



State Environmental Planning Policies Review

Frequently Asked Questions

June 2015

WHAT IS A STATE ENVIRONMENTAL PLANNING POLICY?

- State environmental planning policies (SEPPs) are legal documents that regulate land use and development in New South Wales.
- SEPPs are made by the Governor on the recommendation of the Minister for Planning. The Explanation of Intended Effects of the proposed SEPP may be exhibited for public comment before becoming a legal document.

WHY ARE WE PROPOSING TO UPDATE SOME SEPPS AND REMOVE OTHERS?

As part of delivering ongoing improvements to the planning system, the NSW Government is carrying out a review of a number of State Environmental Planning Policies (SEPPs). This review seeks to:

- reduce the number of SEPPs by removing policy and development controls that have been superseded by regional strategies, standard instrument local environmental plans, and other existing SEPPs;
- update and integrate planning policy that needs to be retained into the relevant local plans; and
- save planners, industry and the community time spent navigating the planning system.

The proposed changes will:

- repeal 11 SEPPs that have been implemented;
- update and transfer controls and guidance where they are still required for five SEPPs; and
- make a minor amendment to one SEPP.

The protections in these SEPPs have either been implemented elsewhere in the NSW planning system or will be amended and transferred to a local plan.

WHAT WILL THE CHANGES TO THE SEPPS DO?

Changes proposed in the Hunter include:

- Removing the Hunter Regional Environmental Plan 1989 because it has substantially achieved its purpose of protecting the heritage items and the conservation areas within the Hunter Region. These have been incorporated into the relevant local environmental plans. Any remaining items in the Regional Environmental Plan will be transferred as part of the proposed SEPP to the relevant local plan in consultation with council.



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Changes proposed in the Illawarra/South Coast include:

- Removing the Lower South Coast Regional Environmental Plan and Illawarra Regional Environmental Plan – Jamberoo Valley because both have been implemented via regional strategies and local plans. This will remove a layer of duplication. The recently exhibited Illawarra Regional Growth & Infrastructure Plan proposes that the future of the Jamberoo Valley should be guided by the Kiama Urban Strategy and the mapping of regionally significant agricultural lands.
- Retaining the provisions from the Jervis Bay Regional Environmental Plan 1996 and Illawarra Regional Environmental Plan No 1 for specific land deferred under the Shoalhaven Local Environmental Plan 2014. These protections will be transferred into the Shoalhaven LEP 1985 to enable the Illawarra REP No 1 and Jervis Bay REP to be repealed.

Changes proposed in the Central West include:

- Transferring the Riverina Regional Environmental Plan No.1 and Orana Regional Environmental Plan No. 1 – Siding Springs to the relevant council local environmental plans to simplify the planning system for development in these areas. State level protections will also continue for activities and large projects.

Changes proposed in Western Sydney include:

- Removing the Sydney Regional Environmental Plan No 18 Public Transport Corridor because its requirements have been substantially transferred to the relevant councils' local environmental plans.
- Removing the Sydney Regional Environmental Plan No 19 Rouse Hill Development Area because it has been substantially implemented through local environmental plans and the remaining areas are now within the Sydney Region Growth Centres State Environmental Planning Policy 2006.
- Removing SEPP 29 Western Sydney Recreation Area as it has been implemented in the Blacktown LEP 2015.
- Removing State Environmental Planning Policy No 59 Central Western Sydney Regional Open Space and Residential Area as it has been implemented in the Blacktown LEP 2015.

Changes proposed in Sydney include:

- Repealing the State Environmental Planning Policy No 39 Spit Island Bird Habitat as the Spit Island bird habitat will be rezoned E1 National Parks and Nature Reserves under the Sutherland standard instrument LEP this year. A small portion of the island located in Rockdale local government area will also be rezoned E1 National Parks and Nature Reserves under the Rockdale LEP. Together these local environmental plans will provide the same level of protection as the State Environmental Planning Policy.



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- Removing the State Environmental Planning Policy (SEPP 53 Transitional Provisions) because it has served its purpose and is no longer required for certain development applications for dual occupancy in Ku-ring-gai local government area.

Changes proposed in the North Coast include:

- Amending the State Environmental Planning Policy for Koala Habitat Protection to include the Coffs Harbour local government area into the policy. This will enable plans of management to be prepared and approved for core koala habitat in this area.
- Removing the North Coast Regional Environmental Plan because its protections are in place through the relevant Council local environmental plans and the regional strategies.

Changes affecting several regions across the state (coastal, regional and city):

- Removing the Urban Consolidation State Environmental Planning Policy because it has been replaced by other planning initiatives. The Urban Renewal SEPP 2010 and the Priority Precincts Program will continue to provide opportunity for urban renewal along with the strategic subregional and regional planning processes.
- Removing SEPP No 15 – Rural Landsharing Communities and providing councils with the flexibility to implement a locally specific clause into their local environmental plans for Rural Landsharing Communities – where a need is identified.

WHERE CAN I SEE AND COMMENT ON THE PROPOSED CHANGES?

- You can view the Explanation of Intended Effect that outlines the proposed changes at:
 - www.planning.nsw.gov.au/proposals
 - the Department of Planning and Environment's Sydney CBD office and regional offices in Parramatta, Dubbo, Grafton, Newcastle and Wollongong.
- Local government, industry and the community are invited to review and comment on the proposal until 9 July 2015.
- You can provide feedback at: www.planning.nsw.gov.au/proposals
- Alternatively, you can post your comments to the Director, Planning Frameworks, Department of Planning and Environment, GPO Box 39, Sydney NSW 2001.
- All submissions will be made public in line with the Department's objective to promote an open and transparent planning system. If you want the Department to delete your personal information before publishing, please make this clear at the top of your letter. Before making a submission, please read our privacy statement at www.planning.nsw.gov.au/privacy



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WHAT HAPPENS NEXT?

- At the end of the exhibition period we will review all submissions on the proposed changes, and then prepare a report for the Minister for Planning.
- Once the Minister makes a decision about the proposed changes, we'll publish an update on our website at: <http://planspolicies.planning.nsw.gov.au/>

WHERE CAN I GET MORE INFORMATION?

- Visit our website at: www.planning.nsw.gov.au/proposals
- Call our Information Centre 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.
- Email us at: information@planning.nsw.gov.au