

Railway Terrace, Schofields

This document answers frequently asked questions about the Railway Terrace, Schofields planning proposal currently on public exhibition

The Rezoning Pathways Program was initiated in December 2022, and focuses on opportunities to rezone land in areas with high potential for increasing housing stock, and maximising community benefit. Railway Terrace, Schofields is one of five proposals that has been identified as part of the pilot program.

Why has Railway Terrace, Schofields been selected as part of the Rezoning Pathways Program?

The planning proposal responds to the framework established by the Blacktown Local Strategic Planning Statement 2020 and the Blacktown Housing Strategy 2020, both of which aim to promote diverse and affordable housing for the growing population in the Blacktown Local Government Area.

Of the estimated 1,751 dwellings proposed for Railway Terrace, Schofields, 33% will be build-to-rent, social and affordable housing. This means that there will be a mix of housing types so that more people can access the housing market.

Where are the sites located?

The proposed site, located at Railway Terrace, Schofields is approximately 6.3 hectares comprising three separate lots. The site is located within 200 metres of the Schofields Train Station (Blacktown/ Richmond Rail line) and near local shops and essential services. The allotments have frontages on both Railway Terrace and Pelican Road.



What is the community being asked to comment on?

The proposal is on land currently zoned as residential and includes 1,751 new homes of which a proportion will be build-to-rent, social and affordable housing. This proposal will require a change to the Central River City State Environmental Planning Policy to increase the maximum height of buildings from 16 meters to 32 meters in this location, which is approximately 4 storeys to 8 storeys.

How can you have your say?

Public exhibition and feedback for the proposal will close on **14 March 2024**.

The Department of Planning, Housing and Infrastructure encourages online submissions. To have your say online, go to <https://www.planningportal.nsw.gov.au/ppr/under-assessment/railway-terrace-schofields> and click on 'Make a submission'. You will need to log in or create a user account.

What will happen next?

Feedback received during the exhibition period will inform the finalisation of the plan. A submission report outlining how the feedback was taken into consideration will be developed.

A decision on the proposed redevelopment will likely be made in the second quarter of 2024.

Contact us

For more information contact 1300 420 596 or email rezoningpathways@dpie.nsw.gov.au .