

August 2021

Proposed 2021 Penrith Lakes SEPP amendment

This document answers frequently asked questions regarding the proposed changes to the State Environmental Planning Policy (Penrith Lakes Scheme) 1989 (Penrith Lakes SEPP).

What is the Penrith Lakes SEPP?

The Penrith Lakes SEPP has provided a regulatory framework to support quarrying, rehabilitation, and dedication of land within Penrith Lakes since 1989.

In 2017 a zoning regime was established for Penrith Lakes to enable private development to occur when compatible with Penrith Lakes' Olympic legacy infrastructure and the site's environmental characteristics, hazards, and heritage. This included enabling urban uses such as tourism, employment, and limited residential development.

Why do we need the amendment?

The NSW Government is supporting an amendment to the Penrith Lakes SEPP to improve its usability, strengthen the development assessment process, and ensure appropriate contributions to State public infrastructure, while facilitating potential new land use and employment opportunities in Penrith Lakes and Western Sydney.

What is the proposed amendment?

The proposed Penrith Lakes SEPP amendment seeks to:

1. adopt new mapping under the Penrith Lakes SEPP to allow access through the NSW Planning Portal and align zoning boundaries with current cadastre boundaries
2. include new provisions for protecting solar access, key vistas and view corridors
3. ensure flood evacuation is considered for all land use proposals within the Penrith Lakes Scheme (the Scheme)
4. amend the satisfactory arrangements clause for designated State public infrastructure
5. permit new land uses at specific sites within the Scheme, including:
 - a film production precinct and other ancillary uses
 - a heliport
 - a private golf course and associated facilities
 - tourism and commercial uses of a local heritage item
 - the Penrith Lakes Development Corporation offices

How will the SEPP address flood management for Penrith Lakes?

The new rules under the Penrith Lakes SEPP will ensure flood management and evacuation are key considerations when proposing development in Penrith Lakes. Together with the draft Penrith Lakes Flood Response Guideline, which is currently being prepared by the department, the new rules will provide a coordinated approach to flood risk management within Penrith Lakes.

What changes to zoning are proposed?

One site within Penrith Lakes is proposed to be rezoned under this amendment. This land has been identified as potentially suitable for use as a private golf course and associated facilities. The golf course and its associated facilities can be made permissible with consent under the Penrith Lakes SEPP by rezoning the land specifically identified for private recreational use from Unzoned to Parkland. The boundaries for the golf course will exclude important environmental, tourism and infrastructure assets such as the Nepean River foreshore and proposed Great River Walk land; the Nepean River water pumping station; and the Penrith Lakes Southern Wetlands.

Housekeeping changes are proposed to the existing zoning boundaries to ensure they align to current cadastre boundaries that have been realigned through subdivision processes. These changes do not rezone land.

How will the potential impacts of new land uses be managed?

A Development Application processes will be undertaken to assess proposed new land uses that require development consent on their merits and against the relevant considerations under section 4.15 of the *Environmental Planning and Assessment Act 1979*. This will include considering issues such as noise, traffic, access, flooding, land use conflict, amenity, character and views.

When will the exhibition close?

The consultation paper is on exhibition for six weeks from 14 August until 26 September 2021.

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