

Transport Oriented Development (TOD) Program - assessment criteria

Overview

The Department of Planning, Housing and Infrastructure (DPHI) undertook analysis of 305 transport stations within the Greater Sydney, Hunter, Central Coast and Illawarra regions to identify locations that have enabling rail, water and wastewater infrastructure capacity near the transport station to support additional housing growth. 39 stations with capacity for additional growth were identified for inclusion in the TOD program.

Objectives of the TOD program

The objectives of the program are to:

- Increase housing supply in well-located areas
- Enable a variety of land uses (residential, commercial, recreational) within walking distance of train and metro stations
- Deliver housing that is supported by attractive public spaces, vibrancy, and community amenity
- Increase the amount of affordable housing in these locations.

TOD - Accelerated Precincts program

The TOD Accelerated Precincts program will deliver high and mid-rise housing within 1,200 metres of 8 priority transport hubs.

Stage 1: Eligibility criteria

- All electrified heavy rail, metro and intercity trains within the Greater Sydney, Hunter, Central Coast and Illawarra regions.
- Within 30 minutes of a metropolitan centre including Sydney CBD, Parramatta, Newcastle, Gosford or Wollongong by rail or were Sydney Metro stations, enabling good access to jobs and services.
- Capacity for additional homes near the transport station.
- Capacity on the Sydney Trains network to support additional passengers from the housing growth.
- Existing residential land (i.e. land that is zoned residential) near a station.
- Alignment with government priorities for housing growth.

Stage 2: Multi-criteria analysis

In the second stage of the assessment process, multi-criteria analysis was used to assess and rank stations using the selection criteria (detailed below), to develop a shortlist for more detailed assessment.

Table 1: Selection criteria

Dimension	Criteria	Scoring Framework
Strategic alignment	Strategic alignment to government strategies such as Local Housing Strategy, regional plans	Yes - evidence of alignment of housing growth with strategic plans No - there was no evidence of alignment of housing growth with strategic plans
Planning status	Status and timing of masterplan and rezoning	High score – master planning or rezoning underway Intermediate score – rezoning had previously been undertaken Low score - rezoning occurred less than 2 years ago or an existing state led rezoning is underway
Land fragmentation	Percentage of fragmented land and high proportion of strata developments	High score - stations with larger average lot sizes and a lower percentage of strata title Low score – stations with smaller average lot sizes and a higher percentage of strata title
Government owned land	Proportion of government owned land to deliver social and affordable housing	High score - stations with a high percentage of government owned land Low score – stations with a low percentage of government owned land

Dimension	Criteria	Scoring Framework
Balanced growth	Rebalance housing growth across the State	Consideration given to: 2 stations per Greater Sydney Local Government Area 1 station per regional Local Government Area

Stage 3: Planning and infrastructure review

In the third stage of the assessment process, the shortlisted stations were reviewed to determine:

- Planning and land use considerations and constraints, like flood zones or bushfire risk zones, land fragmentation and council-led strategic planning.
- Transport, water and wastewater capacity to support additional growth.
- Independent third-party economic feasibility assessment to determine the rezoning potential at each station.
- Potential investment in new public open spaces to support increased population and density.

Stage 4: Strategic review by expert panel

In the fourth stage of the assessment process, an interagency assessment review committee of government representatives, overseen by a probity advisor, assessed the shortlist of stations.

The committee considered:

- Planned and potential homes that the area could yield
- Existing infrastructure capacity to service growth
- Housing and infrastructure delivery impediments such as flood zones or bushfire risk zones
- Opportunities for more social housing.

Stage 5: Approval by the Minister for Planning and Public Spaces

Consistent with the decision of NSW Cabinet, the Minister for Planning and Public Spaces approved the final list of stations.

TOD - State Environment Planning Policy (SEPP)

The TOD SEPP will increase the capacity for more mid-rise housing such as 3-6 storey apartments and mixed-use development within 400 metres of 31 stations.

Stage 1: Eligibility Criteria

- All electrified heavy rail, metro and intercity trains within the Greater Sydney, Hunter, Central Coast and Illawarra regions.
- Within 30 minutes of a metropolitan centre including Sydney CBD, Parramatta, Newcastle, Gosford or Wollongong by rail or were Sydney Metro stations, enabling good access to jobs and services.
- Capacity for additional homes near the transport station.
- Capacity on the Sydney Trains network to support additional passengers from the housing growth.
- Existing residential land (i.e. land that is zoned residential) near a station.
- Alignment with government priorities for housing growth.

Stage 2: Planning and infrastructure review

In the second stage of the assessment process, a review of the shortlisted stations was undertaken to determine:

- Planning and land use considerations and constraints, like flood zones or bushfire risk zones, land fragmentation, council-led strategic planning, and open space.
- Transport, water and wastewater capacity to support additional growth.
- Independent third-party economic feasibility assessment to determine rezoning potential at each station and the amount of affordable housing.

Stage 3: Approval by the Minister for Planning and Public Spaces

Consistent with the decision of NSW Cabinet, the Minister for Planning and Public Spaces approved the final list of stations.