

State Environmental Planning Policy (SEPP) Infrastructure

○ Infrastructure SEPP Review

February 2017

What is the Infrastructure SEPP?

- The Infrastructure SEPP assists State agencies, private infrastructure providers, councils, and the communities they support, by simplifying the infrastructure approval process, while still ensuring that appropriate levels of environmental assessment and consultation are undertaken for these activities.
- The current policy includes 26 infrastructure categories ranging from transport, utilities, to social infrastructure and public administration, and environmental works.

Why have we undertaken a review?

- The Infrastructure SEPP is the most frequently used planning instrument when undertaking public infrastructure projects in NSW. It is therefore important to ensure that the policy continues to be up-to-date, and responsive to changes in infrastructure technology, design and public demand.
- It is a statutory requirement that the provisions of the Infrastructure SEPP be reviewed at least every five years. These statutory reviews are an important checkpoint for Government to ensure that planning policies remain current and effective. They also provide an opportunity for Government to consider emerging infrastructure issues that may benefit from inclusion in the policy.
- The Infrastructure SEPP Review also forms part of the broader SEPP Review program and aims to modernise, simplify and improve the Infrastructure SEPP, making it more user friendly with clearer assessment pathways for different types of infrastructure.
- An efficient planning system, supported by appropriate infrastructure policy, is an essential component of the infrastructure cycle and can significantly lower the cost and time needed to deliver infrastructure projects, leading to lower costs of living, higher productivity and stronger economic growth.

What has been the focus of this review?

- The review has focused on:
 - identifying opportunities to expand existing provisions and address emerging policy issues, with a particular emphasis on improving delivery of social infrastructure;
 - ensuring the Infrastructure SEPP continues to meet the objects of the *Environmental Planning and Assessment Act 1979*, in particular the provision of community services and facilities, land for public purposes, and utilities; and
 - considering options to modernise, simplify and improve the effectiveness and usability of the SEPP, including possible improvements to operational efficiency and housekeeping updates.

What are the key changes proposed to be made to the Infrastructure SEPP?

- The Review has a strong focus on improving the delivery of social infrastructure. The draft SEPP amendment includes new provisions for health services facilities, correctional centres, emergency and police services, public administration buildings, and council services on operational lands.
- Key amendments to health infrastructure are proposed to allow the delivery of hospital beds and other associated health services quickly and at less cost.

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- Other key amendments include optimising the use of commuter hubs by permitting certain types of development with consent including tourist and visitor accommodation above railway stations, carparks and retail premises for use by commuters. Electric vehicle recharging areas will be permitted at existing service stations and car washes. It is also proposed to allow new exempt development for commuter hubs including ATMs, coffee carts or vending machines at railway complexes.
- In addition new provisions are proposed to make lead-in sewer and water infrastructure (pipelines used for the collection and transfer of sewage or water from a development to an existing sewage or water reticulation system) permitted as complying development, to connect developments into the Sydney and Hunter water supply and sewerage network.
- It is also proposed to allow exempt development and without consent provisions to apply to Council “operational lands” and include uses ranging from walking tracks and play equipment to Council works depots.
- Further details on the proposed amendments are included in the Explanation and Intended Effect (EIE).

How does the Infrastructure SEPP Review relate to the new Education SEPP?

- It is proposed to transfer provisions for educational establishments from the Infrastructure SEPP into a new stand-alone Education State policy which will expand the scope of activities that can be carried out as exempt or complying development for child care and early childhood education facilities, schools, TAFEs and universities.
- The draft State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 will be placed on public exhibition separately.

Who has been consulted on the Review?

- The Department of Planning and Environment has undertaken preliminary consultation with State agencies, councils, peak industry bodies and environmental groups in the development of the amendments. Comments received from these bodies have been considered by the Department during this early development stage. Further input is now invited.

Will there be further opportunities to update the infrastructure SEPP?

- The Department of Planning and Environment will continue to consider requests to amend the Infrastructure SEPP beyond this review.
- The Department has a statutory obligation to review the Infrastructure SEPP on a regular basis (at least every five years).

Will the Infrastructure SEPP maps be updated?

- Maps that are still applicable, which are currently found in the Infrastructure SEPP, have been updated and have been made available on the Department’s website. Certain transport maps, which are no longer required are proposed to be removed from the Infrastructure SEPP, to further simplify the policy.
- It is the intention that all Infrastructure SEPP maps be placed on the NSW planning portal once the SEPP amendment is finalised.

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Are the provisions for State sports and recreational centres being exhibited?

- The proposed provisions around State sports and recreational centres are not included in the draft SEPP amendment because these provisions were previously publicly exhibited during December 2013 and January 2014. It is proposed to make minor amendments to these provisions to respond to submissions received during that exhibition.
- The exhibition of these provisions relied on Lot and DP number references and no maps were exhibited. It is now proposed to identify the State sport and recreation centres on maps rather than relying on Lot and DP number references as previously proposed. These maps are available for viewing on the Department's website.
- It is intended that provisions for State sports and recreational centres and associated maps be included in the Infrastructure SEPP amendment when it is finalised in 2017.

How do I comment on the proposed changes?

- You can view and comment on the changes until 24 March 2017 at www.planning.nsw.gov.au/InfrastructureSEPP
- All submissions will be made public in line with the Department's objective to promote an open and transparent planning system. If you do not want your name published, please state this clearly at the top of your submission. Before making a submission, please read our privacy policy at: www.planning.nsw.gov.au/privacy

Where can I find out more?

- Call the Department of Planning and Environment's 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: Infrastructure.SEPP@planning.nsw.gov.au