

My Draft SEPP Plan

Plans for my area

For our area we are looking at upgrading and building new facilities across Western Sydney. These areas are more interesting and more opportune for affordable rental homes, residents and great venues for community services, jobs and more flexible places.

- St Marys
- Mt Druitt
- Emerton
- Plumpton
- Blacktown
- Seven Hills
- Penrith
- Liverpool
- Cabramatta
- Fairfield
- Campbelltown.

Local Environmental Plan.

As people of the community we work collaborate with local councils, other communities like churches, clubs, schools, companies, other business to do local planning. For example, we work together with all

local libraries to update all current events and affairs happening in the communities. We also work together with so many churches to share facilities and resources.

Link and Resources

We are glad and agreed to use all the link and resources recommended by the NSW SEPP.

Useful resources

The links below will assist councils in the making of local environmental plans.

Standard Instrument

- Standard Instrument Principal Local Environmental Plan
- Standard Instrument Local Environmental Plan rtf version
- Standard Instrument (Local Environmental Plans) Order 2006
- Planning Circular PS 11-011 Amendment to the Standard Instrument (Local Environmental Plans) Order 2006

In terms of Planning and Proposal we also agreed to use the format set out by the State to do this.

Planning Proposals and LEP Amendments

Guides to Plan Making

The guide to preparing Local Environmental Plans and the guide to preparing planning proposals will help us to understand the gateway process, and independent reviews.

- Planning circular - PS 09-015 PDF file - Commencement of certain provisions of the EP&A Amendment Act 2008 and EP&A Amendment (Plan Making) Regulation 2009 (issued 1 July 2009)
- Planning Circular PS15-005 - Commencement of the NSW Planning Portal
- Planning Circular PS15-001 – Establishment of the NSW Planning Portal
- Planning Circular PS16-004 - Independent reviews of plan making decisions

Donations and Gift Disclosure

All planning proposals and draft LEPs must comply with State law regarding reportable political donations. For more details, including a disclosure form, read the guideline on disclosure of political donations and gifts.
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Application, reporting and tracking forms for Plan Making and Planning Proposals

These forms should be used when requesting reviews of decisions and in helping councils to request delegation to make a local environmental plan.

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| <ul style="list-style-type: none">• Application form - Rezoning Review request [PDF] |
| <ul style="list-style-type: none">• Application form – Gateway determination review request |
| <ul style="list-style-type: none">• Information checklist for planning proposal preparation |
| <ul style="list-style-type: none">• Evaluation criteria for the delegation of plan making functions [PDF] |
| <ul style="list-style-type: none">• Delegated plan making reporting template [PDF] |
| <ul style="list-style-type: none">• Section 59 report template – delegated plan making [PDF] |

Mapping

- Standard Technical Requirements for spatial datasets and maps.
- Planning Circular PS15-005 – Commencement of the NSW Planning Portal.
- NSW Planning Portal – Open Data.

Varying Development Standards Guideline

- Varying Development Standards - A Guide
- Planning Circular PS 11-018 Monitoring and Reporting Variations to Development Standards
- Planning Circular PS 11-014 Reporting Variations to Development Standards

Practice Notes

- LEP Practice Note PN 07-001 Standard instrument for LEPs – frequently asked questions (1)
- LEP Practice Note PN 08-001 Height and floor space ratio
- LEP Practice Note PN 09-001 Exempt and complying development
- LEP Practice Note PN 09-002 Environment Protection Zones

• LEP Practice Note PN 09-004 Requesting that the Minister facilitate the preparation of a local environmental plan
• LEP Practice Note PN 09-005 Local environmental plan zone objectives
• LEP Practice Note PN 09-006 Providing for tourism in Standard Instrument local environmental plans
• LEP Practice Note PN 10-001 Zoning for Infrastructure in LEPs
• LEP Practice Note PN 11-001 Preparing LEPs using the Standard Instrument: Standard Clauses [replaces LEP PN 06-001]
• LEP Practice Note PN 11-002 Preparing LEPs using the Standard Instrument: Standard Zones [replaces LEP PN 06-002]
• LEP Practice Note PN 11-003 Preparing LEPs using the Standard Instrument: Standard Definitions
• LEP Practice Note PN 16-001 Classification and reclassification of public land through a local environmental plan [replaces LEP PN 09-003]

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Model Clauses

Introduction

Additional provisions, also commonly referred to as ‘local provisions’ or ‘model local clauses’ are local clauses that have been settled by the Parliamentary Counsel’s Office which address common topics raised by councils in their standard instrument LEP preparation. The use of such settled clauses will reduce the time required to amend a standard instrument LEP.

Where councils would like to use one or more of the examples provided, but wish to make some minor alterations to suit their specific circumstances, these may be considered with the appropriate justification, although it is recommended that they be adopted 'as is' wherever possible. For further information, please contact your relevant regional office.

The Second Round of settled Model local provisions for Standard Instrument LEPs

- Clause 4.1B - Minimum lot sizes for dual occupancy, multi dwelling housing and residential flat buildings
- Clause 4.1C - Exception to the minimum lot size for certain residential accommodation
- Clause 4.2A - Erection of dwelling houses on land in certain rural and environmental protection zones
- Clause 7.X - Active street frontages
- Clause 7.3 - Flood planning
- Clause 7.4 - Airspace operations

- Clause 7.6 - Development in areas subject to aircraft noise

Settled Model local Provisions

- Clause 1.3 – Land to which Plan applies
- Clause 1.8A - Savings provision relating to development applications
- Clause 1.9A - Suspension of covenants agreements and instruments
- Clause 2.6A - Demolition requires consent (now included as a compulsory clause 2.6AA in the SI Order)
- Clause 2.6B - Temporary use of land (now included as a compulsory clause 2.6BB in the SI Order)
- Clause 3.1 - Exempt development (now included as a compulsory clause 3.1(6) in the SI Order)
- Clause 3.2 - Complying development (now included as a compulsory clause 3.2(5) in the SI Order)
- Clause 6.4 - Foreshore access
- Clause 6.5 - Foreshore building line
- Clause 6.6 - Sex services premises
- Clause 7.1 - Acid sulfate soils

Part 6 - Urban release areas

- Clause 6.1 - Arrangements for designated State public infrastructure
- Clause 6.2 - Public utility infrastructure
- Clause 6.3 - Development control plan
- Clause 6.4 - Relationship between Part and remainder of Plan

Disclaimer

The draft provisions are provided as precedents for the purpose of inclusion as local provisions in standard instruments. The clauses have been approved by the department and the Parliamentary Counsel's Office for inclusion in instruments, as at the date of their inclusion. However, these clauses are subject to change and correction without notice and the department and the Parliamentary Counsel's Office reserve the right to make any changes to the wording of the clauses as they think fit.

Additional information

The Parliamentary Counsel's Office has also issued advice regarding the drafting and notification processes for making delegated plans. Information about PCO's role in drafting process can be found at:

- NSW Government Legislation Information Sheet (PDF)
- PCO Corporate Information Sheet (PDF)

Information about the notification process can be found at:

- NSW Legislation information sheet on delegated Local EPI's (PDF)
- PCO information sheet on delegated Local EPI's (PDF)

Policy.

State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 under the Environmental Planning and Assessment Act 1979 e2016-234.d10 14 December 2016 public consultation draft.

The following enacting formula will be included if this Policy is made:] His Excellency the Governor, with the advice of the Executive Council, has made the following State environmental planning policy under the Environmental Planning and Assessment Act 1979 in accordance with the recommendation made by the Minister for Planning.