

Greater Macarthur **Proposed State Environmental** **Planning Policy Amendment**

Explanation of intended effect
July 2016

EXPLANATION OF INTENDED EFFECT

STATE ENVIRONMENTAL PLANNING POLICY (SYDNEY REGION GROWTH CENTRES) AMENDMENT (GREATER MACARTHUR) 2016

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 a new priority growth area covering land release at Menangle Park, Mount Gilead and Appin, and urban renewal precincts along the Glenfield to Macarthur rail corridor; and
- 2) making consequential amendments to the operative provisions of the Growth Centres SEPP, to reflect the inclusion of the proposed priority growth area.

The proposed SEPP does 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 has identified opportunities for new jobs, homes and services in the south-west subregion. Studies of the Glenfield to Macarthur urban renewal corridor and Greater Macarthur Land Release Area confirmed the capability of these areas to provide new homes for the subregion.
- The Greater Macarthur Land Release Preliminary Strategy and Action Plan was released in September 2015. It identifies immediate opportunities for up to 35,000 homes in Menangle Park and Mount Gilead and in a new town at Wilton. The Department is currently preparing detailed Land Use and Infrastructure Strategies to guide the rezoning and development of these areas.
- Outside Menangle Park, Mount Gilead and Wilton New Town, there are long-term opportunities for additional homes to be delivered, including land at West Appin.
- Opportunities for neighbourhood renewal and homes have been identified within walking distance of the train stations between Glenfield to Macarthur. The Department is currently finalising the Glenfield to Macarthur Urban Renewal Corridor Strategy, following consultation on a draft in 2015.
- Maximising these opportunities requires a coordinated approach to land use planning and infrastructure delivery. To achieve this, the Department proposes to identify the Greater Macarthur Priority Growth Area in the Growth Centres SEPP, to include Menangle Park, Mount Gilead, Appin, West Appin, and the Glenfield to Macarthur urban renewal corridor.
- Wilton New Town is being included in the growth Centres SEPP through a separate amendment, following exhibition of proposals in late 2015.
- The proposed SEPP will provide greater certainty for infrastructure agencies, land owners, developers and the community of intended future planning outcomes for the area.

1.3 Proposed SEPP Amendments

Part 1 - Preliminary

Part 1 sets out the aims of the Growth Centres 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 centre and precincts.

Specific amendments proposed to Part 1 include:

- Clause 2(a): will be amended to refer to the Greater Macarthur Priority Growth Area, in addition to the current references to the North West and South West Growth Centres, and the proposed Wilton New Town.
- Clause 3(1): amend the definitions of “growth centre”, “growth centre precinct” and “growth centre structure plan” to refer to Greater Macarthur and associated structure plans.

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 and Action Plan and Glenfield to Macarthur Urban Renewal Corridor Strategy. These Strategies will guide future land use planning in the growth centre and will inform decisions about development applications until precinct planning is completed. Each Strategy identifies the land to which it applies.

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. Detailed precinct planning is the process of rezoning land and securing required infrastructure to support new homes and jobs.

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 Growth Centres SEPP will identify precincts that have been rezoned for urban purposes and the relevant land use provisions.

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 Growth Centres SEPP. No amendments are proposed to Part 3. In addition as the proposed SEPP will not rezone any land, the provisions in Part 3 will not apply in the Greater Macarthur Priority Growth Area.

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 Greater Macarthur Priority Growth Area. No amendments to Part 4 are proposed at this time.

Clauses 16 and 17 will apply to land in the Greater Macarthur Priority Growth Area 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 priority growth area has been released by the Minister under clause 276 of the *Environmental Planning and Assessment Regulation 2000* for urban development.

The Minister will release land within the Greater Macarthur Priority Growth Area following approval of the proposed SEPP. Land will be released in stages, once it is ready for precinct planning and delivery of growth, with Menangle Park, Mount Gilead and land within the Glenfield to Macarthur Urban Renewal being released first.

It is not intended that clauses 18, 18A and 18B will apply to land in the Greater Macarthur Priority Growth Area. 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 Greater Macarthur Priority Growth Area. 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.

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 Greater Macarthur Priority Growth Area.

Maps

The boundaries of the priority growth area will be identified on new maps to be inserted into the Growth Centres SEPP.

The proposed boundary of the priority growth area and precincts is shown on the map at **Attachment A**.

Dictionary

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

Attachment 1 – Proposed boundary of the Greater Macarthur Priority Growth Area

