



New South Wales

Environmental Planning and Assessment (SREP 30) Amendment Regulation 2001

under the

Environmental Planning and Assessment Act 1979

His Excellency the Governor, with the advice of the Executive Council, has made the following Regulation under the *Environmental Planning and Assessment Act 1979*. (P98/00195/PC)

ANDREW REFSHAUGE, M.P.,
Minister for Urban Affairs and Planning

Explanatory note

The object of this Regulation is to facilitate the environmental planning and development of land to which *Sydney Regional Environmental Plan No 30—St Marys* applies:

- (a) by requiring that land zoned Employment or Urban by that plan must be declared as a release area before consent may be granted for its development, subject to minor exceptions, and
- (b) by providing for the payment of fees for the assessment of a draft precinct plan relating to a precinct created by that plan.

This Regulation is made under the *Environmental Planning and Assessment Act 1979*, including sections 78A (1), 105, 137 and 157 (the general regulation-making power).

2001 No 12

Clause 1 Environmental Planning and Assessment (SREP 30) Amendment Regulation 2001

Environmental Planning and Assessment (SREP 30) Amendment Regulation 2001

1 Name of Regulation

This Regulation is the *Environmental Planning and Assessment (SREP 30) Amendment Regulation 2001*.

2 Amendment of Environmental Planning and Assessment Regulation 2000

The *Environmental Planning and Assessment Regulation 2000* is amended as set out in Schedule 1.

3 Notes

The explanatory note does not form part of this Regulation.

Schedule 1 Amendment of Environmental Planning and Assessment Regulation 2000

(Clause 2)

Clauses 274 and 274A

Insert after clause 273:

274 Release areas under SREP 30

- (1) Pursuant to section 78A (1) of the Act, a person cannot apply to a consent authority for consent to carry out development on land zoned “Employment” or “Urban” under *Sydney Regional Environmental Plan No 30—St Marys* unless the Minister has, in accordance with clause 7 of that plan, declared the land, or land that includes the land, to be a release area.
- (2) Subclause (1) does not apply to development referred to in clause 20 (3) or (4) or 48 of *Sydney Regional Environmental Plan No 30—St Marys*.

274A Assessment fee for draft precinct plans under SREP 30

- (1) If a draft precinct plan in respect of land within a precinct within the meaning of *Sydney Regional Environmental Plan No 30—St Marys* is prepared by an owner or lessee of land within the precinct, the owner or lessee must pay:
 - (a) the relevant council an assessment fee determined by the council, and
 - (b) if the relevant council fails or refuses to approve the draft precinct plan within 6 months after the date on which it was submitted to the council for adoption—the Director-General an assessment fee determined by the Director-General.

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- (2) The assessment fee must not exceed the reasonable cost to the relevant council, or to the Director-General and the Department, of assessing the draft precinct plan, carrying out any associated studies and publicly exhibiting the draft precinct plan.

BY AUTHORITY