# Planning reform delivering infrastructure faster

## Summary of changes

**December 2025**

The Transport and Infrastructure State Environmental Planning Policy, also known as the *State Environmental Planning Policy (Transport and Infrastructure) 2021,* makes it easier to deliver infrastructure.

In 2022, 2024 and 2025, the Department exhibited proposed policy amendments to help speed up the delivery of essential infrastructure and manage infrastructure corridors. The changes relate to many types of land and infrastructure across NSW, including education, health, emergency services, water, electricity, transport, and parklands.

The public was invited to provide feedback on the proposals. All submissions were carefully considered and helped shape the final policy amendments.

This document summarises the policy amendments implemented as of 12 December 2025.

This list is provided as a guide only. For the comprehensive list of amendments and their legal effect please refer to the amending SEPP and T&I SEPP on the NSW Legislation website.

In the event of any inconsistencies between this document and the *State Environmental Planning Policy (Transport and Infrastructure) Amendment 2025* (amending SEPP) amending SEPP, the amending SEPP prevails.

Please contact tisepp@dpie.nsw.gov.au for more information.

### State Environmental Planning Policy (Transport and Infrastructure) Amendment 2025

The amending SEPP commenced on 12 December 2025. It reflects proposals:

- included in the *Improving planning processes to deliver infrastructure faster* explanation of intended effect (EIE), exhibited March – April 2024
- for infrastructure corridors exhibited:
    - August – September 2022 in *Facilitating temporary uses in Future Infrastructure Corridors EIE*

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- November 2024 – January 2025 in *Protection of underground infrastructure corridor in Parramatta EIE*
- March – April 2025 in *Protection of the Newcastle Future Infrastructure Corridor EIE*

It also includes other changes previously exhibited and not yet made, and minor proposals not exhibited.

The amending SEPP makes changes to:

- *State Environmental Planning Policy (Transport and Infrastructure) 2021* (*T&A SEPP)*
- *State Environmental Planning Policy (Precincts — Western Parkland City) 2021 (WPC SEPP)*
- *State Environmental Planning Policy (Planning Systems)v 2021 (PS SEPP)*
- *State Environmental Planning Policy (Precincts – Central River City) 2021 (CRC SEPP)*
- *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (Codes SEPP*)

The reforms also include the *Environmental Planning and Assessment Amendment (Future Infrastructure Corridors) Regulation 2025*, which makes one amendment to the *Environmental Planning and Assessment Regulation 2021* for infrastructure corridors.

Click on each item type to learn about related policy updates.

- Educational establishments and child-care facilities
- Health services facilities
- National parks
- Electricity generating works and solar energy
- Electricity transmission or distribution
- Parklands
- Emergency services facilities
- New water treatment facilities
- Water storage facilities
- Building demolition
- Temporary structures on public land
- Monitoring stations
- Ports planning controls
- Australian Botanic Garden – Mount Annan
- Communities and justice
- Moorebank Intermodal
- Bradfield city
- Infrastructure corridors
- Other miscellaneous changes
- Mapping changes

## Educational establishments and child-care facilities

- Extend the exempt development provisions in Schedule 5 to approved schools.
- Remove the unnecessarily confusing note on the relationship between complying development and Part 5.
- Permit temporary use of an existing building in a prescribed zone by public authorities as a government school in emergency situations as exempt development subject to conditions.
- Permit construction of a sporting field or any type of court used for sports that uses synthetic turf at schools, TAFE and universities without development consent, and their maintenance/replacement as exempt development.
- Permit play areas and storage facilities at government schools without consent and other schools as complying development.
- Provide a fast-track planning pathway to deliver certain alterations and additions and improve consistency in the school, TAFE and university provisions.
- Permit bike infrastructure, decks, storage sheds and landscape features as exempt development at schools, TAFE and universities.
- Permit amenities buildings as complying development in schools.
- Remove a complying development condition for schools that was inconsistent with the EP&A Regulation.
- Permit universities and TAFE to make changes to the roads within their campus without consent, if the changes do not affect the traffic arrangements outside the campus.
- Permit government schools and TAFE without consent at universities and permit government schools at TAFE without consent.
- Align university and TAFE provisions for food and drink premises.
- Ensure consistency between school, university and TAFE provisions for portable or temporary facilities so that they are not used permanently.
- Ensure the general complying development condition regarding vegetation applies consistently across schools, TAFE and universities.
- Permit high tech industries with consent and car parks up to 2 storeys without consent at TAFE, aligning with university provisions.
- Improve the exempt development standards for demolition of education infrastructure and remove the unneeded provisions for sheds.
- Permit minor internal building works as exempt development.

- Clarify the property boundaries for measuring noise, and that Aboriginal objects are not 'declared' under section 84 of the *National Parks and Wildlife Act 1974*.



## Health services facilities

- Permit repair of health services facilities by public authorities without consent within existing facilities.
- Permit play equipment, routine maintenance, walking paths, boardwalks, ramps, minor pedestrian bridges, stairways, gates, seats, barbecues, shelters, shade structures and short-term portable multiple-purpose buildings as exempt development subject to conditions within existing health facilities.
- Permit environmental facilities, recreation facilities (indoor and outdoor), and information and education facilities as complying development within existing health facilities.



## National parks

- Clarify that alpine lessees must seek development consent under the Regional SEPP.
- Permit environmental management works, routine maintenance of existing infrastructure and emergency works as exempt development in wilderness areas.
- Ensure development controls apply to parks land when its status is 'reserved' and when its status is 'acquired' for reservation.
- Permit emergency work to be carried out as exempt development.

## Electricity generating works and solar energy

- Permit a stand-alone power system as complying development if conditions are met.
- Provide a complying development planning pathway for medium-sized solar battery systems up to 200kwh total (or 100kwh in residential areas), and that this pathway is also available for heritage properties.
- Clarify that solar energy systems are exempt development as long as the wall or roof on which the system is installed does not face a primary road and is not visible from the road.
- Change the reference from ‘Clean Energy Council’ to ‘Solar Accreditation Australia’ (SAA), to reflect that SAA now manages installer accreditation for solar energy and battery systems
- Replace the term ‘small-scale battery system’ with ‘solar battery system’ in the definition and provisions, so this term is used and defined consistently.

## Electricity transmission or distribution

- Remove the capacity limitation on temporary generating units due to their minimal environmental impact and transitory nature.
- Increase the annual operating time limit for temporary generators from 200 to 500 hours.
- Target council notification requirements to only larger-scale changes to electricity substations.
- Permit installation of new conduits or trenches and installation of cables within an existing fenced area or an existing building as exempt development.
- Increase the exempt development voltage limit from 66kv to 132kv for pole replacements.
- Clarify that exempt development permissibility is for:
    - All types of existing electrical plant or equipment in existing fenced areas/buildings, not just the stated examples in the SEPP.
    - Associated support structures associated with street lighting, not just street lighting itself.
- Permit early fault detection sensor units and load break switches on existing structures as exempt development.
- Remove the unnecessary limitation on the scope of exempt development regarding structural alterations.
- Increase the exempt development voltage limit from 66kv to 200kv for the demolition and removal of electricity works.
- Provide a clearer threshold for contaminated sites, being those defined under the *contaminated land management act 1997*.

## Parklands

- Rename Division 12 to 'Parks and other public land', to better reflect its purpose.
- Remove the redundant definition of 'public reserve'.
- Expand the without consent provisions for parks and public land from Centennial Park, Moore Park and Parramatta Park to all parklands under the care of the Greater Sydney Parklands Trust, and 'supplementary land' under the *Greater Sydney Parklands Trust Act 2022* except the Western Sydney Parklands.
- Permit in the WPC SEPP environmental protection works and roadside stalls as exempt development within the Western Sydney Parklands subject to conditions.
- Expand the requirements for protecting bulk water supply infrastructure to also apply to exempt development in the Western Sydney Parklands chapter of the WPC SEPP.
- Correct a schedule reference in the WPC SEPP for clarity.



## Emergency services facilities

- Provide more flexibility to emergency services facilities carried out in a prescribed zone, by additionally prescribing RE1 Public Recreation and RE2 Private Recreation zones.
- Include Rural Fire Services in the planning approval pathways currently available to other public authorities.
- Permit fire hose drying poles up to 20m by public authorities in a prescribed zone as development without consent outside airport airspace, or exempt development if they are also setback at least 3m from any adjacent residential lots and 3m from the front lot boundary.



## New water treatment facilities

- Remove the estimated development cost SSI trigger in the PS SEPP for Sydney Water Corporation and Hunter Water Corporation for water treatment facilities.

## Water storage facilities

- Permit water storage facilities without consent by Water NSW or Sydney Water Corporation on any land.
- Permit water storage facilities by public authorities with consent on land zoned other than RU1, RU2, SP1 and SP2 (i.e. Where facilities are currently permitted without consent).

## Building demolition

- Remove the restriction that demolition of buildings or structures is only exempt development if they were erected as exempt development under Chapter 2.
- Permit demolition (subject to the general requirements) by a public authority as exempt development:
    - in a heritage conservation area
    - of heritage items only where a s. 57 *Heritage Act 1977* exemption applies or has been obtained.

## Temporary structures on public land

- Include standards for temporary structures as exempt development to ensure the use is short term, does not compromise future development of the land and does not have detrimental impacts.

## Monitoring stations

- Permit as exempt development on any land if their footprint doesn't exceed 30m$^2$ and does not exceed 2.5m height (excluding antennae), or 5m in a flood area.
- Require screening in all residential zones and the ru5 zone (where stations proceed as exempt development) if the station fronts a public road and is over 6m$^2$ footprint.

## Ports planning controls

- Expand complying development provisions for bulk liquid storage tanks and change of stored liquid in those tanks for a new mapped area in Port Kembla, subject to conditions.
- Insert required definitions for the Port Kembla Bulk Liquid Storage Tank Area and new Port Kembla Bulk Liquid Storage Tanks Map and include the map itself.
- Permit the following as exempt development on land zoned IN3 outside the Lease Area within Port Kembla, subject to conditions:
    - Specified building alterations, change of liquid in bulk liquid storage tanks—change of stored liquid, driveways, emergency works, fences/gates, flagpoles, hail netting, investigations, landscaping, paving, pedestrian ramps, paths, stairways, preloading works, reefer points, retaining walls, minor road and rail maintenance, repairs and works, road marking, safety or security barriers, satellite dishes, scaffolding, security and monitoring cameras and other devices, signage, switch rooms and security booths, temporary structures, weighbridges, utilities and service facilities, wash bays and water tanks.
- Permit the following as complying development on land zoned IN3 outside the Lease Area within Port Kembla, subject to conditions:
    - Awnings, canopies, non-road bridges, conveyor systems, cranes, emergency services equipment, stackers, reclaimers and retaining walls.
- Expand the bulk liquid storage – modifications to pipelines and flow rates complying development to the new mapped area (above) and restrict the development to loading liquid only.
- Ensure floor space standards for food and drink premises are consistent and permit these premises up to 300m$^2$ as complying development in the Lease Area and up to 800m$^2$ across the SP1 zone with consent.
- Replace the existing heritage items list with a heritage map and standard format list for each port.
- Update references to Newcastle Port Corporation to Port Authority of New South Wales (PANSW).
- Permit parking monitoring and monitoring of other vehicles as exempt development at ports land managed by PANSW or vested in Transport for NSW.
- Excluding changes of liquid (in bulk liquid storage tanks) to specified toxic substances from the complying development pathway

- Remove the heritage item 'Commonwealth Rolling Mill Plant and Gardens', which will instead be regulated under the *State Environmental Planning Policy (Precincts—Regional) 2021*.

## Australian Botanic Garden – Mount Annan

- Permit the following without consent if carried out by the Royal Botanic Gardens and Domain Trust on land within the Australian Botanic Garden Mount Annan (Garden) subject to conditions:
    - Agricultural produce industries, horticulture, environmental facilities, plant nurseries, research stations, artisan food and drink industries, kiosks, restaurants or cafés, information and education facilities, communities facilities, public administration buildings, recreational facilities (indoor), water recreation structures, function centres or entertainment facilities (including amphitheaters and stages) or tourist and visitor accommodation or eco-tourist facilities or warehouses or distribution centres with an estimated development cost below $30 million, camping grounds, construction, alteration and additions to operational buildings, community events, private functions and associated signage and temporary infrastructure, and sheds.
- Insert conditions for the above to be development without consent, including protections for bulk water supply infrastructure, restrictions around the dangerous good pipeline, height and setback requirements, and consultation requirements with council, adjacent property owners, WaterNSW and the pipeline operator.
- Permit as exempt development within the Garden subject to conditions:
    - Vehicle counters, visitor information booths, temporary kiosks, signage, landscaping, community events, private functions and temporary outdoor cinemas
- Insert conditions for the above to be exempt development, including protections for bulk water supply infrastructure, size and location restrictions, compliance with management plans, and consultation requirements with WaterNSW and the pipeline operator.

## Communities and justice

- Rename Division 2 to 'Justice and social support facilities' to better reflect its scope.
- Define 'justice and social support facility' as meaning facilities including correctional centres, correctional complexes, youth justice facilities, courthouses, group homes, transitional centres and accommodation, disability homes, social housing, and facilities such as a social service delivery facility and community corrections offices.
- Define 'community correction offices' and 'social service delivery facility'.
- Amend s. 2.29 to permit as exempt development by public authorities:
    - Removal, pruning and replacement of trees within existing justice and social support facilities if the tree has been assessed by an arborist as posing a risk, and any replacement tree in the facility can grow to at least 3m.
    - Emergency works to protect a justice and social support facility, the environment or the public.



## Moorebank Intermodal

- Clarify that, in deciding whether to issue a traffic certificate, the Planning Secretary must consider:
    - Whether the maximum daily capacity of 10, 798 heavy vehicles in the Precinct has been reached.
    - Whether the number of heavy vehicles in the Precinct has reached interim thresholds of 25%, 50%, 75% of the Precinct's maximum daily capacity triggering the requirement for a traffic audit.
    - If a traffic audit was required, the performance of the road network in the Precinct.
    - The published Implementation Plan for Moorebank.
- Clarify that once the maximum daily capacity has been reached, additional traffic certificates cannot be provided at all.

## Bradfield city

- Add Bradfield city to the public authority precincts in Division 11, to be defined by a new map in the PS SEPP identifying land to which the Bradfield City Centre Master Plan applies.



## Infrastructure corridors

- Rename Chapter 4 to Future infrastructure corridors.
- Remove:
    - Definitions for 'interim rail corridor', 'Interim Metro Corridor', 'Interim Rail Link Corridor' and 'Interim Sydney Metro West Corridor'.
    - The phrase 'and interim rail corridors' from the title of Chapter 4 Subdivision 2.
    - Section 2.101 (development within or adjacent to interim rail corridor).
    - Section 2.102 (major development within Interim Metro Corridor).
    - Section 2.103 (development near proposed metro stations).
- Insert new definitions in section 4.2 for 'future underground infrastructure corridor', Future Underground Infrastructure Corridors Map (FUIC Map), Underground Corridor Technical (UCT) Guidelines, Interim Uses Map, 'same development', 'Infrastructure Investigation Area' (IIA) and Infrastructure Investigation Areas Map.
- Insert a new Transport for NSW (TfNSW) concurrence requirement for certain larger development in a future underground infrastructure corridor, provide a set of considerations for TfNSW when determining concurrence, and require consent authorities to ensure development complies with the UCT Guidelines before determining a development application.
- Require the consent authority to provide TfNSW with a copy of the determination within 7 days.
- Insert new definitions in section 4.2 for 'Infrastructure Investigation Area' (IIA) and Infrastructure Investigation Areas Map.
- Insert a new TfNSW concurrence requirement for certain larger development in an IIA, and provide a set of considerations for TfNSW when determining concurrence, then require the consent authority to provide TfNSW with a copy of the determination within 7 days.
- Provide that this concurrence requirement in an IIA ceases 31 December 2030.

- Remove from the CRC SEPP the 'Development of land within or adjacent to public transport corridor' section 6.10 in appendices 7, 9 and 11, and section 6.6 from Appendix 13.
- Replace section 4.2(2) to provide that where Chapter 4 and the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* (Codes SEPP) specify the same development as exempt and complying, the Codes SEPP doesn't apply.
- Insert objectives for interim development in future infrastructure corridors
- Permit interim development in future infrastructure corridors with consent if specified matters for consideration are satisfied and is not a biodiversity stewardship site.
- Insert a new TfNSW concurrence requirement for this interim development and provide a set of considerations for TfNSW when determining concurrence.
- Permit as exempt or complying development in a future infrastructure corridor – any development that is:
    - Not on a biodiversity stewardship site.
    - Does not exceed an estimated development cost of $200,000.
    - Either already exempt or complying under the WPC SEPP for Aerotropolis land, or under specified Codes SEPP provisions for other land.
- Rezone land in Newcastle to SP2 Infrastructure – Future Infrastructure Corridor for the future Newcastle Transit Infrastructure.
- Amend the *Environmental Planning and Assessment Regulation 2021* to require planning certificates in a future infrastructure corridor to include information about conditions of development consent granted in relation to the land that is a condition of TfNSW concurrence.

## Other miscellaneous changes

- Remove the note in section 2.22(2)(b) to avoid any misinterpretation of the relationship of complying development and development that is permitted without consent.
- Standardising the 'equivalent land use zones' provisions by using the superior provision from chapter 3 to replace the provision in Chapter 2.
- Provide consistency between the site compatibility certificate (SCC) provisions in chapters 2 and 3 by requiring consistency with the relevant district plan for SCC applications.
- Insert the words 'metro or' before 'light rail purposes' in section 2.91(2) to clarify that Sydney Metro infrastructure is included in the rail definitions.
- Provide that 'rail infrastructure facilities' includes a reference to all rail assets owned, managed or operated by Transport Heritage NSW on behalf of the Transport Asset Manager of NSW.
- Provide for the following minor railway station infrastructure as exempt development by a public authority: seats, commuter pay stations and gates, audio or visual facilities for station announcements and impaired hearing, security cameras, waste bins, water fountains, tactile indicators, help points and emergency contact equipment, communications equipment, landscaping (excluding retaining walls), bird proofing and minor platform pavement works.
- Clarify that cycleways, shared paths and pedestrian pathways are road infrastructure facilities in division 17, and so are development without consent.
- Separate section 2.113(1)(a)(v) to clarify that 'slope stability works that are required for safety reasons' and 'minor road safety improvements' are two separate types of development.
- Additionally permit highway services centres with consent in road corridors for highways and controlled access roads.
- Amend section 2.83(1)(k) for consistency with other references to paving, ensuring design ensures surface water run-off is directed to a storm-water management system.
- Remove the duplicative requirement in s. 2.83(1)(c) for demolition to be in accordance with *Australian Standard AS 2601—2001.*
- Amend the exempt development provisions in schedule to clarify that the intent of 'investigations' is to only be for infrastructure-related projects.
- Amend sections 2.74, 2.82 and 2.90 for consistency and permit landscaping works including irrigation systems as exempt development.

- Remove unnecessary and inconsistent references across the SEPP to *national parks and wildlife act 1974* authorisation requirements, which apply under that act regardless.
- Expand section 1.17a(2a) of the Codes SEPP so complying development provisions under the T&I SEPP still apply on heritage-listed land and items if the development meets the T&I SEPP requirements and standards and has a section 57 exemption under the *Heritage Act 1977*.

## Mapping changes

- Insert a map for the Bradfield City Centre under the State Significant Development Sites Map definition in the PS SEPP.
- Insert map sheets for heritage items at Port Botany and Port of Newcastle under Chapter 5.
- Insert a map of the bulk liquid storage area at Port Kembla for the purposes of complying development.
- Insert an Infrastructure Investigation Areas Map.
- Insert a Future Underground Infrastructure Corridor Map (two map sheets).
- Insert a Future Infrastructure Corridor Interim Uses Map (22 map sheets).
- Insert a Future Infrastructure Corridor Map.
- Insert 20 updated North West Growth Centre Land Zoning Map sheets into the CRC SEPP.
- Revoke 20 superseded North West Growth Centre Land Zoning Map sheets from the CRC SEPP.
- Revoke the Interim Rail Corridor — CBD Rail Link & CBD Metro Sheet LAP 012.
- Revoke redundant portions of the Sydney Metro – Western Sydney Airport Future Infrastructure Corridor mapping, as the project has received approval from the Minister for Planning and Public Spaces.

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