

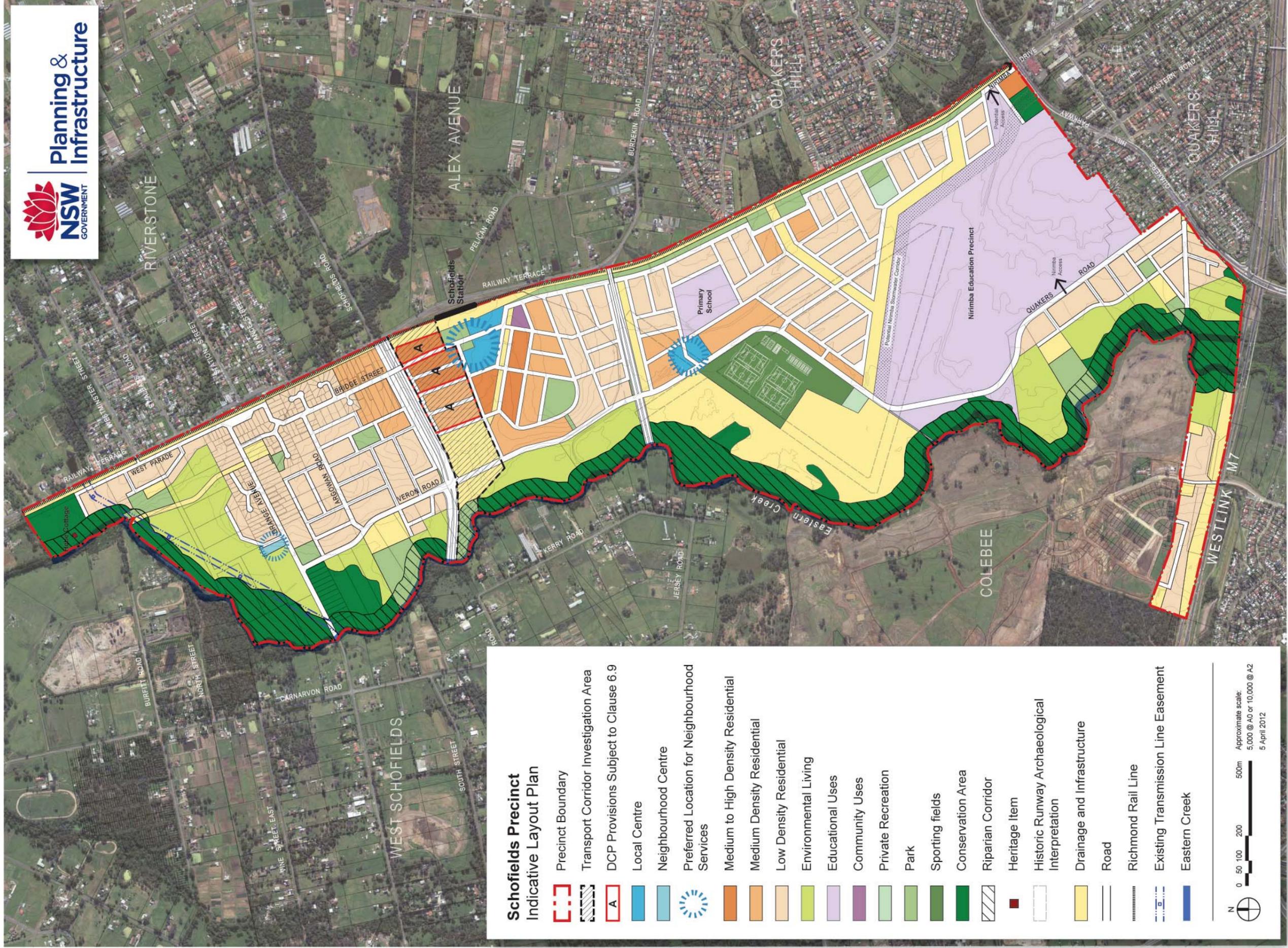


# Schofields Precinct Plan

May 2012

The Schofields Precinct has been rezoned for urban development by the NSW Government.

-  Residential land for 2,950 new dwellings and 8,000 residents
-  Land for a new primary school
-  61 hectares of conservation land, focussed along Eastern Creek
-  31 hectares of open space and recreation areas
-  Retail space in three neighbourhood centres
-  A potential public transport corridor linking Schofields Station to Rouse Hill
-  Upgrades to key roads
-  New pedestrian and cycle links
-  A mix of housing with higher densities closer to the Schofields railway station
-  The history of the area is interpreted through street and open space designs



The NSW Government has finalised the rezoning of the Schofields Precinct by amending the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (the Growth Centres SEPP).

Following public exhibition of the draft Precinct Plan for Schofields in August/September 2011 and community feedback, the Precinct Plan was amended to:

- Allow for a potential east / west public transport corridor near Schofields Station
- Relocation of the active sporting fields to a flood free area near Eastern Creek so that recreation can better relate to environmental conservation areas.
- A lowering of densities in some areas further away from public transport to reflect local demand for detached housing.
- Improvements in stormwater basin design to better integrate with Eastern Creek.

The new Precinct Plan is the product of an extensive process which was jointly managed by the Department of Planning and Infrastructure and Blacktown City Council.

## Infrastructure

The Precinct is part of Sydney Water's planned expansion for water and sewer, with new infrastructure to be available in 2014 to service the northern part of the Precinct, adjacent to the Railway station.

The rail underpass for Schofields Road is now in place to assist with the construction of Schofields Road into the Precinct to open up access to new residential development.

The Department of Education has programmed the development of a new 4.5 hectare primary school in the central part of the Precinct.

## Implications for landowners

Although land has been rezoned, there is no compulsion for any development by the owner. Landowners can choose to develop or not to develop their property. They can also choose to develop part of their property. Under 'existing use rights', landowners can continue with current uses (provided the use is already lawfully commenced).



### Next Steps



- The rezoning is accompanied by a **Development Control Plan** adopted by the Deputy Director-General of the Department of Planning and Infrastructure
- It is anticipated that a **Section 94 Contributions Plan** being prepared by Blacktown City Council will be placed on exhibition in the near future
- A determination on the preferred corridor for the north west public transport corridor is anticipated in late 2012.

[www.growthcentres.nsw.gov.au](http://www.growthcentres.nsw.gov.au)

### Important



English	For more information in languages other than English, please call 1300 730 550	Korean	한국어로 더 자세한 정보를 원하시면 1300 730 550 으로 전화하십시오
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Assyrian	1300 730 550	Macedonian	Za повеќе informacii na drugi jazici osven na engleski, vo molime javete se na 1300 730 550
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### Further information



- Visit [www.growthcentres.nsw.gov.au](http://www.growthcentres.nsw.gov.au)
- Call the Growth Centres Infoline during business hours **1300 730 550**
- Email [community@planning.nsw.gov.au](mailto:community@planning.nsw.gov.au)
- Contact **Blacktown City Council** on **9839 6000** and request a **Section 149 Planning Certificate**
- Visit [www.legislation.nsw.gov.au](http://www.legislation.nsw.gov.au)