

EXPLANATION OF INTENDED EFFECT

STATE ENVIRONMENTAL PLANNING POLICY TO AMEND STATE ENVIRONMENTAL PLANNING POLICY (SYDNEY REGION GROWTH CENTRES) 2006 – AMENDMENT TO ZONING MAPS AND PRECINCT PLANS TO INCLUDE TRANSPORT CORRIDOR THROUGH NORTH WEST PRIORITY GROWTH AREA

1.1 Introduction

The proposed instrument (**proposed SEPP**) will amend *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (**Growth Centres SEPP**) by amending the:

- (1) Precinct Plans for Alex Avenue and Riverstone to include a clause for the referral of all development applications within the transport corridor alignment to Transport for NSW (TfNSW) for concurrence;
- (2) Land Zoning Map for Alex Avenue and Riverstone Precincts with the alignment of the Sydney Metro Northwest extension; and
- (3) Legend in the Land Zoning Map for Schofields Precinct to correct the clause reference for the hatched overlay H – Transport Corridor Investigation Area, to refer to clause 6.10 rather than 6.9.

1.2 Background

- The *NSW Long Term Transport Master Plan* was published in December 2012. An action in Section 5.9 of the Plan is to “Preserve major transport corridors across Sydney for 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, is listed as one of these major transport corridors.
- This transport corridor is identified with a hatched overlay on the Land Zoning Map for Schofields and Marsden Park Precincts.
- This overlay refers to clauses in Part 6 of the Precinct Plans that specify additional local provisions for each Precinct.
- Clause 6.10 in each Precinct Plan is a concurrence clause that require all development applications on land within the transport corridor investigation area to be referred to TfNSW.
- The Department proposes to amend the Land Zoning Map for the rezoned Precincts of Alex Avenue and Riverstone to include a hatched overlay, identifying the transport corridor through these Precincts, consistent with the alignment provided by TfNSW in 2014.
- The overlay for the transport corridor through the Schofields Precinct will remain as it is, however, the legend in the Land Zoning Map will be amended to refer to the correct clause in the Schofields Precinct Plan. Currently the legend incorrectly refers to clause 6.9 rather than 6.10.

1.3 Proposed SEPP Map Amendments

The Land Zoning Map for Alex Avenue and Riverstone Precincts will be amended to incorporate the latest alignment for the transport corridor by including a hatched overlay with reference to the "Transport Corridor Investigation Area", similar to the overlays currently shown on the zoning maps for the Schofields and Marsden Park Precincts (see Attachment 2).

This overlay will refer to the provision in the relevant Precinct Plan that requires the concurrence of TfNSW to be obtained before consent may be granted to development on the land identified for investigation (see Attachment 1). TfNSW must consider the following before granting concurrence:

- the practicability and cost of carrying out public transport projects on the land in the future, and
- the structural integrity or safety of, or ability to operate, public transport projects on the land in the future, and
- the land acquisition costs and the costs of construction, operation or maintenance of public transport projects on the land in the future.

As well as this, the legend in the Land Zoning Map for Schofields Precinct will be updated to correct an error in the Special Provisions H – Transport Corridor Investigation Area overlay, which should refer to clause 6.10, rather than 6.9 as it currently does.

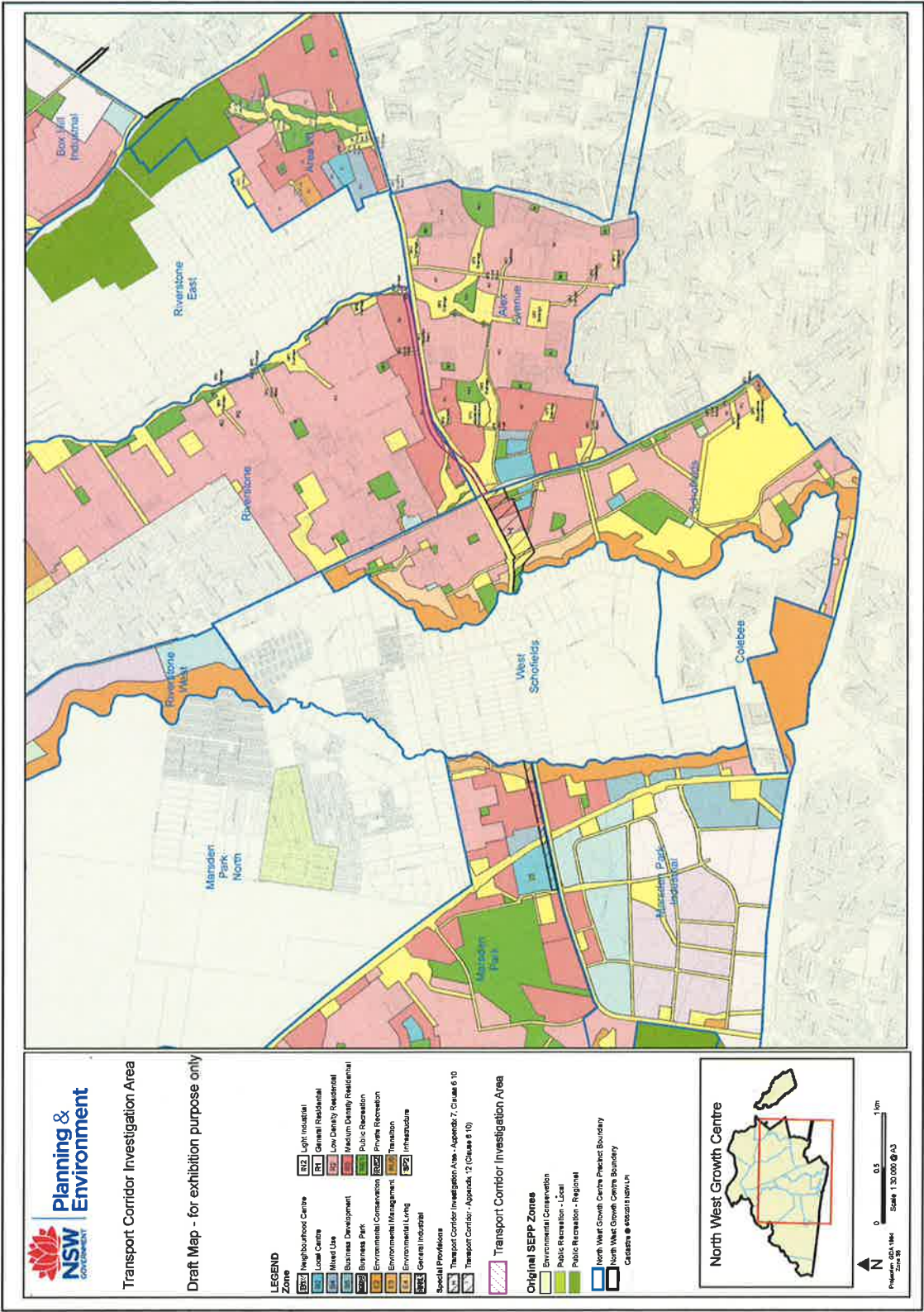
Attachment 1: Proposed changes to Precinct Plans in the North West Priority Growth Area

Alex Avenue and Riverstone Precinct – Appendix 4

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.

Attachment 2 – Amended SEPP Maps for North West Priority Growth Area



North West Priority Growth Area – Proposed Land Zoning Map