



New South Wales

State Environmental Planning Policy (Precincts—Central River City) 2021

under the

Environmental Planning and Assessment Act 1979

Her Excellency the Governor, with the advice of the Executive Council, has made the following State environmental planning policy under the *Environmental Planning and Assessment Act 1979*.

ROB STOKES, MP
Minister for Planning and Public Spaces

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State Environmental Planning Policy (Precincts—Central River City) 2021

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Environmental Planning and Assessment Act 1979

Chapter 1 Preliminary

1.1 Name of Policy

This Policy is *State Environmental Planning Policy (Precincts—Central River City) 2021*.

1.2 Commencement

This Policy commences on 1 March 2022 and is required to be published on the NSW legislation website.

1.3 Definitions

In this Policy—

the Act means the *Environmental Planning and Assessment Act 1979*.

Note— The Act and the *Interpretation Act 1987* contain definitions and other provisions that affect the interpretation and application of this Policy.

1.4 Transferred provisions

The *Interpretation Act 1987*, section 30A is taken to apply to the provisions transferred to this Policy on the commencement of this Policy in the same way as it applies to provisions transferred from a statutory rule to another statutory rule.

Note— The *Interpretation Act 1987*, section 30A provides—

- (a) the transfer of a provision does not affect the operation or meaning of the provision, and
- (b) a transferred provision is to be construed as if it had not been transferred.

Chapter 2 State significant precincts

Editorial note— *State Environmental Planning Policy (Precincts—Eastern Harbour City) 2021* transfers certain provisions of *State Environmental Planning Policy (State Significant Precincts) 2005* to this Chapter. The provisions will be incorporated into this Policy on the NSW legislation website when this Policy commences.

Chapter 3 Sydney region growth centres

Editorial note— Schedule 15 transfers certain provisions of *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* to this Chapter. The provisions will be incorporated into this Policy on the NSW legislation website when this Policy commences.

Chapter 4 Homebush Bay area

Editorial note— Schedule 15 transfers certain provisions of *Sydney Regional Environmental Plan No 24—Homebush Bay Area* to this Chapter. The provisions will be incorporated into this Policy on the NSW legislation website when this Policy commences.

Chapter 5 Kurnell Peninsula

Editorial note— Schedule 15 transfers certain provisions of *State Environmental Planning Policy (Kurnell Peninsula) 1989* to this Chapter. The provisions will be incorporated into this Policy on the NSW legislation website when this Policy commences.

Chapter 6 Urban renewal precincts

Editorial note— Schedule 15 transfers certain provisions of *State Environmental Planning Policy (Urban Renewal) 2010* to this Chapter. The provisions will be incorporated into this Policy on the NSW legislation website when this Policy commences.

Appendices 1–12

Editorial note— *State Environmental Planning Policy (Precincts—Eastern Harbour City) 2021* transfers certain Appendices from *State Environmental Planning Policy (State Significant Precincts) 2005* to this Policy. This Policy, Schedule 15 transfers certain Appendices from *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* to this Policy.

The Appendices will be incorporated into this Policy on the NSW legislation website when this Policy commences.

Schedules 1–14

Editorial note— Schedule 15 transfers certain Schedules from the following environmental planning instruments to this Policy—

- (a) *Sydney Regional Environmental Plan No 24—Homebush Bay Area*,
- (b) *State Environmental Planning Policy (Kurnell Peninsula) 1989*.

The Schedules will be incorporated into this Policy on the NSW legislation website when this Policy commences.

Schedule 15 Transfer of provisions

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

- (1) Replicate the provisions of *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* specified in Column 1 of the following table as the provisions of the Policy specified opposite in Column 2—

Column 1	Column 2
Existing provisions of State Environmental Planning Policy (Sydney Region Growth Centres) 2006	New provisions
Parts 1–7, other than clause 1	<i>State Environmental Planning Policy (Precincts—Central River City) 2021</i> , Chapter 3, Parts 3.1–3.7
Parts 1–6, other than clause 1	<i>State Environmental Planning Policy (Precincts—Western Parkland City) 2021</i> , Chapter 3, Parts 3.1–3.6
Appendices 2–4, 6, 7 and 11–13	<i>State Environmental Planning Policy (Precincts—Central River City) 2021</i> , Appendices 5–12
Appendices 1, 5, 8–10, 14 and 15	<i>State Environmental Planning Policy (Precincts—Western Parkland City) 2021</i> , Appendices 2–8

- (2) Renumber the clauses in Chapter 3 of the following Policies as sections with decimal numbering, commencing each Chapter with section 3.1—
- (a) *State Environmental Planning Policy (Precincts—Central River City) 2021*,
- (b) *State Environmental Planning Policy (Precincts—Western Parkland City) 2021*

2 Sydney Regional Environmental Plan No 24—Homebush Bay Area

- (1) Transfer *Sydney Regional Environmental Plan No 24—Homebush Bay Area*, Parts 1–4, other than clauses 1 and 8, to this Policy as Chapter 4, Parts 4.1–4.4.
- (2) Renumber the clauses in Chapter 4 as sections with decimal numbering, commencing with section 4.1.
- (3) Transfer *Sydney Regional Environmental Plan No 24—Homebush Bay Area*, Schedules 1–8 to this Policy as Schedules 1–8.

3 State Environmental Planning Policy (Kurnell Peninsula) 1989

- (1) Transfer *State Environmental Planning Policy (Kurnell Peninsula) 1989*, Parts 1–3, other than clause 1, to this Policy as Chapter 5, Parts 5.1–5.3.
- (2) Renumber the clauses in Chapter 5 as sections with decimal numbering, commencing with section 5.1.
- (3) Insert as the heading of *State Environmental Planning Policy (Kurnell Peninsula) 1989*, Schedule 4—

Schedule 4 Exempt heritage development

- (4) Transfer *State Environmental Planning Policy (Kurnell Peninsula) 1989*, Schedules 1–6, as amended by subsection (3), to this Policy as Schedules 9–14.

4 State Environmental Planning Policy (Urban Renewal) 2010

- (1) Transfer *State Environmental Planning Policy (Urban Renewal) 2010*, Parts 1 and 2, other than clauses 1 and 2, to this Policy as Chapter 6, Parts 6.1 and 6.2.
- (2) Renumber the clauses in Chapter 6 as sections with decimal numbering, commencing with section 6.1.

5 Consequential amendments

- (1) Update all cross-references and provision numbering below the section level in this Policy as required by the transfer of provisions to this Policy.
- (2) Omit each expression specified in Column 1 of the following table wherever occurring in this Policy, other than in Chapter 1 and this Schedule, including definitions, headings and notes and regardless of capitalisation.

Insert instead the expression specified opposite in Column 2, with appropriate capitalisation—

Column 1	Column 2
this Policy	this Chapter
the Policy	this Chapter
this plan	this Chapter
Aims of Policy	Aims of Chapter
Aim of Policy	Aim of Chapter
Aims of plan	Aims of Chapter
Land to which Policy applies	Land to which Chapter applies
Land to which plan applies	Land to which Chapter applies
clause	section
clauses	sections
subclause	subsection
subclauses	subsections

Note— Omit the expressions “clause”, “clauses”, “subclause” and “subclauses” only for a reference to clauses or subclauses of this Policy.

- (3) Despite subsection (2), a reference to “this Policy” or “this plan” in an Appendix or a Schedule of this Policy should be omitted and replaced with a reference to the relevant Chapter of this Policy.
- (4) Subsection (2) does not apply to—
 - (a) a reference to “this Plan” in an Appendix of this Policy that refers to a Precinct Plan, or
 - (b) provisions of a savings or transitional nature.

6 Repeal of environmental planning instruments

The following environmental planning instruments, as amended by this Schedule, are repealed—

State Environmental Planning Policy (Sydney Region Growth Centres) 2006
State Environmental Planning Policy (Kurnell Peninsula) 1989
Sydney Regional Environmental Plan No 24—Homebush Bay Area

State Environmental Planning Policy (Urban Renewal) 2010

Note 1— Savings and transitional provisions in the instruments repealed by this section are not transferred to this Policy. They continue to have effect because of the *Interpretation Act 1987*, sections 5(6) and 30(2)(d).

Note 2— *State Environmental Planning Policy (State Significant Precincts) 2005* is repealed by *State Environmental Planning Policy (Precincts—Eastern Harbour City) 2021*.

7 Repeal of Schedule

This Schedule is repealed at the beginning of the day after this Policy commences.