EXPLANATION OF INTENDED EFFECT
STATE ENVIRONMENTAL PLANNING POLICY TO AMEND
STATE ENVIRONMENTAL PLANNING POLICY (SYDNEY REGION GROWTH CENTRES)
2006 – AMENDMENT TO INCLUDE THE GREATER PARRAMATTA PRIORITY GROWTH
AREA AS A GROWTH CENTRE

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 growth centre - the Greater Parramatta Priority Growth Area; and
2) making consequential amendments to the operative provisions of the Growth Centres SEPP, to reflect the inclusion of the proposed growth centre.

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

1.2 Background
• A Plan for Growing Sydney, released by the Department in December 2014, is the NSW Government’s plan for the future of the Sydney Metropolitan Area over the next 20 years. The Plan provides key directions and actions to guide Sydney’s productivity, environmental management, and liveability, including the delivery of housing, employment, infrastructure and open space. It highlights the significance of the Greater Parramatta Priority Growth Area and sets out a direction to build on existing infrastructure and undertake targeted growth that supports the growth of the corridor and in particular Parramatta as Sydney’s second CBD.

• The Greater Parramatta and the Olympic Peninsula vision (GPOP Vision), released by the Greater Sydney Commission (GSC) in October 2016, takes the strategic vision provided within A Plan for Growing Sydney forward and sets out a distinct 2036 vision for the Greater Parramatta to Olympic Peninsula (GPOP). The strategic vision for GPOP over the next 20 years and beyond is to be:
  o A central city close to Sydney’s heart;
  o A Link forging one Greater Sydney;
  o A jobs hub within reach of skilled workers;
  o An attractive place to invest; and
  o A place of celebrated natural beauty.

• The proposed Parramatta Light Rail (PLR) is planned to service precincts throughout the Greater Parramatta Priority Growth Area, opening up key opportunities for urban renewal along the PLR corridor. Stage 1 will connect Westmead to Parramatta and Carlingford via Camellia. Planning for Stage 2 of the PLR from Camellia to Strathfield via Sydney Olympic Park is currently being developed.

• A vision and land use framework for the Greater Parramatta Priority Growth Area is set out in the Greater Parramatta Interim Land Use and Infrastructure Implementation Plan (the interim Plan).
Maximising opportunities within the Priority Growth Area requires a coordinated approach to land use planning and infrastructure delivery. To achieve this, the Department proposes to identify the Greater Parramatta Priority Growth Area 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 centre.

It is proposed that the interim Plan will act as the structure plan for the new growth centre. The definition of “growth centre structure plan” in clause 3(1) will be amended to include reference to the Greater Parramatta Interim Land Use and Infrastructure Implementation Plan. The structure plan will guide future land use planning in the growth centre.

Specific amendments proposed to Part 1 include:

• Clause 2(a): will be amended to refer to Greater Parramatta Priority Growth Area.
• Clause 3(1): amend the definitions of “growth centre”, “growth centre precinct” and “growth centre structure plan” to refer to Greater Parramatta Priority Growth Area, and to the Greater Parramatta Interim Land Use and Infrastructure Implementation Plan.

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 centre until precinct planning occurs.

For precincts that have already been rezoned such as Wentworth Point, Sydney Olympic Park, Carter Street and Parramatta North, this clause will be amended to identify the existing planning instruments applicable to development.

Future amendments to the 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 SEPP. No amendments are proposed to Part 3. As the proposed SEPP amendment will not rezone any land, the provisions in Part 3 will not apply in the new growth centre.

Part 4 – Development controls - general
Part 4 sets out provisions relating to the assessment of proposed development in growth centres. Only clause 16 is intended to apply to the proposed growth centre. No amendments to Part 4 are proposed.

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 only applies to a growth centre precinct that has been released by the Minister under clause 276 of the Environmental Planning and Assessment Regulation 2000 for urban development. Clause 17 is not applicable for the proposed growth centre as the Minister does not intend to release the land for urban development.
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 centre. Existing state and local planning provisions relating to flood prone and major creeks land and 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 proposed growth centre.

**Maps**

The boundary of the growth centre will be identified on new maps to be inserted into the SEPP.

The proposed boundary of the growth centre is shown on the maps at *Attachment 1*.

**Dictionary**

The Dictionary at the end of the Growth Centres SEPP will be amended to include definitions of the proposed growth centre.
Attachment 1 – Proposed boundary of the Greater Parramatta Priority Growth Area growth centre