



IRF23/ 2789

Discussion Paper

249, 257, 271 Railway Terrace, Schofields –
Blacktown

November 23



Acknowledgment of Country

The Department of Planning, Housing and Infrastructure and Environment acknowledges that it stands on Aboriginal land. We acknowledge the Traditional Custodians of the land and we show our respect for Elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

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Railway Terrace Planning Proposal and technical reports

Relevant reports and plans

Aboriginal Due Diligence Assessment, Baker Archaeology, February 2023

Affordable Housing Statement, Provincial Investments (NSW) Pty Ltd, 5 September 2023

Geotechnical and Salinity Investigation Report, Geotesta, 31 July 2017

Infrastructure and Services Report, Lucas Consulting Engineers, 4 August 2023

Planning Proposal Report, Premise Consulting, 5 September 2023

Remedial Action Plan, Construction Sciences, 9 November 2022

Shadow diagrams, Nordan Jago Architects, received 12 September 2023

Social and Community Infrastructure Assessment, Hill PDA, August 2023

Stage 1 Preliminary and Stage 2 Detailed Site Investigation, Construction Sciences, 8 November 2022

Survey Plan, Chadwick Chen Surveyors, 13 October 2022

Traffic Impact Assessment, The Traffic Planner, 29 August 2023

Urban Design Report, Premise Consulting, 5 September 2023

Have your say

The Department of Planning, Housing and Infrastructure welcomes your feedback on the proposed Railway Parade, Schofields, Discussion Paper, and amendments to Blacktown Local Environmental Plan (LEP) 2015.

The Department will publish all individual submissions and a consultation summary report once it has assessed and analysed the submissions.

You can view the Discussion Paper and supporting documents at

<https://www.planningportal.nsw.gov.au/ppr/under-assessment/railway-terrace-scholfields>

To make a submission online please follow the steps below:

1. Read our Privacy Statement and decide whether to include your personal information in your submission.
2. Fill in the online submission form. Your submission can either be typed or uploaded as a PDF and should include:
 - a) the name of the proposal
 - b) a brief statement on whether you support or object to the proposal
 - c) the reasons why you support or object to the proposal.
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Executive Director

Key Sites and Regional Assessment

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Executive Summary

The Department of Planning, Housing and Infrastructure's (the department) Rezoning Pathways program seeks to identify and deliver proposals of state or regional significance that can contribute to increasing housing supply, to meet the needs of NSW's growing population.

Industry was invited to apply for the State-assessed planning proposal pathway pilot process. Five successful applicants were invited to lodge a planning proposal with the department.

The Railway Terrace Schofields planning proposal was accepted as part of the program as it seeks to deliver approximately 1,751 dwellings in the North West Growth Area, of which approximately 33% will be a mix of social, affordable and build to rent housing.

This Discussion Paper outlines the department's assessment of the Railway Estate, Schofields planning proposal and presents proposed amendments to planning framework for consultation.

During the public exhibition of this Discussion Paper and the planning proposal, feedback from community, key stakeholders, Blacktown City Council and relevant government agencies will assist to determine if the proposed zoning and development controls are to be amended through this state-assessed planning proposal pathway.

The proposal seeks to increase the number of dwellings and provide social, affordable or build to rent housing. The key objective of the proposal is to enable an increased residential density in a strategic location with walking distance of Schofields town centre, open space and public transport.

A number of documents have been placed on Public Exhibition to allow community and stakeholders to provide feedback on the proposed redevelopment of the site. The exhibition package includes:

- Discussion Paper (this document)
- Planning proposal
- Technical studies prepared to inform the draft precinct plan.

The planning proposal applicant under guidance from Blacktown City Council are in the process of preparing the following:

- draft development control plan with general controls that will provide the framework and staging for future development; and
- draft development contributions plan to fund local infrastructure such as local roads, drainage infrastructure and open space.

1 Rezoning Pathways Program

1.1 State-assessed planning proposal pilot program

The Department of Planning, Housing and Infrastructure (the department) Rezoning Pathways Program aims to identify and deliver strategically important rezonings of state or regional significance that can contribute to increasing housing supply, to meet the needs of NSW's growing population.

In December 2022, the Department invited industry to apply under a pilot process for the State-assessed Planning Proposal (SAPP) industry nominated pilot program. Under the program the following four key criteria were used to determine whether a proposal was appropriate for the program:

- How well the proposal demonstrates public benefits, including through housing supply and alignment with state policies and land-use strategies.
- The proposal's contribution to affordable and social housing outcomes.
- The impediments to delivery and if these could be resolved.
- Availability of infrastructure or commitment to funding critical infrastructure.

In July 2023, five projects were selected and given the opportunity to lodge a planning proposal, with a focus on delivering new homes and on 14 September 2023, all five planning proposals were lodged with the department for assessment, under the Environmental Planning and Assessment Act 1979.

1.2 Governance

1.2.1 Department of Planning, Housing and Infrastructure

The department is the lead agency for the SAPP industry nominated pilot program and the authority responsible for the governance of the program, and will be responsible for:

- Assessing the planning proposal
- Preparing a Discussion Paper which considers the suitability of the proposed development for public exhibition
- Engaging with community and stakeholders
- Consulting with council and public agencies
- Final assessment of the planning proposal, and if supported, any changes to environmental planning instruments.

Input received from Council and public agencies will assist to form a whole of government position that will be considered by the Minister for Planning and Public Spaces in determining whether the planning proposal should proceed.

1.2.2 Blacktown City Council

In July 2023, Council was advised that this proposal was selected for the State-assessed planning proposal (SAPP) industry nominated pilot program. On 5 October, Council was advised that a planning proposal for Railway Terrace had been submitted for consideration under the SAPP

industry nomination pilot. Council have agreed to work closely with the department and provide formal comments on the planning proposal during public exhibition.

1.2.3 Public Agencies

The Department will consult with relevant public agencies on the planning proposal during public exhibition.

1.3 Process and stakeholder engagement

Table 1 provides an overview of the process and stakeholder engagement that has occurred to date.

Date	Consultation
14 July 2023	DPE announced the successful SAPP's
22 August 2023	Pre lodgement meeting – Applicant and DPE
25 August 2023	State Agency meeting – Transport for NSW, applicant, DPE
29 August 2023	State Agency meeting – Sydney Water, applicant, DPE
6 September 2023	Site visit – DPE
12 September 2023	Lodgement of SAPP
22 September 2023	Adequacy review complete and commence assessment of the proposal

Table 1 Consultation

1.4 Discussion paper

This Discussion Paper outlines the departments assessment of the lodged planning proposal and presents proposed amendments to the to amend the SEPP (Precincts – Central River City) 2021 for consultation.

During the public exhibition period, the Department will consult the community and work with relevant councils and government agencies to determine the level of support for the proposed amendments.

Post exhibition we will collate all submissions and address any issues raised. Make any required amendments to planning controls in light of feedback received and form a recommendation to make the SEPP (Precincts – Central River City) 2021, unless the proposal is not supported.

2 Railway Terrace Planning Proposal

The 249, 257, 271 Railway Terrace planning proposal (**Attachment A**) with support technical documents (**Attachment B**) was lodged with the department on 14 September 2023.

The proposal seeks increase the existing height of building controls by five storeys, and provide up to 1,751 homes in 6 super lot apartment complexes with approximately 33% affordable, social and build-to-rent.



Figure 1 Concept plan (source: Premise Planning Proposal)

2.1 Site Description

The subject site is located in Railway Terrace Schofields in the Blacktown Local Government Area (LGA). It occurs within a precinct known as Alex Avenue Town Centre which has been subject to long term strategic planning as part of the North West Growth Area.

The site is approximately 6.3ha in size and is bound by Railway Terrace to the west, Pelican Road to the east and Bingham Street to the south. The subject site comprises three lots which front Railway Terrace. The middle lot (Lot 3 DP 1268701) is irregular in shape as the front portion was acquired by Council for drainage purposes under Contributions Plan No. 20 Riverstone and Alex Avenue Precincts.

Existing structures on the site include one dwelling and metal sheds on Lot 4, one dwelling and outbuilding on lot 5. The remaining land is cleared with no structures.



Figure 2 Subject site (source: Premise Planning Proposal)

2.2 Regional Context

The subject site is located in the Alex Avenue precinct within the North West Growth Area (red outline in figure 3).

Medium density apartment development characterises land to the north east and south of the subject site and a childcare centre is located to the east of the site fronting Pelican Road. The Alex Avenue town centre is located 150m to the north with Schofields Village shopping centre providing supermarkets, takeaway food, a childcare centre and local services. There is a parcel of land adjoining the town centre fronting Jerralong Drive that is identified for a public open space.

The Blacktown/Richmond railway line is located on the western side of Railway Terrace with low to medium density residential beyond. Schofields train station is approximately 300m north of the subject site. The location is less than 5 kilometres to the Marsden Park strategic centre.



Figure 3 Site context (source: Premise Planning Proposal)

2.3 Proposed development

The planning proposal seeks to increase the capacity of the site by increasing the height of building and floor space ratio controls. The proposal aims to deliver 1,751 new homes, with 33% dwellings allocated for social, affordable and build to rent.

3 Strategic Assessment

3.1 District Plan

The site is within the Western City District and the Greater Sydney Commission released the Western City District Plan on 18 March 2018. The plan contains planning priorities and actions to guide the growth of the district while improving its social, economic and environmental assets.

The planning proposal is consistent with the priorities in the plan as outlined below.

The Department is satisfied the planning proposal gives effect to the District Plan in accordance with section 3.8 of the *Environmental Planning and Assessment Act 1979*. The following table includes an assessment of the planning proposal against relevant directions and actions.

Table 2 District Plan assessment

Relevant District Plan Priorities	Justification
W5. Providing housing supply, choice and affordability, with access to jobs, services and public transport.	<p>The planning proposal states it will facilitate the delivery of a mix of market, build to rent, social and affordable housing to cater to the diverse needs of the community. Grown level commercial uses are proposed with the potential for a childcare centre and local retail services. The site is located in close proximity to Schofields train station, and the Alex Avenue Town Centre.</p> <p><u>Department comment:</u> Proposal is consistent with District Plan.</p>

3.2 Local strategic documents

The proposal is consistent with the strategic direction and objectives of the following local plans and endorsed strategies, as stated in the table below:

Table 3 Local strategic planning assessment

Local Strategies	Justification
Blacktown City Council Local Strategic Planning Statement 2020 – Riverstone Precinct	<p>Planning Priority 5: Providing housing supply, choice and affordability with access to jobs, services and public transport.</p> <p>The planning proposal seeks to increase housing supply, choice and affordability by increasing maximum height of building and floor space ratio controls and dedicate 33% of the dwellings as social, affordable and build to rent.</p> <p>Planning Priority 7: Delivering integrated land use and transport planning and a 30 minute city.</p> <p>The planning proposal seeks to facilitate medium density housing in close proximity to the Alex Avenue town centre and Schofields Train Station.</p>
Blacktown Community Strategic Plan	The planning proposal is consistent with all relevant strategic directions.

3.3 Local Housing Strategy

The proposal is consistent with the Blacktown City Council Local Housing Strategy 2020. It is consistent with the relevant strategic direction and objective, as stated in the table below:

Table 4 Local Housing Strategy

Local Housing Strategy	Justification
Blacktown City Council Local Housing Strategy	The Blacktown City Council LHS identifies Schofields Urban Renewal Precinct (Riverstone Precinct) as a short term (0-5 years) market demand timeframe. The planning proposal is consistent with the vision and timeframe identified.

3.4 Any other relevant strategies

The site is located within the North West Growth Area which has been strategically planned by NSW Government and Blacktown City Council for over a decade and is reflected in the SEPP (Precincts – Central River City) 2021. The proposal is consistent with the overarching objectives and vision in this SEPP for the Alex Avenue precinct within the North West Growth Area.

4 Discussion of Issues and Planning Considerations

4.1 Environmental

4.1.1 General environmental site conditions

The site is not bushfire prone land, does not comprise environmentally sensitive land or acid sulfate soils. The site is not subject to mine subsidence and the proposed development is highly unlikely to create a permanent or temporary change in water table depth.

4.1.2 Biodiversity

The site has biodiversity certification per the SEPP (Precincts – Central River City) 2021, as shown in the map extract in Figure 8 which allows for some existing native vegetation to be cleared.



Figure 4 Biodiversity certification map extract (Source: Premise Planning Proposal)

4.1.3 Contamination

The proposal is accompanied by Stage 1 Preliminary Site Investigation and Stage 2 Detailed Site Investigation which found the site is not yet suitable for the proposed land use, requiring a Remedial Action Plan (RAP). A RAP has been prepared to address the presence of asbestos and other potential contaminants on site. The RAP confirms the site can be made suitable for the proposed land use subject to the implementation procedures recommended within the report.

4.1.4 Heritage

An Aboriginal Heritage Due Diligence Assessment report was prepared to support the proposal. The report found the site had no Aboriginal objects or intact archaeological deposits and no items with significant or local heritage values were identified within or adjoining the subject site.

4.2 Social and economic

4.2.1 Urban Design

An Urban Design report has been prepared to support the proposal. It identifies that the proposed change to height of building and floor space ratio controls on the site would increase the bulk and scale of the development by five additional storeys. The area does not have a strong established built character due to the nature of greenfields sites and the character of Schofields being a centre of recent and ongoing change which reflects long term strategic planning of the North West Growth Area.

The shadow diagrams prepared by Nordon Jago Architects for the concept proposal are consistent with the guidance provided in the planning principle established in *The Benevolent Society v Waverley Council* in that they take the built form of the concept proposal and existing and likely future development on neighbouring properties into consideration whilst excluding vegetation. They illustrate the overshadowing impacts that would be generated by the current 16 metre maximum building height and the overshadowing impacts generated by the proposed 32 metre maximum building height.

The images demonstrate that the proposed bulk and scale would result in additional overshadowing of established and potential future development within neighbouring properties to the south (including to north-facing private open space balconies and habitable room windows) and the basin lot which is under Council ownership.

The Urban Design report identified no significant views across the site or from the public domain which would be impacted by the proposal. The proposal is suitable to progress to public exhibition.

4.2.2 Social and Community Infrastructure

A Social and Community Infrastructure Assessment (SCIA) has been prepared to support the proposal. The SCIA considered infrastructure needs at three catchment levels: local, district and region per Figure 9.

The report estimated future population arising from the maximum residential yield of 1,751 to be 2,903 residents. The report found that there is a current open space and community infrastructure shortfall under the baseline population assumptions as well as the population growth associated with the proposal.

In terms of additional infrastructure, the following needs were identified:

- One local playground;
- Ninety-nine additional long day care places (in addition to existing shortfall of 80 places);
- 133 additional outside of school hours care places (in addition to existing shortfall of 52 places).

The proposal is capable of facilitating approximately 2,000m² of floor area for non-residential development which could potentially incorporate a new childcare centre.

The planning proposal has not demonstrated suitable provision of open space and community infrastructure to align with the proposed increase in residents on site, but it can potentially be provided in the surrounding area. Contributions are required to be negotiated with Council post-exhibition.

4.2.3 Provision of diverse and affordable housing

Affordable housing is essential for social equity and community wellbeing, a diverse labour market, employment growth and economic development, and environmental sustainability. A lack of

affordable housing affects the quality of life of families and individuals. The provision of affordable housing is a key priority for the NSW Government.

The proposal includes a commitment to 33% of the total dwelling yield as a mix of social, affordable and build to rent housing, for a minimum period of fifteen years. This would equate to 578 dwellings based on the proposed yield of 1,751 dwellings.

4.3 Infrastructure

4.3.1 Utilities and access roads

The following table provides an assessment of the adequacy of utilities and access roads to service the site and the development resulting from the planning proposal. An Infrastructure and Services report has been lodged with the proposal.

Table 5 Utilities and access roads infrastructure assessment

Infrastructure	Assessment
Access Roads	<p>There is adequate existing road access from Railway Terrace to the west (frontage of lots) and Pelican Road to the east (rear of lots). Railway Terrace is a main road with two lanes, roadside parking and kerb and gutter. Currently the site boundary with Railway Terrace does not have kerb and gutter, this would be included at detailed design stage.</p> <p>The proposal includes new internal access road as part of the subdivision for the proposed six super lots. The new access roads would connect Railway Terrace through to Pelican Road and Jacqui Avenue and provide street access to each proposed building.</p>
Water	<p>There are existing water mains in Railway Terrace servicing the area. These comprise a 250mm DICL, 500mm CICL and 250mm CICL main owned and maintained by Sydney Water. New water mains will need to be constructed off the existing DN250 DICL main in Railway Terrace. These will be located in the footpath verge of the new internal roads.</p> <p>It will be necessary to provide 200mm mains for buildings exceeding 8 storeys in height within the new internal roads. The extent of works associated with the water mains will be the subject of the Section 73 Notice of Requirements (NOR) from Sydney Water for the proposed development. An application for this has already been submitted to Sydney Water under Case 208163.</p> <p>Sydney Water have been involved in early engagement regarding the proposal and have not raised significant servicing barriers to proceeding.</p>

Infrastructure	Assessment
Sewer	<p>A 225mm diameter gravity sewer main exists at the front of the site adjacent to Railway Terrace. The sewer then drains towards the southeast to a DN300 main in Burdekin Road approximately 230m away.</p> <p>New sewer mains will need to be constructed off the existing DN225 main in Railway Terrace. The new sewer lines for the internal roads will be a 225mm gravity sewer. There will be 3 connection points to the existing sewer along Railway Terrace.</p> <p>As a result of the proposed increase in the number of units from 900 to 1800 it may be necessary to amplify the existing DN225 sewer in Railway Terrace to a DN300 sewer. This will need to be provided from the subject site to the existing DN300 main located in Burdekin Road 230m away.</p> <p>The extent of these works will also be the subject of the Section 73 Notice of Requirements (NOR) from Sydney Water for the proposed development. An application for this has already been submitted to Sydney Water under Case 208163.</p> <p>Sydney Water have been involved in early engagement regarding the proposal and have not raised significant servicing barriers to proceeding.</p>
Gas	<p>There is an existing 110mm PE 210kPa gas main located in Railway Terrace. Jemena typically requires a 32mm PE main to service new developments however given the size of the development this may need to be 50mm. Requirements will be confirmed at detailed design stage.</p>
Electricity	<p>Electricity is available in the area and will be extended to the site. Preliminary network assessment by Endeavor Energy indicates there is sufficient capacity to supply the development.</p>
Telecommunications	<p>Telstra has underground conduits and cables in the footpath area of Railway Terrace on the frontage of the site. The conduits also contain Optic Fibre cables belonging to AARNet. Plans indicate that services are available to the site and will be extended as underground services along the proposed access roads to facilitate distribution to the proposed buildings.</p>
Stormwater	<p>Stormwater infrastructure associated with the buildings and internal open space areas will be collected by a piped system and connected through to the nearest available pit in the new roads. Street drainage in the internal roads will be provided to collect stormwater from the buildings and internal roads in accordance with Blacktown City Council's requirements.</p> <p>The proposal would include stormwater reuse and quality improvement devices for each building in the form of storage tanks under the external paved areas. Stormwater will be collected from the roof of the buildings and other 'clean' areas where no pre-treatment will be required for reused in the irrigation systems.</p> <p>Street water will be collected and directed through a gross pollutant trap prior to discharging into Council's proposed detention basin known as 'Basin SP2'; the former part of Lot 3 DP 1268701 fronting Railway Terrace which has been acquired by Council. The street system and reuse scheme will be sized to cater for the 20-year ARI flow. Provision for flows more than the 20year ARI and up to the 100year ARI will be treated as overland flow and contained within the street kerb and gutter. Overflow pipes will be provided from the storage tanks to the nearest street pipe if the tanks are full and cannot take any more water.</p>

4.3.2 Transport Network

The proposal includes a traffic assessment which indicates no negative impact on the operation of the existing road network in the area, and it will not trigger road or intersection upgrades. Transport for NSW (TfNSW) has been involved in early engagement regarding the proposal and have not raised significant impact on networks.

TfNSW have encouraged the use of travel demand management to minimise demand on existing and future road networks by reducing number and length of trips and reducing reliance on single occupancy private vehicles. Given the subject site is located 350m south of the Alex Avenue town centre, Schofields train station and bus interchange, on a flat gradient, there is ample opportunity to encourage mode shift to cycling and walking trips. As such pedestrian permeability between the site and these local services and transport hubs are encouraged at the detailed design stage. The proposal reflects transit-oriented development principles in a strategic location and is suitable to proceed to public exhibition.

4.4 Flood

The site is not affected by the Probable Maximum Flood refer to figure 5 (associated with the Hawkesbury Nepean Flood River System). In relation to the North West Growth Area Evacuation Plan the site does not impact key flood evacuation routes. The additional housing will not pose additional burden on local infrastructure as there is no additional hardstand and existing stormwater basins can accommodate the development.



Figure 5 Probable Maximum Flood

5 Explanation Of Intended Effect

The following sections are to be read as an explanation of the intended effect of the proposed SEPP for section 3.30(1)(a) of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

It is intended to make a State Environmental Planning Policy (SEPP) to amend the SEPP (Precincts – Central River City) 2021 as stated in table 6 to increase the height of building and floor space ratio planning controls.

Table 6 Current and proposed controls

Control	Current	Proposed
Zone	R3 Medium Density Residential	No change
Maximum height of the building	16m	32m
Floor space ratio	1.75:1	3.5:1
Minimum lot size	N/A	N/A

5.1 Height of building

The planning proposal seeks to make changes to the Height of Building and Floor Space Ratio maps.

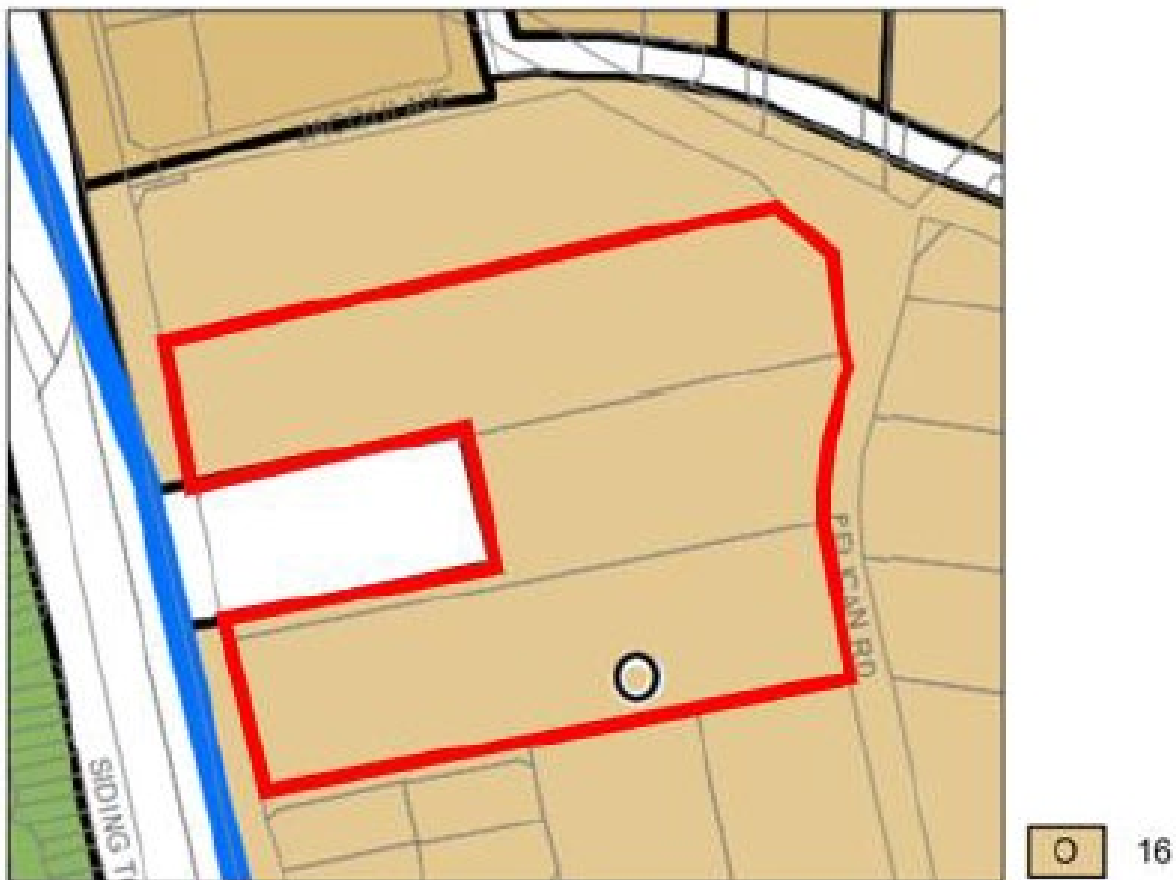
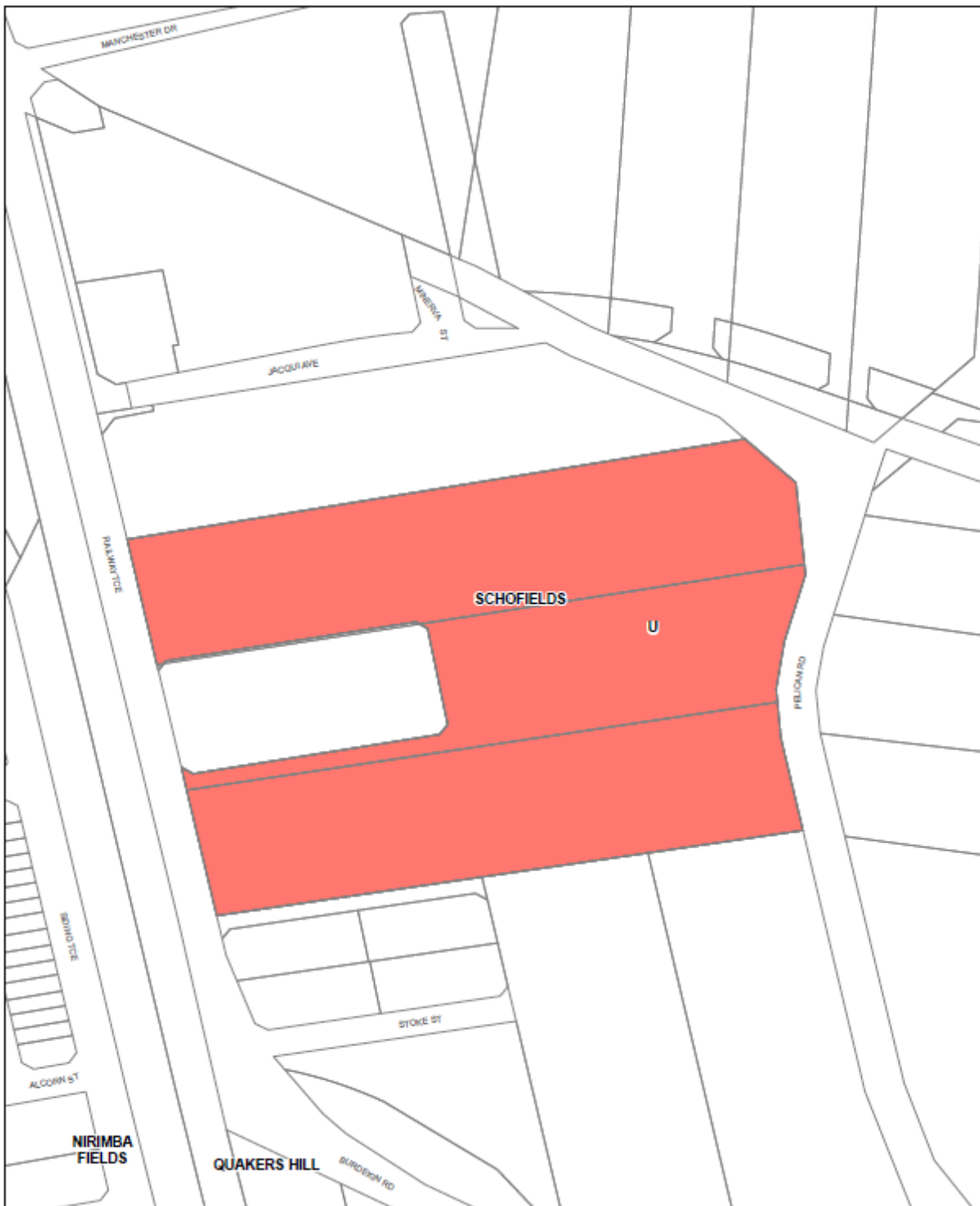


Figure 6 Current height of building map




Railway Terrace Schofields

Height of Buildings Map

Maximum Building Height (m)

 32

Cadastral

 Cadastral 18/10/2023 © Spatial Services

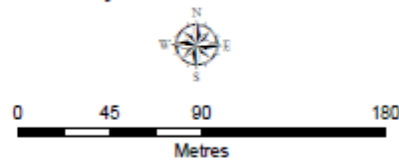


Figure 7 Proposed height of building map

5.2 Floor space ratio

The planning proposal seeks to make changes to the Floor Space Ratio maps.

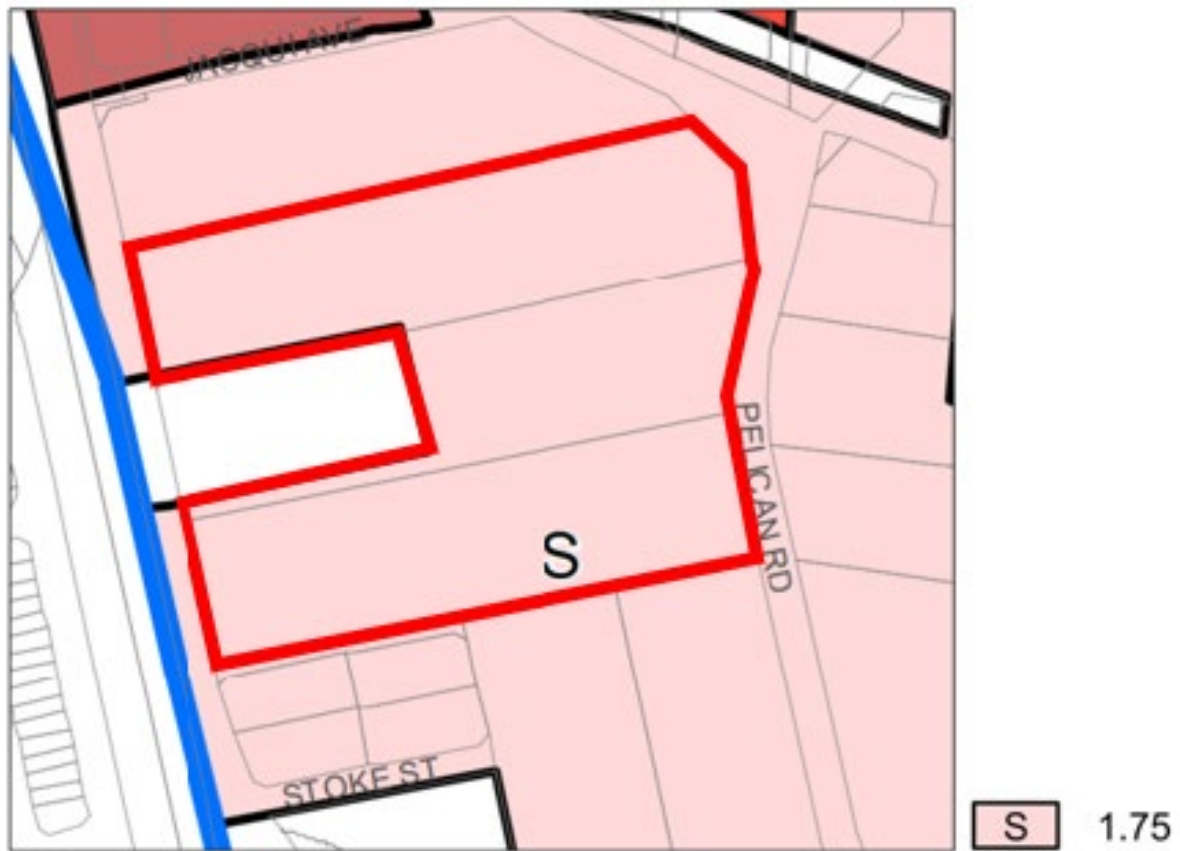
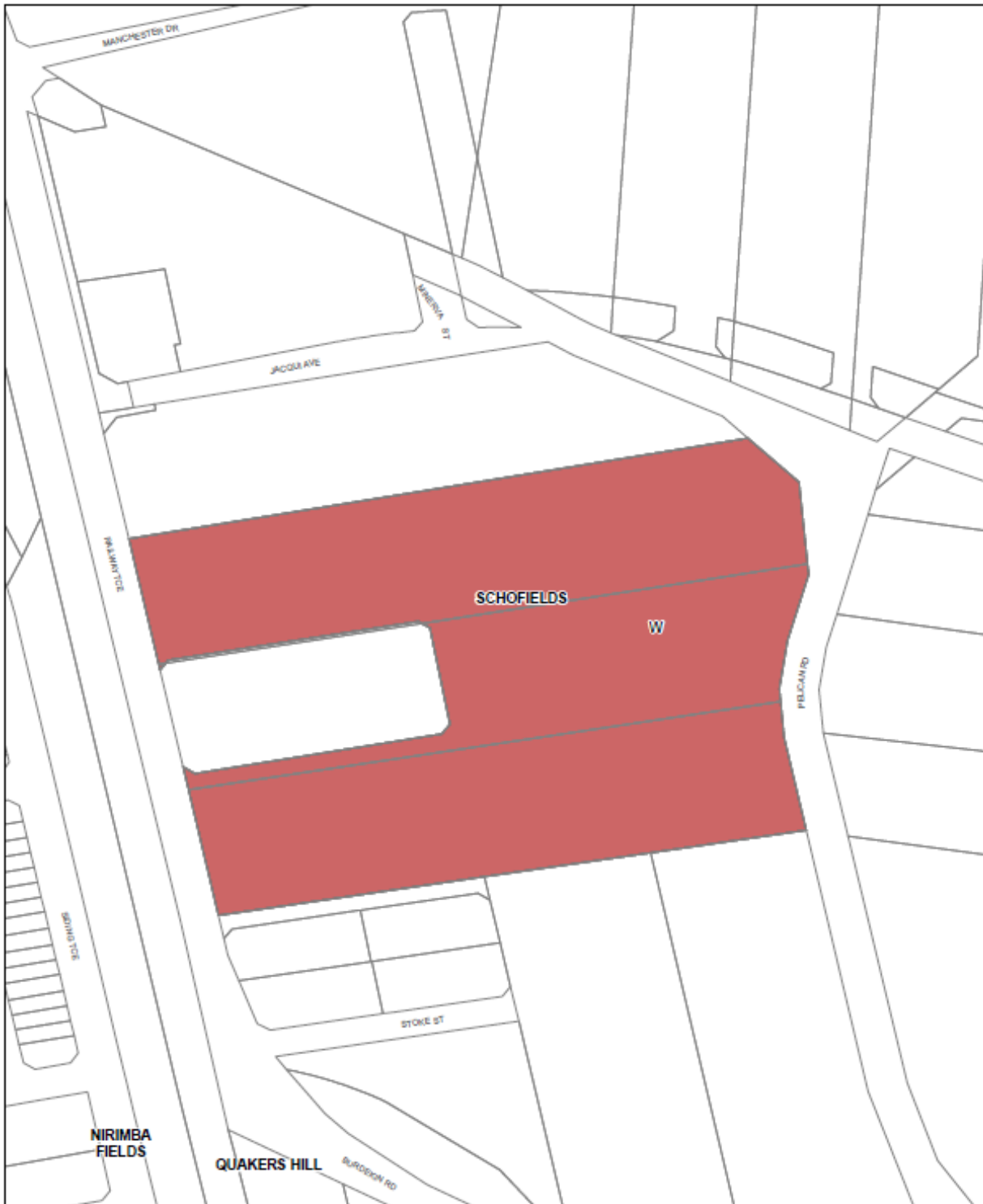


Figure 8 Current floor space ratio map



Floor Space Ratio Map

Maximum Floor Space Ratio (n:1)

W 3.5

Cadastral

□ Cadastral 18/10/2023 © Spatial Services

Railway Terrace Schofields

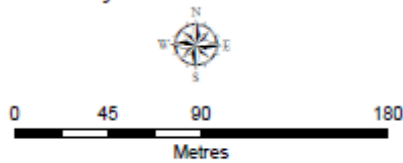


Figure 9 Proposed floor space ratio map

5.3 Development Control Plan

The Department will work with Blacktown City Council and the applicant to determine if additional site-specific development controls are required, and it is anticipated to be resolved prior to gazettal.

5.4 Contributions

The applicant of the planning proposal will work with Blacktown City Council in updating 'Contributions Plan No. 20 – Riverstone & Alex Avenue Precincts' as required. The terms of agreement will be negotiated with Council, and it is anticipated to be resolved prior to gazettal.

6 Consistency with relevant legislation and policies

6.1 Section 9.1 Ministerial Directions

The planning proposal's consistency with relevant section 9.1 Directions as discussed in Table 7.

Table 7 Ministerial Direction assessment

Relevant Direction	Reasons for Consistency or Inconsistency
1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	<p>The objective of this Direction is to ensure development within the North West Priority Growth Area is consistent with the 'North West Priority Growth Area Land Use and Infrastructure Strategy'.</p> <p>Consistent – The planning proposal achieves the overall intent of the Strategy and does not undermine the achievement of its objectives, planning principles and priorities.</p>
3.2 Heritage Conservation	<p>The objective of this Direction is to conserve items, areas, objects and place of environmental heritage significance and indigenous heritage significance.</p> <p>Consistent – An Aboriginal Heritage Due Diligence Assessment report was prepared to support the proposal. The report found the site had no Aboriginal objects or intact archaeological deposits and no items with significant or local heritage values were identified within or adjoining the subject site. No local or state listed heritage items occur on the site.</p>
4.4 Remediation of Contaminated Land	<p>This Direction requires the planning proposal authority consider whether the land is contaminated and if contaminated, the planning proposal authority must be satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the proposed residential development.</p> <p>Consistent – The proposal is accompanied by Stage 1 Preliminary Site Investigation and Stage 2 Detailed Site Investigation which found the site is not yet suitable for the proposed land use. A Remedial Action Plan (RAP) has also been prepared to address the presence of asbestos and other potential contaminants on site. The RAP confirms the site can be made suitable for the proposed land use subject to the implementation procedures recommended within the report.</p>

Relevant Direction	Reasons for Consistency or Inconsistency
5.1 Integrating Land Use and Transport	<p>The objective of this Direction is to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts improve access to housing, jobs, services by walking, cycling and public transport, reduce car dependency, support efficient and viable public transport and provide for efficient movement of freight.</p> <p>Consistent – this Direction seeks to improve access to housing, jobs and services by promoting walking, cycling and public transport and is relevant as the proposal seeks to alter provisions relating to urban land. The proposal is consistent as the proposed redevelopment will improve road access, provide footpaths and increase and promote connectivity with surrounding neighbourhoods, Alex Avenue town centre and the Schofields train station and bus interchange.</p>
6.1 Residential Zones	<p>The objectives of this Direction are to encourage a variety of and choice of housing types to provide for housing needs, make efficient use of existing infrastructure and services and ensure new housing has appropriate access to infrastructure and services, and minimise the impact of residential development on the environment and resource land. This Direction applies if a planning proposal affects land within an existing or proposed residential land use zone.</p> <p>Consistent – The proposal will encourage the provision of housing in a strategic location in the North West Growth Area, and as discussed in Section 6.3.1 of this report, it can be appropriately serviced.</p>

6.2 State environmental planning policies (SEPPs)

With exception of SEPP (Precincts – Central River City) 2021, the planning proposal is consistent with all relevant SEPPs as discussed in the table in Appendix A.

Appendix A – Assessment of planning proposal against State Environmental Planning Policies

SEPPs	Consistent/ Not Applicable	Reasons for Consistency or Inconsistency
State Environmental Planning Policy (Biodiversity and Conservation) 2021	N/A	This SEPP is not relevant as the site is not: <ul style="list-style-type: none"> • listed as a non-rural area • Koala Habitat • River Murray lands • listed water catchment area strategic conservation planning area
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004	N/A	This is a matter for the development assessment process.
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	N/A	This is a matter for the development assessment process.
State Environmental Planning Policy (Housing) 2021	Consistent	The aims of this SEPP are to enable the development of diverse housing types, encourage the development of housing that will meet the needs of more vulnerable members of the community, ensure new housing provides a reasonable level of amenity, makes good use of existing infrastructure, and minimise climate and environment impacts. The proposal will provide diverse housing, with 33% of the housing proposed to be social, affordable and build to rent. The proposal seeks to deliver medium density housing in a strategic location in the North West Growth Area, in close proximity to the Alex Avenue town centre and public transport connections at Schofields train station.
State Environmental Planning Policy (Industry and Employment) 2021	N/A	This is not relevant as the site is not: <ul style="list-style-type: none"> • in the Western Sydney Employment Area • proposing advertising or signage
State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development	N/A	This is a matter for the development assessment process.
State Environmental Planning Policy (Planning Systems) 2021	N/A	The development is not considered Regional Significant.

SEPPs	Consistent/ Not Applicable	Reasons for Consistency or Inconsistency
State Environmental Planning Policy (Precincts—Central River City) 2021	Inconsistent	The proposal seeks to vary maximum height of buildings and floor space ratio set in the SEPP. See discussion in report.
State Environmental Planning Policy (Precincts—Eastern Harbour City) 2021	N/A	The site is not located in the Eastern Harbour City.
State Environmental Planning Policy (Precincts—Regional) 2021	N/A	The site is not a state significant precinct.
State Environmental Planning Policy (Precincts—Western Parkland City) 2021	N/A	The site is not located in the Western Parklands City.
State Environmental Planning Policy (Primary Production) 2021	N/A	The site is residential and is not land identified for primary production
State Environmental Planning Policy (Resilience and Hazards) 2021	Consistent	<p>Chapter 4 Remediation of land applies to this site. The SEPP aims to promote remediation of contaminated land and specifies certain conditions that are relevant to rezoning land.</p> <p>The proposal is accompanied by Stage 1 Preliminary Site Investigation and Stage 2 Detailed Site Investigation which found the site is not yet suitable for the proposed land use. As such a Remedial Action Plan (RAP) has been prepared to address the presence of asbestos and other potential contaminants on site. The RAP confirms the site can be made suitable for the proposed land use subject to the implementation procedures recommended within the report.</p>
State Environmental Planning Policy (Resources and Energy) 2021	N/A	The site is residential and not subject to mining, petroleum production or extractive industries.
State Environmental Planning Policy (Sustainable Buildings) 2022	N/A	This is a matter for the development assessment process.
State Environmental Planning Policy (Transport and Infrastructure) 2021	N/A	The site is not located on a classified road and does not impact development in the rail corridor.

Appendix B – Assessment of planning proposal against Section 9.1 Ministerial Directions

Directions	Consistent/ Not Applicable	Reasons for Consistency or Inconsistency
Focus area 1: Planning Systems		
1.1 Implementation of Regional Plans	N/A	The Direction is not relevant as the site is not located in Regional NSW.
1.2 Development of Aboriginal Land Council land	N/A	The Direction is not relevant as the land is not owned by an Aboriginal Land Council.
1.3 Approval and Referral Requirements	Y	Consistent - The proposal is consistent as it does not include provisions requiring concurrence, consultation or referral of a Minister or public authority.
1.4 Site Specific Provisions	Y	Consistent - The Proposal is consistent with this direction as it will not rezone land and does not seek to change land use permissibility under the State Environmental Planning Policy SEPP (Precincts – Central River City) 2021.
Focus area 2: Planning Systems – Place-based		
1.5, 1.7 – 1.22	N/A	These Directions are for specific places and do not apply to the subject site.
1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	Y	Consistent – The planning proposal achieves the overall intent of the Strategy and does not undermine the achievement of its objectives, planning principles and priorities.
Focus area 2: Design and Place – this focus area was blank when the Directions were made.		
Focus area 3: Biodiversity and Conservation		
3.1 Conservation Zones	N/A	The proposal does not contain land within a conservation zone therefore the Direction does not apply.
3.2 Heritage Conservation	Y	Consistent - An Aboriginal & Historic Heritage Due Diligence Assessment Report was prepared to support the proposal. The report found the sited had no Aboriginal objects or intact archaeological deposits and no items with significant or local heritage values were identified within or adjoining the subject site No local or state listed heritage items occur on the site.
3.3 Sydney Drinking Water Catchments	N/A	The subject land is not located within a Sydney drinking water catchment therefore the Direction does not apply.

Directions	Consistent/ Not Applicable	Reasons for Consistency or Inconsistency
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	N/A	The site is not located on the NSW Far North Coast therefore the Direction does not apply.
3.5 Recreation Vehicle Areas	N/A	This Direction is not relevant as the subject site does not comprise sensitive land or land with significant conservation values.
3.6 Strategic Conservation Planning	N/A	The subject land is not identified under State Environmental Planning Policy (Biodiversity and Conservation) 2021 therefore the Direction does not apply.
3.7 Public Bushland	N/A	The subject site is not identified as land to which this Direction applies.
3.8 Willandra Lakes Region	N/A	This subject site is not within the Willandra Lakes Region therefore the Direction does not apply.
3.9 Sydney Harbour Foreshores and Waterways Area	N/A	This subject land is not located within the Sydney Harbour Foreshores and Waterways Areas therefore the Direction does not apply.
3.10 Water Catchment Protection	N/A	The proposal will not affect land within a regulated catchment per SEPP (Biodiversity and Conservation) 2021 therefore the Direction does not apply.

Focus area 4: Resilience and hazard

4.1 Flooding	N/A	The site is not identified as flood affected therefore the Direction does not apply.
4.2 Coastal Management	N/A	The site is not within a coastal zone therefore the Direction does not apply.
4.3 Planning for Bushfire Protection	N/A	The site is not mapped as bushfire prone land therefore the Direction does not apply.
4.4 Remediation of Contaminated Land	Y	Consistent – The proposal is accompanied by Stage 1 Preliminary Site Investigation and Stage 2 Detailed Site Investigation which found the site is not yet suitable for the proposed land use. A Remedial Action Plan (RAP) has also been prepared to address the presence of asbestos and other potential contaminants on site. The RAP confirms the site can be made suitable for the proposed land use subject to the implementation procedures recommended within the report.
4.5 Acid Sulphate Soils	N/A	The site is not identified as having acid sulfate soils therefore the Direction does not apply.
4.6 Mine Subsidence and Unstable Land	N/A	The site is not within a declared mine subsidence district therefore the Direction does not apply.

Directions	Consistent/ Not Applicable	Reasons for Consistency or Inconsistency
Focus area 5: Transport and infrastructure		
5.1 Integrating Land Use and Transport	Y	Consistent – The proposal will improve road access, provide footpaths and increase and promote connectivity with surrounding neighbourhoods, Alex Avenue town centre and the Schofields train station and bus interchange.
5.2 Reserving Land for Public Purposes	N/A	The proposal does not affect land reserved for public purposes therefore the Direction does not apply.
5.3 Development Near Regulated Airports and Defence Airfields	N/A	The subject land is not situated near a regulated airport or defence airfield therefore the Direction does not apply.
5.4 Shooting Ranges	N/A	The subject site is not on land adjacent to and/ or adjoining an existing shooting range therefore the Direction does not apply.
Focus Area 6: Housing		
6.1 Residential zones	Y	Consistent – The proposal will encourage the provision of housing in a strategic location in the North West Growth Area and can be appropriately serviced.
6.2 Caravan Parks and Manufactured Home Estates	N/A	The proposal is not proposing a caravan park or manufactured home estate therefore the Direction does not apply.
Focus area 7: Industry and Employment		
7.1 Employment Zones	N/A	The proposed development will not affect land zoned for employment uses therefore the Direction does not apply.
7.2 Reduction in non-hosted short-term rental accommodation period	N/A	This Direction applies to Byron Shire Council therefore the Direction does not apply.
7.3 Commercial and Retail Development along the Pacific Highway, North Coast	N/A	This subject site is not located along the Pacific Highway, North Coast therefore the Direction does not apply.
Focus area 8: Resources and Energy		
8.1 Mining, Petroleum Production and Extractive Industries	N/A	The proposal will not impede upon known state or regionally significant reserves of coal, other minerals, petroleum, and extractive materials therefore the Direction does not apply.

Directions	Consistent/ Not Applicable	Reasons for Consistency or Inconsistency
Focus area 9: Primary Production		
9.1 Rural Zones	N/A	The proposal does not affect land within an existing or proposed rural zone therefore the Direction does not apply.
9.2 Rural Lands	N/A	The Direction does not apply as the subject land is within the Greater Sydney Region.
9.3 Oyster Aquaculture	N/A	The Direction does not apply as the subject land is not located within a 'Priority Oyster Aquaculture Area'.
9.4 Farmland of State and Regional Significance on the NSW Far North Coast	N/A	The Direction does not apply as the subject land is not farmland of state and regional significance on the NSW Far North Coast.