



PLANNING SYSTEM

State environmental planning policies

Circular	PS 08-016
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Related	PS 08-001

Development near rail corridors and busy roads – interim guideline

The purpose of this circular is to advise of the gazettal of the interim guideline *Development near rail corridors and busy roads* for the purposes of clauses 85, 86, 87, 102 and 103 of State Environmental Planning Policy (Infrastructure) 2007. This guideline also provides general guidance to limit the impact of development on road and rail infrastructure and to limit the impacts of the use of this infrastructure on sensitive land uses.

Introduction

On 19 December 2008, *Development near rail corridors and busy roads: interim guideline* was published and gazetted for immediate use by consent authorities and proponents for development in accordance with clauses 85, 86, 87, 102 and 103 of State Environmental Planning Policy (Infrastructure) 2007 (the SEPP).

The guideline also provides best practice advice for other development near other roads not covered by the Infrastructure SEPP.

Development near rail corridors and busy roads

The guideline provides guidance for planning, design and assessment of development in or adjacent to rail corridors and busy roads. It provides advice to councils, state agencies, proponents and the community on ways to avoid and manage the impact of road and rail operations on surrounding land uses and the impact of surrounding land uses on road and rail infrastructure.

Before determining a development application, a consent authority should, amongst other things, take into consideration these guidelines to minimise impacts of busy roads and railway corridors on residential and other sensitive development such as schools and child care centres.

Further the consent authority should also consider if development proposals are likely to affect the structural integrity of road and rail infrastructure,

or limit the future development of proposed nominated underground rail proposals.

The key objectives of the guideline are to:

- protect the safety and integrity of key road and rail infrastructure from adjacent development particularly from excavation within or adjacent to transport corridors
- assist in reducing the impacts from adverse noise, vibration or electrolysis on sensitive development adjacent to rail corridors
- assist in reducing the impacts from adverse road noise, vibration and air quality on sensitive provide planning, design and assessment advice to ensure that residential development adjacent to rail corridors and busy roads meets the internal noise criteria specified in the SEPP.

Review of guideline

The Interim Guideline will be reviewed in March 2009. Following the review, the guideline will be updated and re-gazetted as final. Comments are welcome to: assessments@planning.nsw.gov.au.

Register of development assessment guidelines

The guideline can be viewed in the Register of Development Assessment Guidelines on the Department of Planning website at <http://rdaguidelines.planning.nsw.gov.au/register.cfm>.

This register provides a comprehensive list of the guidelines to be utilised by councils, developers,

consultants and the general public for the purpose of development assessment. This important register also includes guidelines that can assist councils when developing local environmental plans, development control plans and local policies.

Further information

This and other Department of Planning circulars are published on the web at www.planning.nsw.gov.au/planningsystem/practicenotes.

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Important note: This circular does not constitute legal advice. Users are advised to seek professional advice and refer to the relevant legislation, as necessary, before taking action in relation to any matters covered by this circular.

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