

# SEPPs

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# LEPs

## COMPARING ENVIRONMENTAL PLANNING POLICY INSTRUMENTS IN NSW



State Environmental Planning Policies (SEPPs) relate to the whole or a part of the state

SEPPs often override LEPs and prohibit or allow certain types of development in an area

The Planning Minister is often the decision-maker

Typically SEPPs relate to an area with wider significance than an LEP



Local Environmental Plans (LEPs) relate to the whole or a part of a local government area (LGA)

LEPs guide planning decisions for LGAs by allocating 'zones' to different blocks of land

The local council determines zoning and is able to 'rezone' land if required

LEPs differ between local councils but are becoming increasingly standardised