



# ***Consultation Paper***

*State Environmental  
Planning Policy (State and  
Regional Development)  
Amendment 2018*

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# Introduction

*State Environmental Planning Policy (State and Regional Development) 2011* (State and Regional Development SEPP) identifies State significant development where the Minister for Planning is the consent authority under Part 4 of the *Environmental Planning and Assessment Act 1979* (the Act). State significant development is either categorised in Schedule 1 or listed as “identified sites” in Schedule 2. It is proposed to amend Schedule 2 of the State and Regional Development SEPP to list specified areas adjacent to the Sydney Metro Northwest and within Government ownership as identified sites.

# *Objectives or intended outcomes*

The \$8.3 billion Sydney Metro Northwest (SMNW) is Australia's largest public transport infrastructure project under construction. SMNW includes the construction of eight new stations and supporting precinct infrastructure between Epping and Cudgegong Road, Rouse Hill.

In September 2013, the Department of Planning and Environment and Transport for NSW (TfNSW) in collaboration with relevant Councils and State agencies, finalised the Northwest Rail Link Corridor Strategy for lands surrounding each proposed station on the rail link. The strategy aims to create new vibrant, mixed use centres within walking distance of the metro stations.

At present, the development approvals framework on NSW Government owned land is inconsistent across the SMNW corridor.

The intent of the proposed amendment to the State and Regional Development SEPP is to ensure a State-led, consistent and transparent planning pathway for the development of Government owned land adjoining the SMNW corridor.

The proposed SEPP will not depart from any current Government policy and will aid in the delivery of infrastructure, housing and jobs targets set out in the draft Greater Sydney Region Plan and draft District Plans.

The Act requires that the SEPP be made by the Governor. Section 37(2) of the Act provides that the Governor may make a SEPP in respect of any matter, which in the opinion of the Minister, is of State or regional environmental planning significance.

# ***Explanation of provisions – State and Regional Development SEPP***

Schedule 2 – State Significant Development lists sites identified as State Significant Development, subject to meeting the criteria of each clause in the schedule. The Minister for Planning is the consent authority for State Significant Development.

It is proposed to update Schedule 2 of the State and Regional Development SEPP to identify areas adjacent to the SMNW and within Government ownership as identified sites on the State Significant Development Sites Map.

To facilitate the delivery of infrastructure, new homes and jobs within each station precinct along the SMNW corridor, it is proposed that the following development be identified as State Significant Development under this listing:

- a principal subdivision establishing major lots or public domain areas, or
- the creation of new roadways and associated works, or
- has a capital investment value of more than \$30 million.

It is proposed to limit the uptake of this clause to development carried out by or on behalf of TfNSW or the Planning Ministerial Corporation established under the Act.

The proposal will also remove provisions introduced into the State and Regional Development SEPP in December 2017 for the Showground, Bella Vista and Kellyville Station Precincts and combine these areas under the new clause. Small changes to the map areas for the Bella Vista and Kellyville Station Precincts will also be made to incorporate some adjoining land owned by Roads and Maritime Services and Sydney Water.

# Attachments

## Attachment A – Draft Maps

Draft maps have been prepared to support the proposed amendments to the State and Regional Development SEPP. These maps identify the areas adjacent to the SMNW within Government ownership that would be listed in Schedule 2 as identified site.