This planning circular has been ARCHIVED
This circular is no longer current but provides historical information and advice on planning system matters.

Planning circular

PLANNING SYSTEM

Infrastructure; Rail corridors

Circular	PS 21-018
Issued	2 December 2021[1]
Related	Replaces PS 08-016

Development near rail corridors and busy roads – interim guideline

The purpose of this circular is to advise on the *Development near rail corridors and busy roads – interim guideline* for the purposes of sections 2.98, 2.99, 2.100, 2.120 and 2.121 of *State Environmental Planning Policy (Transport and Infrastructure) 2021*.

Introduction

The *Development near rail corridors and busy roads - interim guideline* assists in the planning, design and assessment of development in, or adjacent to, rail corridors and busy roads.

The interim guideline applies to development in accordance with sections 2.98, 2.99, 2.100, 2.120 and 2.121 of *State Environmental Planning Policy (Transport and Infrastructure) 2021* (Transport and Infrastructure SEPP).

It can also provide useful guidance for other development, not covered by the Transport and Infrastructure SEPP, that may be impacted by, or may impact on, rail corridors or busy roads.

Development near rail corridors and busy roads – interim guideline

The *Development near rail corridors and busy roads – interim guideline* 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 relevant development application, a consent authority must, amongst other matters, take into consideration this interim guideline to minimise the impacts of busy roads and railway corridors on residential and other sensitive development such as schools and childcare centres.

This guideline also assists in seeking concurrence from the rail authority for excavation in or adjacent to rail corridors specified in chapter 2 of the Transport and Infrastructure SEPP. This includes providing information on considerations of if the development is likely to affect the structural integrity of road and rail infrastructure or the operation of existing or proposed rail infrastructure facilities in the rail corridor.

The key objectives of the interim guideline are to:

- protect the safety and integrity of key road and rail infrastructure from adjacent development, particularly from excavation in or adjacent to transport corridors
- assist in reducing the impacts from adverse noise, vibration or electrolysis on sensitive development adjacent to rail corridors, and
- assist in reducing the impacts from adverse road noise, vibration and air quality on sensitive development, and
- provide planning, design and assessment guidance to ensure that residential development adjacent to rail corridors and busy roads meet the internal noise criteria specified in chapter 2 of the Transport and Infrastructure SEPP.

Further information

The *Development near rail corridors and busy roads – interim guideline* can be viewed on the Department of Planning and Environment's website.

For further information please contact Service NSW on 13 77 88.

[1] Revised 10 August 2023 to include updated references to address consolidated State Environmental Planning Policies

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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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