

Schofields Town Centre Planned Precinct

Frequently asked questions

November 2017

What is a Planned Precinct?

- Planned Precincts provide new homes and jobs in centres with good existing or planned transport services.
- The program coordinates the delivery of infrastructure to ensure that our growing communities will be supported by improved public open space and community facilities to make these areas attractive places to live, and enhance people's lifestyles and living standards.
- A major consideration for Planned Precincts is the ability to walk to public transport, shops and services. Most people are comfortable with a ten-minute walk to public transport and shops and services, which is a distance of about 800 metres. Planned Precincts generally focus on this area but also consider adaptable and logical planning responses.

Why has Schofields Town Centre been nominated as a Planned Precinct?

- Located within the North West Growth Area, Schofields Town Centre has been announced as a Planned Precinct as it offers the opportunity to provide more new homes close to public transport as well as the shops and services located at the nearby Rouse Hill and Marsden Park centres.
- Schofields Town Centre is a strategic centre connected to existing public transport, including the T1 Western and Cumberland train lines and bus services to the Blacktown and Parramatta CBDs. It is also close to the proposed transport corridor extension from the Sydney Metro Northwest at Cudgegong Road Station to Marsden Park, enabling a future transport interchange.

What is the Department's role in the project?

- We are working with Blacktown City Council to coordinate planning for the precinct.
- We will prepare a masterplan for the Precinct to identify potential land uses and opportunities for new homes and jobs. The masterplan will inform statutory amendments to *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*.
- Schofields Road is an important corridor linking the centres of Rouse Hill and Marsden Park via Richmond Road. We will be exploring the opportunities that this presents during the planning process for the Schofields Planned Precinct.

Land in this area was already rezoned; will it be rezoned again?

- The project is at the initial stages, and background investigations will commence in late 2017. We are working with Blacktown City Council to ensure the planning controls will enable opportunities for new homes and amenities near the train station. This work could mean that some changes are needed to the current planning controls.
- We will ask for your feedback about any changes to the planning controls and future plans for this area.

How will rezoning affect the community?

- You can continue to use the land for its existing purpose provided the use has lawfully started.
- Landowners can continue to choose to sell their property at any time.



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Will there be more train services if more development in the area is to occur, especially outside peak times?

- The capacity of the rail network and Schofields Station is being investigated to inform us on any potential improvements needed to transport services to support any future growth.

What will be done to improve commuter parking at Schofields station?

- In collaboration with the Roads and Maritime Services, Transport for NSW and Blacktown City Council, we will undertake a detailed traffic and transport study looking at roads, public transport, commuter parking, and walking and cycling. These studies will help us understand the potential for new development and what upgrades and modifications to parking and access would be required to support any new housing in the future.
- A traffic and transport plan will be exhibited as part of any future rezoning process to inform the community and stakeholders of any proposed changes.
- We understand that many local streets in Schofields suffer from congestion as a result of commuter parking. As part of the investigation and planning process for Schofields Town Centre, we will look at existing and potential future commuter parking options.

How can I be involved in the process?

- You will have the opportunity to have your say on the plans for Schofields Planned Precinct during the public exhibition period.
- Please register for updates about the Schofields Planned Precinct on our website.

Where can I find more information?

- Visit our website at planning.nsw.gov.au/schofieldstowncentre
- Call on 1300 305 695
- If English isn't your first language, please call 131 450. Ask for an interpreter in your language and then request to be connected to our Information Centre on 1300 305 695.