LEPs and SEPPS

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Sydney: 02 9262 6989
Northern Rivers: 1800 626 239
Rest of NSW: 1800 626 239

Overview

The primary law regulating land use in NSW is the Environmental Planning and Assessment Act 1979 (EPA Act). The Act is administered by the NSW Department of Planning and Environment. The Minister responsible for the Act is the NSW Minister for Planning.

The EP&A Act allows plans to be made to guide the process of development and to regulate competing land uses. These are known as environmental planning instruments (EPIs).

The EP&A Act allows two types of EPIs to be made:

- Local environmental plans (LEPs); and
- State environment planning policies (SEPPs).

This Fact Sheet deals with how EPIs are made and how they regulate planning in NSW. The EPA Act sets out how local environment plans and State environmental planning policies are made.

Glossary

Key to terms used in this Fact Sheet

2. Environmental Planning and Assessment Act 1979 (NSW), Part 3 (Environmental planning instruments), ss 24-36.
Act means the *Environmental Planning and Assessment Act 1979 (NSW)*

DCP means a development control plan

**Director-General** means the Director-General of the Department of Planning and Environment

**Environment Minister** means the NSW Minister for the Environment

EIS means an Environmental Impact Statement

**EP&A Act** means the *Environmental Planning and Assessment Act 1979 (NSW)*

**EP&A Regulation** means the *Environmental Planning and Assessment Regulation 2000 (NSW)*

**EPBC Act** means *Environment Protection and Biodiversity Conservation Act 1999 (Cth)*

EPI means an environmental planning instrument, which includes LEPs and SEPPs

**JRPP** means a Joint Regional Planning Panel

**LEC Act** means the *Land and Environment Court Act 1979*

**LEP** means a local environmental plan

**OEH** means the NSW Office of Environment and Heritage

**Planning Minister** means the NSW Minister for Planning

**Relevant planning authority** means the local council, or a JRPP or the Director-General of the Department of Planning and Environment

**SEPP** means a *State Environmental Planning Policy*

**SSD** means State significant development

**SSI** means State significant infrastructure

**TPO** means a tree preservation order

**TSC Act** means the *Threatened Species Conservation Act 1995*

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**Useful websites**

The *Environmental Planning and Assessment Act 1979 (NSW)* is administered by the [NSW Department of Planning and Environment](https://www.environment.nsw.gov.au). The text of all legislation in NSW, as well as EPIs (LEPs and SEPPs) is on the [NSW Legislation website](https://www.law.nsw.gov.au).
Useful legal texts
