

Protection of Transport Corridors in Western Sydney

Discussion Paper: Frequently Asked Questions March 2018

Why protect land for future major infrastructure projects?

What is corridor protection?

- Transport for Sydney has released four recommended corridors in Western Sydney for future transport infrastructure to support the growing population of Western Sydney.
- Corridor protection is the process for setting aside land in those corridors for future major infrastructure, such as motorways or railways, to be delivered when and where it is required and prevents the future transport being encroached upon by unsuitable land uses.
- Corridor protection can be achieved through a State Environmental Planning Policy (SEPP) that addresses matters of State or regional planning significance.

What are the benefits of corridor protection?

- Provides landowners and the community with certainty of where future infrastructure will be located.
- Supports effective strategic land use planning by State and local government that can carefully consider future infrastructure.
- Prevents urban development from encroaching on the protected corridor and minimises disruption to future communities.
- Enables overall cost-efficient delivery of future infrastructure projects.
- Minimises the environmental, economic and community impacts at the time the infrastructure projects are delivered.

Why do we need to protect corridors in Western Sydney?

- Western Sydney is growing and changing and will be home to the new Western Sydney Airport and approximately 1.5 million people by 2036.
- Transport for NSW has identified four major transport corridors in Western Sydney to meet the needs of the forecast population and economic growth, so that infrastructure delivery can be delivered when and where it is needed.
- These four corridors set aside sufficient land to enable use as a future transport, such as a railway line, motorway or a freight line.

Why are the corridors located here?

- Transport for NSW has undertaken an assessment for each corridor to minimise impacts on the community and environment. These assessments can be read on Transport for NSW's website at www.transport.nsw.gov.au/corridors.

The proposed State Environmental Planning Policy to protect Western Sydney Corridors

What will the proposed State Environmental Planning Policy do?

- Protecting the four corridors identified by Transport for NSW from incompatible land uses is proposed to be achieved through a State Environmental Planning Policy (SEPP), an environmental planning instrument that addresses matters of State or regional environmental planning significance.
- If approved, the proposed SEPP will rezone land within the corridors for a public purpose, specifically SP2 Infrastructure – Reserved Infrastructure Corridor.
- It is intended that landowners and residents in the corridors will be able to continue to use the land as normal.
- Land uses and development activity that are currently permitted to be undertaken will continue to be permitted after the land is rezoned, with development consent. However, the proposed SEPP will require additional approval processes and considerations to ensure new development will not compromise, restrict or otherwise prevent the future use of the land for infrastructure.
- The proposed SEPP will prevent subdivision of land within the corridors that would hinder the delivery of the future infrastructure by increasing the number of lots and affected landowners.
- Complying development will also no longer be relevant to land within the rezoned corridor. New development on land within the corridors will require a development application.

When will my property be rezoned?

- Before any land is rezoned, Transport for NSW will need to consider any feedback on the identification and assessment for each corridor and determine the final corridor alignments.
- The Department of Planning and Environment will also need to consider all feedback on the proposed changes to development assessments and controls in and adjacent to the corridors in the proposed SEPP.
- This feedback will inform the preparation of the SEPP which will be presented to the Minister for Planning for consideration. If approved by the Minister, the SEPP will rezone the land within the corridors.
- If approved, it is anticipated that the final SEPP and rezoning will be gazetted in 2018.

When will my land be acquired?

- At this stage the NSW Government is identifying the major infrastructure corridors and proposing to protect that land from land uses that are incompatible with future infrastructure and there is no intention or need to immediately acquire land or property.
- Acquisition normally occurs closer to when the infrastructure is to be built.
- Further information on land acquisition can be sought from Transport for NSW's website at www.transport.nsw.gov.au/corridors.

Can I continue to live and work on my property when my land is rezoned?

- Yes, all land owners and residents can continue to live and work on their land, as normal.
- Land uses and development activity that are currently permitted to be undertaken will continue to be permitted, with development consent.
- Should a land owner seek approval to change the land use or undertake development activity on their land, it is likely that there will be additional considerations prior to development consent being approved to ensure that the development activity does not restrict or prevent the future use of the land for infrastructure.
- Development proposals on rezoned corridor land that have a capital investment value over \$200,000 would need approval from both Transport for NSW and the relevant consent authority (such as the local council). This is known as concurrence.

My property is near the recommended corridors.

Will the proposed SEPP effect my land?

- It is important that future development that occurs around the reserved corridor does not prevent the future infrastructure from being delivered in the future.
- To safeguard the delivery of the future infrastructure, some additional considerations may be required for specific types of development adjacent to the corridors.
- For example, development proposals to excavate land adjacent to the corridors will likely only be permitted following the approval of Transport for NSW, and subject to certain conditions. These conditions are intended to be like those for rail corridors under the State Environmental Planning Policy (Infrastructure) 2007. This is to ensure that any excavation activity doesn't unintentionally impact the structural integrity of the future infrastructure.

When will the future infrastructure be built?

- Over the next decades further detailed design and environmental assessment will be undertaken to enable the future infrastructure to be built when it is needed to support the growth and change in Western Sydney.
- Transport for NSW will continue to consult with the community and stakeholders as part of future planning for the infrastructure.
- Further information on the future infrastructure can be found on the Transport for NSW's website at www.transport.nsw.gov.au/corridors.

What noise mitigation measures are being considered to apply to future development surrounding the reserved infrastructure corridors?

- Additional noise mitigation measures are likely to be applied in a separate process to the proposed SEPP.
- The NSW Government will consult with local council, the community and relevant stakeholders regarding noise mitigation measures.
- If you propose to rezone your land to intensify its use, additional noise mitigation measures may apply to your development if it is adjacent to the corridor. For example, if you propose to rezone land from low density residential to medium density residential, you may be required to apply noise mitigation measures such as acoustic treatments or best practice building orientation.

What happens after consultation finishes?

- Transport for NSW will consider feedback and determine the final corridor alignments.
- The Department of Planning and Environment will use feedback on the Discussion Paper to inform the preparation of the SEPP which will be presented to the Minister for Planning for consideration. If approved by the Minister, the SEPP will rezone the land within the corridors.
- It is anticipated that the final SEPP and rezoning will be gazetted in 2018.

How do I comment on the Discussion Paper?

- Submissions on the Discussion Paper on the proposed State Environmental Planning Policy to Protect Western Sydney Corridors will close on 18 May 2018.
- You can view and make a submission:
 - Online at www.transport.nsw.gov.au/corridors
 - Or by mail to:
Corridor Investigation Office
Transport for NSW
PO Box K659
Haymarket NSW 1240
- Published submissions will include your name and the organisation on whose behalf you may be writing. Contact details such as email and postal addresses, and telephone numbers are not published. The Department of Planning and Environment reserve the right to not publish selected submissions (in full or part).
- Please read the privacy statement available on <http://www.planning.nsw.gov.au/Privacy>

Where can I find out more?

- For further information please visit the website at www.transport.nsw.gov.au/corridors or phone 1800 837 511.
- If you require translation assistance, please call 131 450.

transport.nsw.gov.au

Tel 1800 837 511

Email corridors@transport.nsw.gov.au

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