

EXPLANATION OF INTENDED EFFECT

STATE ENVIRONMENTAL PLANNING POLICY TO AMEND STATE ENVIRONMENTAL PLANNING POLICY (SYDNEY REGION GROWTH CENTRES) 2006 – AMENDMENT TO INCLUDE MENANGLE PARK/MOUNT GILEAD AND WILTON AS GROWTH CENTRES

1.1 Introduction

The proposed instrument (**proposed SEPP**) will amend *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (**Growth Centres SEPP**) by:

- 1) identifying two new growth centres at Menangle Park/Mount Gilead and Wilton; and
- 2) making consequential amendments to the operative provisions of the Growth Centres SEPP, to reflect the inclusion of the proposed growth centres.

The proposed SEPP amendments do not rezone land and local planning instruments will continue to apply after the proposed amendments are published (if approved) until land is rezoned.

1.2 Background

- The NSW Government published *A Plan for Growing Sydney* in December 2014. The Plan sets out the Government's strategy for meeting Sydney's housing supply needs over the next 20 years. This includes identifying new locations that could contribute to meeting the housing supply challenge, now and beyond 2036.
- The initial focus of these investigations was the Greater Macarthur Land Release Investigation Area, located south and south-west of Campbelltown-Macarthur.
- The investigations have identified immediate opportunities to deliver up to 34,700 homes in Menangle Park and Mount Gilead and in a new town at Wilton that will increase capacity to provide new homes for Sydney's growing population.
- A vision and structure plan for Menangle Park, Mount Gilead and Wilton is set out in the Greater Macarthur Land Release Preliminary Strategy.
- Maximising these opportunities requires a coordinated approach to land use planning and infrastructure delivery. To achieve this, the Department proposes to identify Menangle Park, Mount Gilead and Wilton as priority growth areas by including them in the Growth Centres SEPP.

1.3 Proposed SEPP Amendments

Part 1 - Preliminary

Part 1 sets out the aims of the SEPP, important definitions and the land to which the SEPP applies. Amendments will be required to be made to Part 1 to include reference to the new growth centres.

It is proposed that the Greater Macarthur Land Release Preliminary Strategy will act as the structure plan for the new growth centres. The definition of "growth centre structure plan" in clause 3(1) will be amended to include reference to the Greater Macarthur Land Release

Preliminary Strategy. The structure plan will guide future land use planning in the growth centres.

Specific amendments proposed to Part 1 include:

- Clause 2(a): will be amended to refer to Menangle Park/Mt Gilead and Wilton, in addition to the current references to the North West and South West Growth Centres.
- Clause 3(1): amend the definitions of “growth centre”, “growth centre precinct” and “growth centre structure plan” to refer to Menangle Park/Mount Gilead and Wilton, and to the Greater Macarthur Land Release Preliminary Strategy.

Part 2 – Land use and other development controls resulting from precinct planning

Part 2 identifies the land use provisions applying to the carrying out of development within growth centres where detailed precinct planning has occurred.

The existing provisions of local planning instruments will continue to apply to development of land in the proposed growth centres until precinct planning occurs.

Future amendments to the SEPP will identify precincts that have been rezoned for urban purposes and the relevant land use provisions.

It is proposed to amend clause 7A to identify the Bingara Gorge Precinct has having been rezoned for urban purposes under Wollondilly Local Environmental Plan 2011.

Part 3 – Land Use – Environmental Conservation and Recreation Zones

Part 3 identifies land use provisions for certain land zoned Environmental Conservation or Public Recreation under the SEPP. No amendments are proposed to Part 3. In addition as the proposed SEPP amendments will not rezone any land, the provisions in Part 3 will not apply in the new growth centres.

Part 4 – Development controls - general

Part 4 sets out provisions relating to the assessment of proposed development in growth centres. It is intended that clauses 16 and 17 will apply to the proposed growth centres. No amendments to Part 4 are proposed at this time.

Clauses 16 and 17 will apply to land in the growth centres until precinct planning is finalised. Clause 16 requires a consent authority to consider how proposed development impacts on the delivery of desired future land uses in the growth centre.

Clause 17 requires certain development applications to be referred to the Department of Planning and Environment for comment. This clause will apply once land in a growth centre precinct has been released by the Minister under clause 276 of the *Environmental Planning and Assessment Regulation 2000* for urban development. The Minister intends to release land within the Menangle Park/Mt Gilead and Wilton growth centres following approval of the proposed SEPP amendments.

Clauses 16 and 17 will not apply to the Bingara Gorge Precinct as the land has already been released and rezoned for urban purposes.

It is not intended that clauses 18, 18A and 18B will apply to land in the proposed growth centres. The provisions of *State Environmental Planning Policy (Infrastructure) 2007* will continue to govern the carrying out of public utility undertakings.

Parts 5 and 6 – Development controls – flood prone and major creeks land and vegetation

The provisions of Parts 5 and 6 will not apply to the proposed growth centres. Existing state and local planning provisions relating to flood prone and major creeks land and native vegetation will continue to apply. Additional provisions can be drafted where necessary as part of the precinct planning process, guided by the rezoning pathway steps set out in the Greater Macarthur Land Release Preliminary Strategy.

Part 7 – Development controls – cultural heritage landscape area

Part 7 relates to land in the vicinity of Rouse Hill House Estate in the North West Growth Centre. The provisions will not apply to land in the proposed growth centres.

Maps

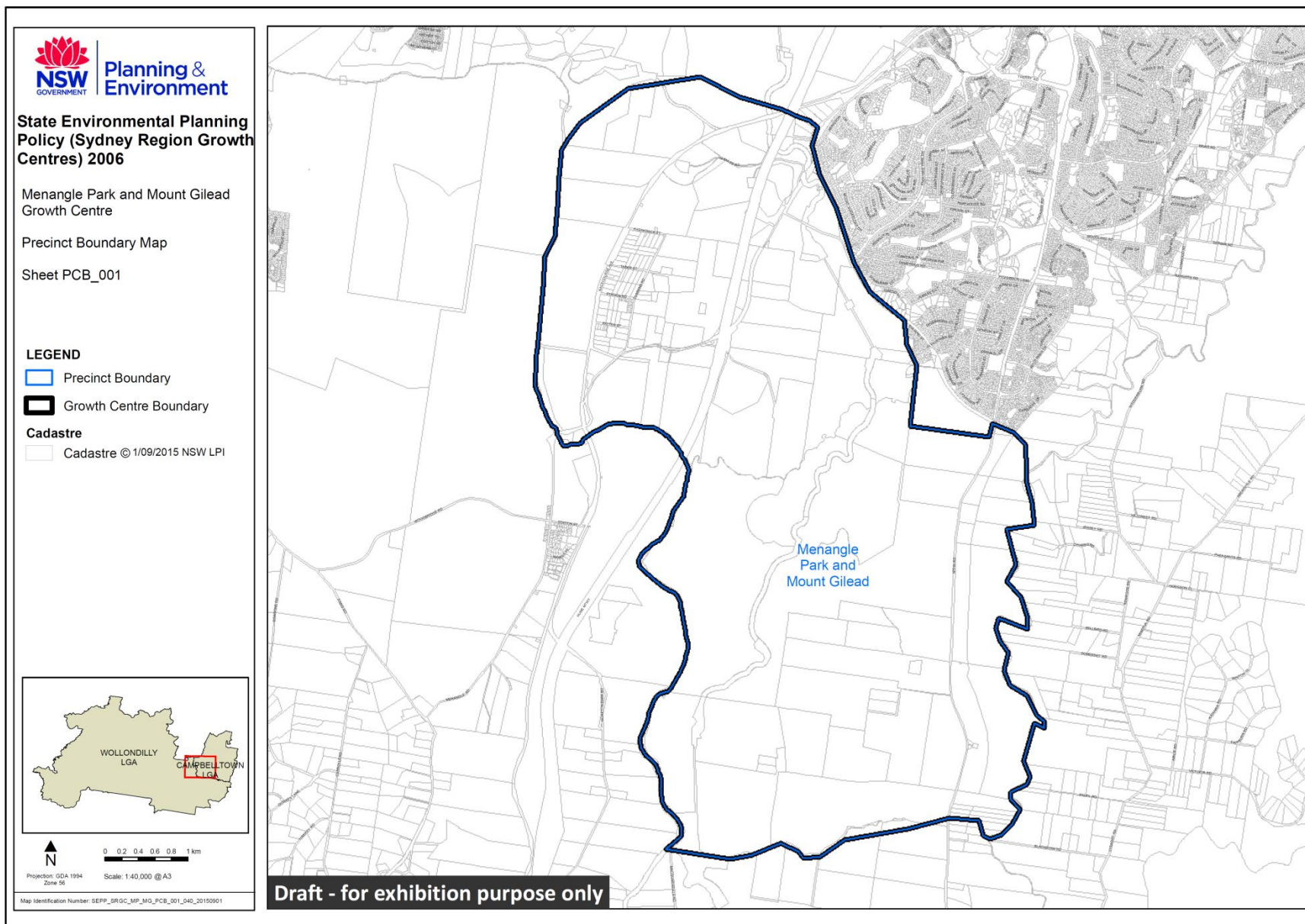
The boundaries of each growth centre and precincts will be identified on new maps to be inserted into the SEPP.

The proposed boundary of each growth centre is shown on the maps at **Attachment A**.

Dictionary

The Dictionary at the end of the Growth Centres SEPP will be amended to include definitions of the proposed growth centres.

Attachment 1 – Proposed boundary of the Menangle Park/Mount Gilead growth centre and Wilton growth centre




State Environmental Planning Policy (Sydney Region Growth Centres) 2006


Wilton Growth Centre

Precinct Boundary Map


Sheet PCB_001

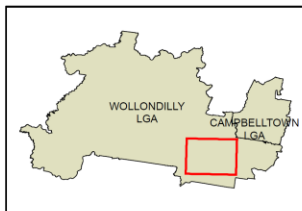
LEGEND

 Precinct Boundary

 Growth Centre Boundary

Cadastral

 Cadastral © 1/09/2015 NSW LPI



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Projection: GDA 1994
Zone 56
Scale: 1:50,000 @ A3

Map Identification Number: SEPP_SRGC_WT_PCB_001_050_20150901

