

LEP/DCP Discussion Paper Appendix: Infrastructure SEPP application to current planning framework and proposed approach

Relates to Priority 9.

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Infrastructure SEPP uses	SEPP land application	Permitted in current LEP Zones	Proposed approach to discuss with the Department of Planning, Industry and Environment
air transport facilities (Part 3, Division 1)			
airport	Permissible without consent in prescribed zones by or on behalf of a Public Authority: RU1, RU2, IN4, SP1, SP2, W2, W3	N/A	Continue to prohibit in all areas. Any proposals by non-public authority subject to a planning proposal.
heliport	Permissible without consent in prescribed zones by or on behalf of a Public Authority: RU1, RU2, RU4, IN1, IN2, IN3, IN4, SP1, SP2, W2, W3	N/A	Continue to prohibit in all areas. Any proposals by non-public authority subject to a planning proposal.
correctional centres	Permissible without consent in prescribed zones by or on behalf of a Public Authority: RU2, RU4, RU6, B4, SP1, SP2	N/A	Continue to prohibit in all areas. Any proposals by non-public authority subject to a planning proposal.
electricity generating works or solar energy systems	Permissible in prescribed zones without consent by or on behalf of a public authority. Permitted with consent in prescribed zones by any person. Prescribed zones: R1, R2, R3, R4, R5, RU5. Prescribed rural zone means any of the following land use zones or a land use zone that is equivalent to any of those zones: RU1, RU2, RU3, RU4. Prescribed rural, industrial or special use zone means any of the following land use zones or a land use zone that is equivalent to any of those zones: RU1, RU2, RU3, RU4, IN1, IN2, IN3, IN4, SP1, SP2	Warringah B1, B2, B4, B3, B5, B7, IN1, IN2	Permit with consent in all prescribed zones to reflect SEPP permissibility. Permit with consent in all B zones to align with WLEP 2011 and to facilitate future infrastructure. This will ensure Council assesses any applications by private operators. It will facilitate resilience and remove any barriers to promote future technology.
emergency services facilities	Permissible on any land by or on behalf of a by or on behalf of the RFS, emergency services organisation or public authority.	Manly R1, R2, R3, RE1, Pittwater W2 Warringah R2, R3, B1 – B7, IN1, IN2, RE1, RE2, E3, E4	Permit with consent in all zones to reflect SEPP and facilitate resilience. This will ensure Council assesses any applications by private or non-authority operators. It will facilitate resilience and remove any barriers to promote future technology. In industrial zones, this will support community needs and alternative opportunities for underutilised, low cost ancillary office space.

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Environmental protection works	Described under SEPP as 'environmental management works'. Council must include as permitted with or without consent in the following zones: RU1, RU2, RE1, RE2, E2, E3, E4, W1, W2	All zones except Manly SP1, SP2 Pittwater SP3 Warringah SP1	Permit with consent in all zones to facilitate resilience. This will ensure Council can assess any applications by private operators.
flood mitigation work	Permissible without consent on any land by or on behalf of a by or on behalf of a public authority.	Manly: R1, R2, R3, B1, B2, B6, SP3, RE1, RE2, E2, E3, E4 Warringah: B1, B2, B4, B3, B5, B7, IN1, IN2	Permit with consent in all zones to facilitate resilience. This will ensure Council can assess any applications by private operators.
forestry activities	Permitted without consent by or on behalf of a public authority on RU3 Forestry Zone or any equivalent zone (none apply in NB)	Pittwater RU2	Prohibit in every zone. No suitable land identified for forestry in Northern Beaches.
health services facilities	Permitted with consent by any person in prescribed zones: RU4, RU5, RU6, R1, R2, R3, R4, R5, B1, B2, B3, B4, B5, B6, B7, B8, SP1, SP2. Also permitted with consent on State land if within the boundaries of an existing health services facility.		Permit with consent in prescribed zones where this development is permitted with consent by any person. Note also development permitted with consent on State land if within the boundaries of an existing health services facility.
Medical centre	As above	Mandated in LEP zones: B1, B2, B3, B4 Warringah: B5, B7	Permit with consent in prescribed zones. For rural and residential zones, Council may look to restrict their locations to major roads to manage potential amenity impacts such as traffic, noise and privacy.
Health consulting rooms	As above	Manly: R1, R2, B1, B2, E3, E4 Warringah: R2, B1, B2, B4, B3, B5, B7, E4 Pittwater: R2, R3, B1, E3, E4	As above plus E3 and E4 zones to ensure local services can be provided.
Hospitals	As above	Warringah: RU4 (Additional permitted use), R2, B2, B4, B3, B5, B7	Permit with consent in prescribed zones except seek exemption from the following zones to ensure no Seniors Housing is permitted: B3; B7.
parks and other public reserves	Works permitted without consent by or on behalf of a public authority on: National parks, marine parks or aquatic reserves, crown land, land under control or vested in Council.	NOT a term required under land use table but includes: works including roads, pathways, single storey car parks, pedestrian bridges, recreation areas, recreation facilities (outdoor), information facilities including visitor info centres, lighting, amenities, food	For non-public operators, see Priority 6.

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		preparation and related facilities, maintenance depots,	
wharf and boating facilities	Permitted by or on behalf of public authorities without consent on any land.	Pittwater: IN4	For non-public operators, permit related structures as additional permitted uses on suitable foreshore lands. See Priority 1.
public administration buildings	Permitted by or on behalf of a public authority in prescribed zones: B3, B4, B5, B6, B7, B8, SP1, SP2	Manly: B1 Warringah: B1, B2, B4, B3, B5, B7, IN1, IN2 Pittwater: B2, RE1	Permit in LEP in prescribed zones. By definition this facility would be generally undertaken by a public authority. Permit also in B1, B2, IN1, IN2 and RE1 zones to align with current LEPs. In industrial zones, this will support community needs and alternative opportunities for underutilised, low cost ancillary office space.
research stations	Permitted by or on behalf of a public authority in prescribed zones: RU1, RU2, RU3, RU4, RU5, IN4, SP1, SP2, W2, W3	Manly: RE1 Pittwater: B6	Permit in LEP in prescribed zones. By definition this facility would be generally undertaken by a public authority. Permit also in RE1 zone to align with current LEPs.
roads and road infrastructure facilities	Permitted by public authorities on any land without consent.	All zones except W1 (all LEPs) Warringah SP1 Manly SP1 Pittwater W2	Permit in LEP in all areas subject to development consent, except Waterway zones.
Facilities for electric vehicles	Permitted by any person with consent on land adjoining a public road in a prescribed zone (below) or where an existing service station, highway service centre or car washing facility is permitted: B4, B6, B8, IN1, IN2, IN3, SP1, SP2	NOT a term required under land use table,	NA – note only.
sewerage systems			
biosolids treatment facility, sewage treatment plant	Permitted without consent by or on behalf of a public authority or under licences for water industry infrastructure in prescribed zones: RU1, RU2, RU4, IN1, IN3, SP1, SP2. Permitted with consent by any person in prescribed zones.	Warringah B1, B2, B4, B3, B5, B7, IN1, IN2	For LEPs, permit with consent in prescribed zones. Permit also in all Business Zones and the IN2 zone to align with the WLEP. Listing this use as permitted with consent in the LEP would make it clearer for participants. Permitting in additional business and industrial zones will facilitate resilience and remove any barriers to promote future technology.
sewage reticulation systems	As above	Warringah B1 – B7, IN1, IN2	As above

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water recycling facilities	As above Also permitted if ancillary to existing land use.	Manly R1, R2, R3, B1, B2, B6, SP3, RE1, RE2, E2 Warringah: B1, B2, B3, B4, B5, R1, B7, IN1, IN2	For LEP, permit with consent in all zones to facilitate future technology and align with Manly approach. Although Manly doesn't permit these developments in the SP1 and SP2 zone, these are prescribed zones.
waste or resource management facilities			
resource recovery facilities waste disposal facilities	Permitted with consent by any person in prescribed zones: RU1, RU2, IN1, IN3, SP1, SP2	Warringah IN1 Pittwater IN2	For LEP, permit with consent in prescribed zone. Permit also in IN2 as per Pittwater to facilitate efficiency.
waste or resource transfer station	Permitted by any person in above prescribed zones, plus (b) land in any of the following land use zones or equivalent land use zones: B5, B6, IN2, IN4, or (c) land on which development for any of the following purposes is permitted with consent under any environmental planning instrument: industry, business premises or retail premises or freight transport facilities.	Warringah IN1	For LEP, permit with consent in all zones that meet criteria.
recycling of construction and demolition material, or the disposal of virgin excavated natural material	land for the purpose of industries, extractive industries or mining	Not a term required in land use tables.	Note only.
water supply systems			
water reticulation system	Permitted without consent by or on behalf of a public authority on any land. Permitted with consent by any person with consent on any land.	Manly: R1, R2, R3, B1, B6, SP3, RE1, RE2, E2, E3, E4 Warringah: B1, B2, B4, B3, B5, B7, IN1, IN2 Pittwater: IN2	Permit with consent in all zones to reflect SEPP permissibility and to facilitate resilience.
water storage facilities	Permitted without consent if it is carried out by or on behalf of any public authority on land in: RU1, RU2, SP1, SP2 or an equivalent land use zone. Also if carried out by Water NSW on land within the	As above	For LEP, either: <ul style="list-style-type: none"> permit with consent on prescribed zones and also RE1 and E2 to facilitate infrastructure that supports recreation areas, or

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	Sydney catchment area within the meaning of the Water NSW Act 2014.		<ul style="list-style-type: none"> • permit in all zones to align with Manly approach
water treatment facilities	<p>Permitted without consent by or on behalf of a public authority on prescribed zones: RU1, RU2, RU4, IN1, IN3, SP1, SP2.</p> <p>May be carried out by any person with consent on land in a prescribed zone.</p>	<p>Manly: E3, E4</p> <p>Pittwater: IN2</p> <p>Warringah: R3, B2, B4, B3, B5, B7, IN1, IN2</p>	<p>For LEP, permit with consent by any person on prescribed zones as permitted under SEPP.</p> <p>Permit also in the following zones to align with current LEPs – all B zones, IN2, E3 and E4.</p>