

## EXPLANATION OF INTENDED EFFECT

### STATE ENVIRONMENTAL PLANNING POLICY TO AMEND *STATE ENVIRONMENTAL PLANNING POLICY (SYDNEY REGION GROWTH CENTRES) 2006 – AMENDMENT TO INCLUDE THE INGLESIDE PRECINCT AS A PRIORITY GROWTH AREA*

#### 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 area at Ingleside Precinct; 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 amendment does not rezone land and local planning instruments will continue to apply after the proposed amendments are published (if approved) until land is rezoned.

#### 1.2 Background

- The Department of Planning and Environment (the Department) is working with the Northern Beaches Council, UrbanGrowth NSW, the local community and government agencies to prepare a new plan for Ingleside Precinct which will create new homes and coordinate infrastructure. The Ingleside Precinct is an opportunity to boost the supply of new homes in the North District of Sydney.
- The Department has prepared a draft Land Use and Infrastructure Strategy (draft Strategy) that includes a Structure Plan for Ingleside Precinct identifying potential future land uses for the Precinct. The Strategy is based on detailed technical studies and extensive consultation with the former Pittwater Council (now part of the Northern Beaches Council), UrbanGrowth NSW, government agencies and the local community.
- The draft Strategy implements key elements of Action 2.4.1 of *A Plan for Growing Sydney*, by:
  - allowing for a range of housing types to be delivered to meet the needs of various household structures;
  - identifying urban development in those parts of the Precinct that will have access to essential enabling infrastructure (water, sewer and electricity);
  - delivering land for additional homes to meet demand from Sydney's growing population; and
  - coordinating the delivery of enabling infrastructure so that public and private investment in new development is focused on those areas where new communities can grow, with access to amenities, services and infrastructure.
- The draft Strategy also implements a key element of Action 4.1.1 of *A Plan for Growing Sydney* by protecting a network of high conservation value land by investing in green corridors, protecting native vegetation and biodiversity.

### 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 Ingleside Precinct Structure Plan will be 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 Ingleside Land Use and Infrastructure Strategy, which includes the Ingleside Precinct Structure Plan. The Strategy will guide future land use planning in the growth centre.

Specific amendments proposed to Part 1 include:

- Clause 2(a): will be amended to include reference to the Ingleside Priority Growth Area, in addition to the current references to the North West and South West Growth Centre.
- Clause 3(1): amend the existing definitions of “growth centre”, “growth centre precinct” and “growth centre structure plan” to refer to Ingleside Priority Growth Area and the Ingleside Land Use and Infrastructure Strategy.

#### 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 centre 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.

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. In addition as the proposed SEPP amendments 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 centre. It is intended that clauses 16 and 17 will apply to the proposed growth centre. No amendments to Part 4 are proposed at this time.

Clauses 16 and 17 will apply to land in the growth centre until precinct planning is finalised. 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 will apply once land in a growth centre precinct has been released by the Minister under clause 276 of the *Environmental Planning and Assessment Regulation 2000* for urban development.

It is not intended that clauses 18, 18A and 18B will apply to land in the proposed growth centre. 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 native 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 boundaries of the new growth centre will be identified on new maps to be inserted into the SEPP.


The proposed boundary of the new growth centre is shown on the map at **Attachment A**.

### Dictionary

The Dictionary at the end of the Growth Centres SEPP will be amended to include definitions of the proposed growth centre.

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# Attachment A – Ingleside Land Release Area Priority Growth Area






**State Environmental Planning Policy (Sydney Region Growth Centres) 2006**


Ingleside Land Release Area  
Priority Growth Area

Precinct Boundary Map

Sheet PCB\_001

**LEGEND**

-  Precinct Boundary
-  Growth Centre Boundary
-  Cadastre @ 15/12/2015 NSW LPI



Projection: GDA 1994  
Zone 56  
Scale: 1:20,000 @ A3

Map Identification Number: SEPP\_SRGC\_ING\_PCB\_001\_020\_20151215

