong Road to Marsden Park via Schofields Precinct, is listed as one of these major transport corridors. The proposed transport corridor traverses the North West Priority Growth area, through Area 20, Riverstone East, Riverstone, Alex Avenue, Schofields, West Schofields, Marsden Park, and Marsden Park Industrial Precincts.

A number of these Precincts have been rezoned and some already include the transport corridor overlay on the Land Zoning Map or include zoning for rail infrastructure. Other Precincts were rezoned prior to the release of the LTTMP and therefore do not include the overlay. Table 1 shows the status of the Precincts and whether the transport corridor has been identified.

Table 1: Precincts rezoned in North West Priority Growth Area

Precinct	Rezoned	Transport Corridor identified
Area 20	Oct 2011 Amended June 2015	Zoning appropriate for rail line and station
Alex Avenue	May 2010	No
Riverstone	May 2010	No
Riverstone East	No	NA
Schofields	May 2012	Yes
Marsden Park	Oct 2013	Yes (in part)
Marsden Park Industrial	Nov 2010	No
West Schofields	No	NA

The corridor will be included on the Land Zoning Map for West Schofields and Riverstone East Precincts when they are rezoned.

Figure 1 below shows the current zoning map for the relevant Precincts in the North West Priority Growth Area. The existing transport corridor overlay can be seen through Schofields and Marsden Park Precincts.

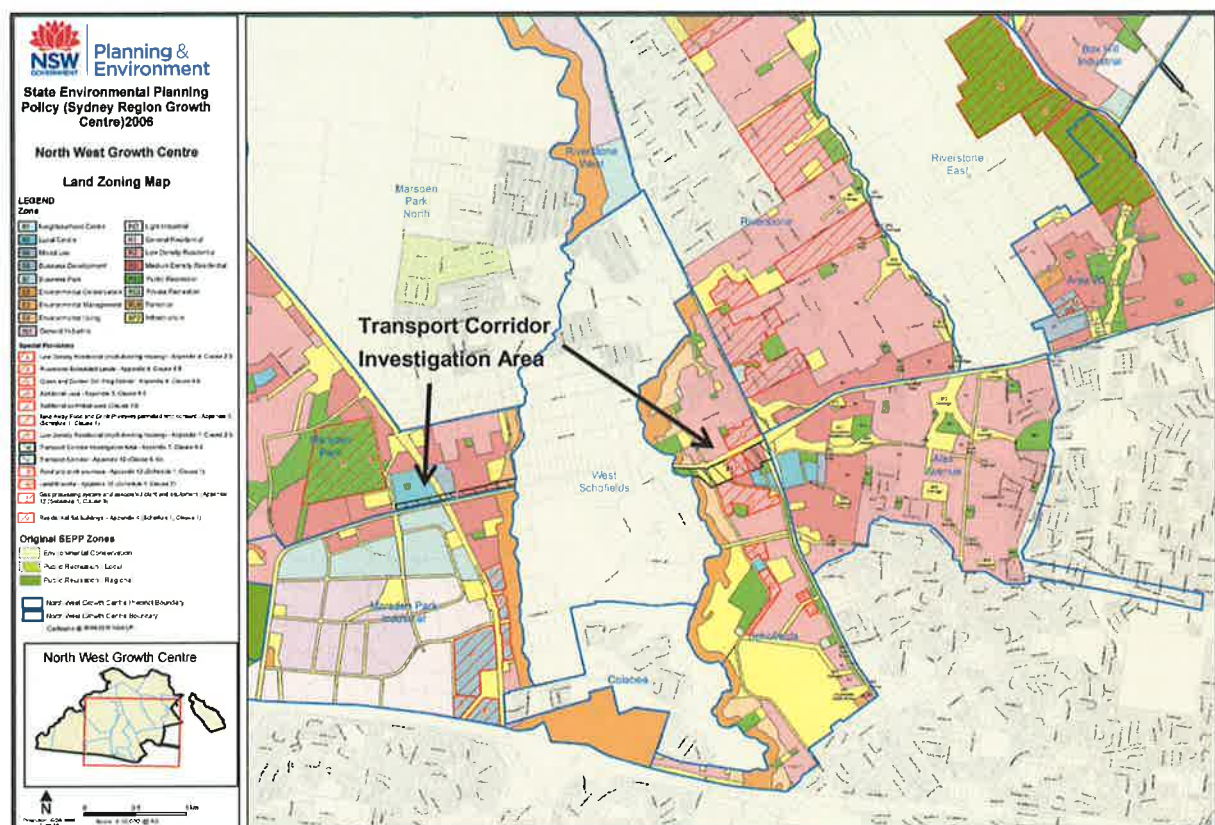


Figure 1 – North West Priority Growth Area – existing Zoning Map

Blacktown City Council met with the Secretary of the Department of Planning and Environment on 26 March 2015 to discuss a range of planning issues, including the alignment of the transport corridor through Alex Avenue Precinct. Council are currently receiving a number of development applications within the area and are concerned that the without a trigger to refer the proposals to TfNSW the corridor alignment is under threat of encroaching development.

Council has requested that the Department identify the corridor on the Land Zoning Map and include the relevant clause in the Precinct Plans to ensure that the corridor is properly preserved.

3. Proposed SEPP Amendment

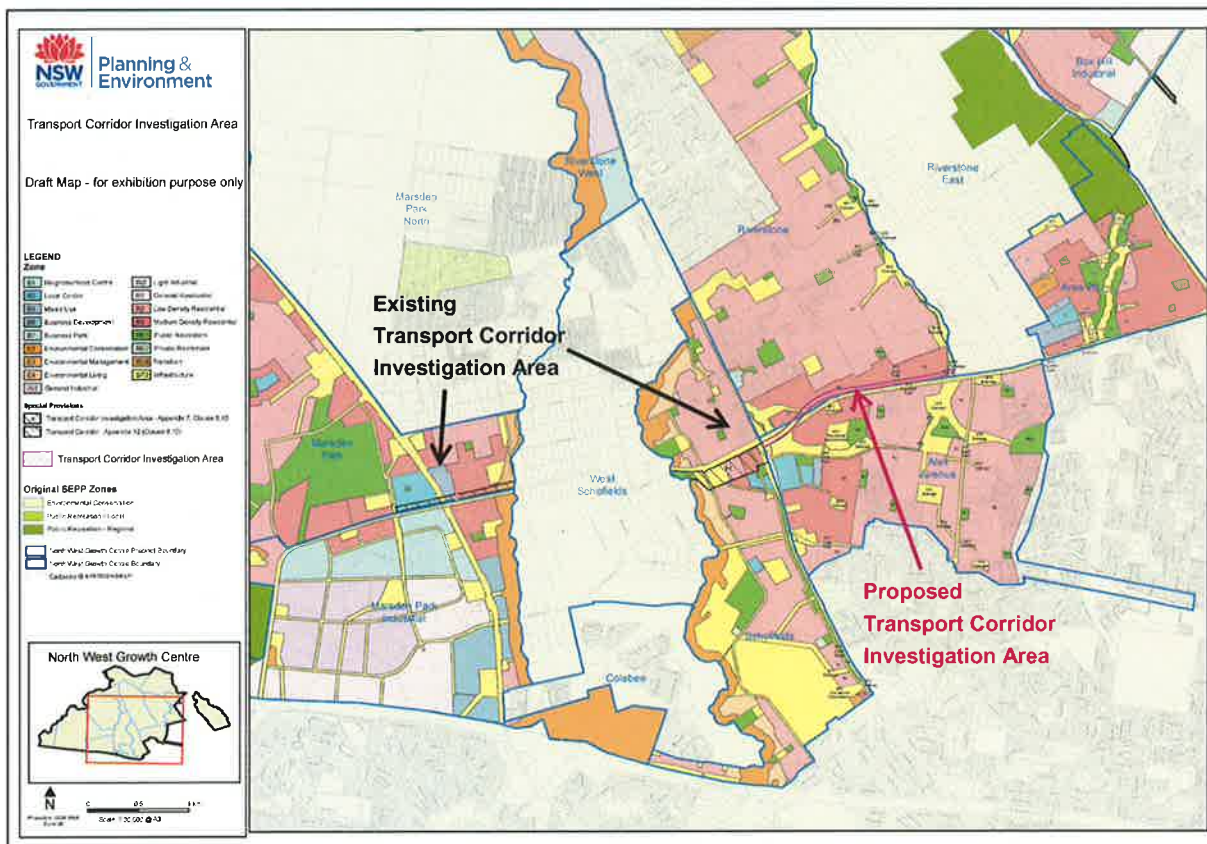
The Department proposes to amend the Growth Centres SEPP to include a:

1. hatched overlay on the Land Zoning Map for the Alex Avenue and Riverstone Precincts that identifies the transport corridor investigation area; and
2. corresponding clause in the Precinct Plan that requires all development applications on transport corridor land to be referred to TfNSW.

3.1 Land Zoning Map

The current Land Zoning Map for the North West Priority Growth Area at **Figure 1** above shows the extent of the transport corridor investigation area through Schofields and Marsden Park Precincts.

It is proposed to amend the Land Zoning Map for the rezoned Precincts of Alex Avenue and Riverstone to also include this transport corridor overlay. The proposed zoning amendments are shown at **Figure 2** below.



Figures 2: Proposed Land Zoning Map for certain Precincts in North West Priority Growth Area

The Land Zoning Map for Schofields Precinct includes the hatched overlay: H – Transport Corridor Investigation Area – Appendix 7, Clause 6.9. However, the reference to Clause 6.9 is incorrect. The relevant clause in Part 6 of the Schofields Precinct Plan is clause 6.10. The legend on the Land Zoning Map for Schofields is therefore also proposed to be amended to refer to the correct clause.

3.2 Precinct Plans

Part 6 of the existing Precincts Plan for Alex Avenue and Riverstone list additional local provisions for development within each Precinct. This Part will be amended to include a clause similar to clause 6.10 of the Schofields and Marsden Park Precinct Plans, which require the concurrence of TfNSW on any development application located in the transport corridor investigation area. Clause 6.10 is as follows:

6.10 Development of land within or adjacent to public transport corridor

- (1) Consent must not be granted to development in the area marked "I" on the Land Zoning Map without the concurrence of Transport for NSW.
- (2) In determining whether to provide concurrence, Transport for NSW is to take into account the likely effect of the development on:
 - (a) the practicability and cost of carrying out public transport projects on the land in the future, and
 - (b) without limiting paragraph (a), the structural integrity or safety of, or ability to operate, public transport projects on the land in the future, and
 - (c) without limiting paragraph (a), the land acquisition costs and the costs of construction, operation or maintenance of public transport projects on the land in the future.

4. Next Steps

Following exhibition the Department will consider any submissions on the proposed amendments to the Land Zoning Maps and Precinct Plans for Alex Avenue, Riverstone, and Schofields Precincts. If necessary, amendments will be made to the plans or controls to address any issues from submissions. Subject to the outcomes of exhibition the final plans will then be submitted to the Minister for Planning with a recommendation to make the proposed amendments. Once the amendments to the Growth Centres SEPP are approved, they will come into force and the Department will notify the public and Blacktown City Council when the new controls apply.