

State environmental planning policies for precincts

This document provides information regarding the new precinct SEPPs, which are part of the NSW SEPP consolidation project.

State environmental planning policies (SEPPs) have been consolidated to align with theme-based focus areas to make the planning system more accessible and user-friendly.

Overview

Previously, NSW had 17 state environmental planning policies (SEPPs) and deemed SEPPs related to precinct planning. These have now been consolidated into 4 SEPPs defined by geographical areas (collectively referred to as 'precinct SEPPs'). This ensures the SEPPs are functional and easy to use.

The precinct SEPPs are based on the strategic planning vision for Sydney outlined in the 'Greater Sydney Region Plan – A Metropolis of Three Cities', with the addition of a fourth SEPP covering regional areas.

The 4 new precinct SEPPs are:

- *SEPP (Precincts – Eastern Harbour City) 2021* (Eastern Harbour City SEPP)
- *SEPP (Precincts – Central River City) 2021* (Central River City SEPP)
- *SEPP (Precincts – Western Parkland City) 2021* (Western Parkland City SEPP)
- *SEPP (Precincts – Regional) 2021* (Regional SEPP).

These changes are part of a broader administrative consolidation of SEPPs. Planning Circular PS-21-007 gives an overview of all changes made as part of the SEPP consolidation initiative.

Key changes

No policy changes have been made. The SEPP consolidation does not change the legal effect of the existing SEPPs, with section 30A of the *Interpretation Act 1987* applying to the transferred provisions. Most existing SEPP provisions have been transferred into the precinct SEPPs as chapters. The SEPP consolidation is administrative. It has been undertaken in accordance with section 3.22 of the *Environmental Planning and Assessment Act 1979*.

Sites within the *State Environmental Planning Policy (State Significant Precincts) 2005* have been split across the 4 precincts. Sites within the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* have been split between the Central River City and Western Parkland City precincts. These and other precinct-based SEPPs have been incorporated within the new precinct SEPPs based on the 'three cities' areas and regional locations.

All former SEPPs that have been consolidated into the new SEPPs have been repealed as outlined in Table 1 and further detailed in Table 2.

Table 1. Summary of precincts SEPPs – new and repealed SEPPs

New precinct SEPPs	SEPPs consolidated and repealed
Eastern Harbour City SEPP	<i>SEPP (State Significant Precincts) 2005</i> <i>Darling Harbour Development Plan No. 1</i> <i>Sydney Regional Environmental Plan No 26 – City West</i> <i>Sydney Regional Environmental Plan No 16 – Walsh Bay</i> <i>Sydney Regional Environmental Plan No 33 – Cooks Cove</i> <i>SEPP No 47 – Moore Park Showground</i>
Central River City SEPP	<i>SEPP (State Significant Precincts) 2005</i> <i>SEPP (Sydney Region Growth Centre) 2006</i> <i>Sydney Regional Environmental Plan 24 – Homebush Bay Area</i> <i>SEPP (Kurnell Peninsula) 1989</i> <i>SEPP (Urban Renewal) 2010</i>
Western Parkland City SEPP	<i>SEPP (State Significant Precincts) 2005</i> <i>SEPP (Sydney Region Growth Centre) 2005</i> <i>SEPP (Western Sydney Aerotropolis) 2020</i> <i>SEPP (Penrith Lakes Scheme) 1989</i> <i>Sydney Regional Environmental Plan No 30 – St Marys</i> <i>SEPP (Western Sydney Parklands) 2009</i>
Regional SEPP	<i>SEPP (State Significant Precincts) 2005</i> <i>SEPP (Activation Precincts) 2020</i> <i>SEPP (Kosciuszko National Park–Alpine Resorts) 2007</i> <i>SEPP (Gosford City Centre) 2018</i>

Eastern Harbour City SEPP

This SEPP will carry over the provisions from the *SEPP (State Significant Precincts) 2005* for Sydney Opera House, Luna Park, Redfern–Waterloo Authority Site, Barangaroo, Sirius site, North Head Federal Police Training site and the Wahroonga Estate site into a single chapter within the new SEPP.

This SEPP will also include provisions from the SEPPs in the first row of Table 1.

Central River City SEPP

This SEPP will carry over the provisions from:

- *SEPP (State Significant Precincts) 2005* including the Channel 7 site, Huntingwood West Precinct, Greystanes Southern Employment Lands site and Sydney Olympic Park site
- *SEPP (Sydney Region Growth Centre) 2006* for the North Kellyville Precinct, Riverstone West Precinct, Alex Avenue and Riverstone Precinct, Area 20 Precinct, Schofields Precinct, the Hills Growth Centre Precinct, Blacktown Growth Centres Precinct and Hawkesbury Growth Centres Precinct
- *Sydney Regional Environmental Plan 24 – Homebush Bay Area*
- *SEPP (Kurnell Peninsula) 1989*
- *SEPP (Urban Renewal) 2010.*

Western Parkland City SEPP

This SEPP include provisions from:

- *SEPP (State Significant Precincts) 2005* for Edmondson Park South site
- *SEPP (Sydney Region Growth Centres) 2006* for Oran Park and Turner Road Precinct, Marsden Park Industrial Precinct Plan, Liverpool Growth Centres Precinct, Camden Growth Centres Precinct, Campbelltown Growth Centres Precinct, South East Wilton Precinct and North Wilton Precinct
- *SEPP (Western Sydney Aerotropolis) 2020*
- *SEPP (Penrith Lakes Scheme) 1989*
- *Sydney Regional Environmental Plan No 30 – St Marys*
- *SEPP (Western Sydney Parklands) 2009*.

Regional SEPP

This SEPP will include provisions for regional areas covered in the *SEPP (State Significant Precincts) 2005* including the Kings Forest site, Tomago industrial site, Sandon Point site, Rise Bilambil Heights site, Calderwood site, Southern Highlands, Regional Shooting and Complex site.

This SEPP also includes provisions from *SEPP (Activation Precincts) 2020*, *SEPP (Kosciuszko National Park – Alpine Resorts) 2007* and *SEPP (Gosford City Centre) 2018*.

Benefits of these changes

Aligning SEPPs with the planning principles focus areas

The SEPP changes are part of a package of reforms to consolidate 45 existing SEPPs into 11 new SEPPs based on the following themed focus areas:

- housing
- transport and infrastructure
- primary production
- biodiversity and conservation
- resilience and hazards
- industry and employment
- resources and energy
- planning systems.

Simplifying the planning system

The SEPP consolidation builds on previous work to simplify, consolidate and reduce the number of SEPPs. The consolidation reflects the NSW Government's commitment to reduce the complexity of the NSW planning system. The changes will simplify and improve the effectiveness and usability of current policies by reducing the number of separate planning instruments.

Commencement and impacts

The 4 new precinct SEPPs begin on 1 March 2022. The SEPPs being consolidated will be repealed on the same day.

References in planning legislation and policies to the consolidated SEPPs will be taken as references to the equivalent provisions in the new precinct SEPPs.

The provisions within the repealed SEPPs have been transferred to the precinct SEPPs and the intent and provisions remain largely unchanged. The changes should not impact development application assessment. The new SEPPs should be used for new development and rezoning applications.

Savings and transitional provisions from the consolidated SEPPs will not be transferred to the new SEPPs. However, all savings and transitional provisions of the repealed SEPPs continue to have effect due to sections 5(6) and 30(2)(d) of the *Interpretation Act 1987*.

Table 2. Consolidation of SEPPs into the 4 new precinct SEPPs

Eastern Harbour City SEPP	Central River City SEPP	Western Parkland City SEPP	Regional SEPP
<i>SEPP (State Significant Precinct) 2005:</i> - Sydney Opera House - The Luna Park site - The Redfern–Waterloo Authority Site - Barangaroo site - Sirius site - North Head Federal Police Training site - Wahroonga Estate site <i>Darling Harbour Development Plan No 1</i> <i>Sydney Regional Environmental Plan No. 26 – City West</i> <i>Sydney Regional Environmental Plan No. 16 – Walsh Bay</i> <i>Sydney Regional Environmental Plan No. 33 – Cooks Cove</i> <i>SEPP No 47 – Moore Park Showground</i>	<i>SEPP (State Significant Precincts) 2005:</i> - Channel 7 site - Huntingwood West Precinct - Greystanes Southern Employment Lands site - Sydney Olympic Park site <i>SEPP (Sydney Region Growth Centre) 2005:</i> - North Kellyville Precinct - Riverstone West Precinct - Alex Avenue and Riverstone Precinct - Area 20 Precinct - Schofields Precinct - The Hills Growth Centre Precinct - Blacktown Growth Centres Precinct - Hawkesbury Growth Centres Precinct <i>Sydney Regional Environmental Plan 24 – Homebush Bay Area</i> <i>SEPP (Kurnell Peninsula) 1989</i> <i>SEPP (Urban Renewal) 2010</i>	<i>SEPP (State Significant Precincts) 2005:</i> - Edmondson Park South site <i>SEPP (Sydney Region Growth Centre) 2005:</i> - Oran Park and Turner Road Precinct - Marsden Park Industrial Precinct Plan - Liverpool Growth Centres Precinct - Camden Growth Centres Precinct - Campbelltown Growth Centres Precinct - South East Wilton Precinct - North Wilton Precinct <i>SEPP (Western Sydney Aerotropolis) 2009</i> <i>SEPP (Penrith Lakes Scheme) 1989</i> <i>Sydney Regional Environmental Plan No. 30 – St Marys</i> <i>SEPP (Western Sydney Parklands) 2009</i>	<i>SEPP (State Significant Precincts) 2005:</i> - Kings Forest site - Tomago Industrial site - Sandon Point site - Rise Bilambil Heights site - Calderwood site - Southern Highlands Regional Shooting Complex site <i>SEPP (Activation Precincts) 2020</i> <i>SEPP (Kosciuszko National Park—Alpine Resorts) 2007</i> <i>SEPP (Gosford City Centre) 2018</i>

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