



2018

West Schofields

Draft Masterplan

To view an electronic version in PDF format,
visit www.planning.nsw.gov.au

© Crown Copyright 2018

Department of Planning and Environment

September 2018

Disclaimer

While every reasonable effort has been made to ensure that this document is correct at the time of printing, the State of New South Wales, its agents and employees, disclaim any and all liability to any person in respect of anything or the consequences of anything done or omitted to be done in reliance or upon the whole or any part of this document.

Copyright Notice

In keeping with the Department of Planning and Environment's commitment to encourage the availability of information, you are welcome to reproduce the material that appears in this document for personal, in-house or non-commercial use without formal permission or charge. All other rights are reserved. If you wish to reproduce, alter, store or transmit material appearing in this document for any other purpose, a request for formal permission should be directed to:

Department of Planning and Environment

GPO Box 39

Sydney NSW 2001

You are required to acknowledge that the material is provided by the Department or the owner of the copyright as indicated in this document and to include this copyright notice and disclaimer in any copy. You are also required to acknowledge the author (the Department of Planning and Environment) of the material as indicated in this document.

Introduction

West Schofields is a new precinct planned for Sydney's North West Growth Area. The Department of Planning and Environment, in collaboration with Blacktown City Council, has prepared a draft masterplan for West Schofields. This masterplan will guide the precinct's creation from the ground up.

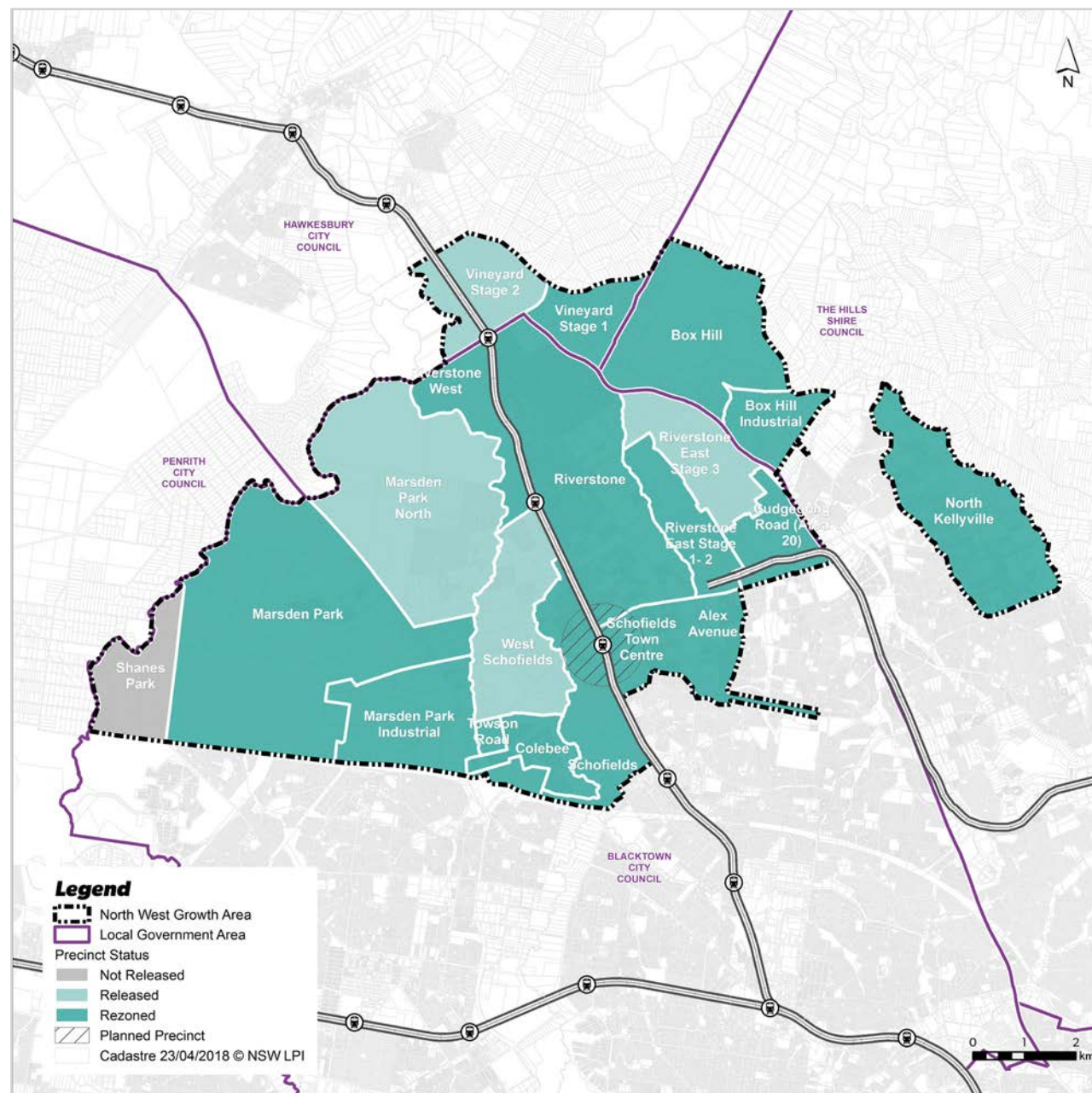
West Schofields is in the Blacktown local government area, in the North West Growth Area, approximately 5 kilometres from Schofields town centre. The precinct is bordered by Garfield Road to the north, Railway Terrace and Eastern Creek to the east, Townson Road and Stonecutters Ridge Golf Course to the south, and Bells Creek to the west.

The Department of Planning and Environment announced West Schofields in two stages. The Department announced the southern half of the precinct, which covers land south of South Street, in 2016 and the northern part of the precinct was announced in May 2017. The draft masterplan, covering the entire precinct, proposes a range of new homes close to local parks, playing fields and a local centre to support a thriving, connected community.



The draft masterplan also sets out strategies to protect the environment and manage flooding, to guide the area's revitalisation as a safe and attractive place for people to live, work and play.

The draft masterplan is on exhibition for community feedback until 28 September 2018. The masterplan and accompanying reports can be viewed at locations including Blacktown City Council, and online at: planning.nsw.gov.au/westschofields





Community Benefits

New homes and a vibrant new local centre

We have planned for a range of new housing types. The draft masterplan balances new homes with infrastructure and services needed to support the community, and ensures homes are within walking distance of shops, cafés and transport connections.

Plenty of Parks and Playing Fields

The draft masterplan provides a large variety of open space in West Schofields, including twelve double playing fields and local parks.

Parks and open space have been spread out across the precinct so that everyone has access to facilities within walking distance from their homes. The draft masterplan also offers playing fields to support neighbouring areas, including Riverstone and Alex Avenue.

Improved Connections

West Schofields will be accessible by the newly widened and upgraded Schofields Road, which offers an east-west connection between Richmond Road and Windsor Road. The precinct will also be accessible via Garfield Road, which is also due to be widened and upgraded. An extension of Burdekin Road is also planned.

Residents will also be able to access the Sydney Metro Northwest at Tallawong Station, due to open in 2019. The existing Riverstone and Schofields train stations are also close to the precinct, connecting West Schofields to the Sydney, Parramatta and Blacktown CBDs.

Bus routes, pedestrian paths and cycleways are also planned throughout West Schofields.

Environmental Conservation

The draft masterplan celebrates West Schofields' natural environment, including its creeks and local flora and fauna.

West Schofields is bordered by Eastern Creek and Bells Creek, which will be protected by the draft masterplan.

By protecting these creeks and areas rich in vegetation, as well as areas of Aboriginal and non-indigenous heritage, we have an opportunity to create a Green grid in the precinct. Combining the Green grid with pedestrian and cycle paths will improve connections within West Schofields and to its neighbours.

The draft masterplan also creates the possibility of connecting Eastern Creek to the Western Sydney Parklands in the south. This would further extend the Green grid and support the Greater Sydney Commission's Central City District Plan.

Resilient against flooding

To make sure West Schofields is resilient and safe for everyone, we have done detailed studies to identify the full extent of possible flooding. The draft masterplan ensures new houses will not be located in high risk flood areas. Evacuation routes will allow residents to leave the area safely in the event of an emergency.

Building and design controls will ensure new developments respond to flood risks creating a safe, resilient community.



Planning timeline

2016



August 2016

The southern part of the West Schofields Precinct released for planning under the Precinct Acceleration Protocol



May 2017

The northern part of the West Schofields Precinct released for planning to support a holistic approach



Technical investigations undertaken, including extensive flood modelling



Collaboration with local and State agencies to prepare a draft West Schofields masterplan

We are here

Consultation on draft masterplan



Review submissions and address issues raised



Potential recommendation to Minister for Planning to rezone the precinct

2019



Have your say

The West Schofields draft masterplan is now on exhibition until 28 September 2018 for community review and feedback. Your feedback is a vital step in the process that will help us finalise the draft masterplan. Following the exhibition period, your submissions will be reviewed.

Help shape the future of West Schofields by:

- + Viewing the masterplan documents until 28 September 2018

Online: planning.nsw.gov.au/westschofields

In person: Blacktown City Council

62 Flushcombe Road,
Blacktown NSW 2148

- + Providing your feedback by making a submission online planning.nsw.gov.au/westschofields before 28 September 2018.

You can also register to receive updates about West Schofields at planning.nsw.gov.au/westschofields

Find out more and speak to the project team at a drop-in session:

Riverstone Schofields Memorial Club

23 Market Street, Riverstone NSW 2756

Wednesday 12 September 4pm-7pm

Saturday 15 September 10am-1pm

Please note: there will be no formal presentation.

You are welcome to drop-in any time during the hours listed above.





Contact us on 1300 305 695

If you are deaf or have a hearing or speech impairment, call us through the National Relay Service:

- + *TTY users, call 133 677 and ask for 1300 305 695*
- + *Speak and Listen (speech to speech relay) users, call 1300 555 727 and ask for 1300 305 695*
- + *Internet relay users, connect to NRS (relayservice.com.au) and ask for 1300 305 695*

Translating and Interpreting Service:

- + *Please telephone 131 450 and ask for an interpreter in your language to connect you to 1300 305 695.*

Connect with us on

twitter.com/NSWPlanning

Find us on

facebook.com/NSWPlanning

