

EXPLANATION OF INTENDED EFFECT

PROPOSED AMENDMENT TO STATE ENVIRONMENTAL PLANNING POLICY (WESTERN SYDNEY EMPLOYMENT AREA) 2009 AND PENRITH LOCAL ENVIRONMENTAL PLAN 2010

1.0 OBJECTIVES OR INTENDED OUTCOMES

The proposed State Environmental Planning Policy ('proposed SEPP') will:

- Amend the State Environmental Planning Policy (Western Sydney Employment Area) 2009 (the WSEA SEPP) to remove a portion of the land from the WSEA SEPP ('Site') and amend all associated maps in the WSEA SEPP; and
- Amend the controls for the site on the Penrith Local Environmental Plan 2010 ('Penrith LEP 2010') Land Zoning Map and Minimum Lot Size Map to rezone the site from IN1 General Industrial to RU4 Primary Production Small Lots.

Penrith City Council will continue to be the consent authority for development on the Site and be responsible for the assessment and determination of development applications in accordance with the planning controls for the Site.

The objectives of the proposed SEPP are to:

- Provide an interface between future industrial land uses identified in the Broader WSEA and existing rural-residential land uses by excising land from the WSEA SEPP to establish a new buffer area.
- Provide for rural residential land uses within the buffer area that are compatible with surrounding rural residential development and future industrial development.

1.1 Land to which the proposed amendment will apply

The proposed SEPP will apply to:

- State Environmental Planning Policy (Western Sydney Employment Area) 2009; and
- Penrith Local Environmental Plan 2010.

2.0 EXPLANATION OF PROVISIONS – WSEA SEPP

The proposed SEPP will amend the WSEA SEPP to remove the Site from the WSEA boundary as shown in **Attachment A**. This will require an amendment to the WSEA SEPP maps.

The amendment of the WSEA boundary will allow for the provision of an appropriate buffer for adjoining rural residential properties which are adversely impacted by industrial development within the WSEA.

The proposed SEPP has been undertaken in consultation with Penrith City Council, Fairfield City Council, the landowner and adjoining landowners.

2.1 Maps

The proposed SEPP will amend the following maps consistent with the diagram shown at **Attachment A**:

- State Environmental Planning Policy (Western Sydney Employment Area) 2009 – Land Application Map;
- State Environmental Planning Policy (Western Sydney Employment Area) 2009 – Land Zoning Map;
- State Environmental Planning Policy (Western Sydney Employment Area) 2009 – Transport and Arterial Road Infrastructure Plan Map;
- State Environmental Planning Policy (Western Sydney Employment Area) 2009 – Industrial Release Area Map; and
- State Environmental Planning Policy (Western Sydney Employment Area) 2009 – Additional Permitted Uses Map.

3.0 EXPLANATION OF PROVISIONS – PENRITH LEP 2010

The proposed SEPP will amend the Penrith LEP 2010 Land Zoning Map and Minimum Lot Size Map for the site.

3.1 Land use table and zones

The proposed SEPP will rezone the site from IN1 General Industrial RU4 Primary Production Small Lots to ensure that the land uses are compatible with the surrounding rural residential area.

The Land Zoning Map will be amended to identify the site as RU4 Primary Production Small Lots.

The uses which will be permissible without consent, with consent or prohibited, in the RU4 Primary Production Small Lots zone under the Penrith LEP 2010 will apply to the Site.

The proposed SEPP will require an amendment to the following Penrith LEP 2010 maps:

- Land Zoning Map – Sheet LZN – 020; and
- Land Zoning Map – Sheet LZN – 021.

3.2 Minimum lot size

The proposed SEPP will apply a minimum lot size of 2ha to the Site to ensure that the land uses are compatible with the surrounding rural residential area.

The proposed SEPP will require an amendment to the following Penrith LEP 2010 maps:

- Lot Size Map – Sheet LSZ – 020; and
- Lot Size Map – Sheet LSZ – 021.

Explanation of Intended Effect WSEA SEPP

- Attachment A WSEA Boundary Map



