



**Anthony Roberts**  
Minister for Planning  
Minister for Housing  
Special Minister of State

## **MEDIA RELEASE**

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### **NEW POLICIES TO ENABLE AFFORDABLE GROWTH IN SYDNEY**

Two new proposed planning reforms are set to transform the Rhodes East development, increasing funding for community infrastructure and encouraging the development of affordable housing.

A proposed amendment to State Environmental Planning Policy 70 (SEPP 70) will enable Canada Bay Council to prepare schemes requiring developer contributions to provide affordable housing.

Minister for Planning and Housing, Anthony Roberts, said SEPP 70 had already been a success in the City of Sydney and Willoughby local government areas, and will newly apply to five more councils – Randwick City, Inner West, Northern Beaches, City of Ryde and City of Canada Bay.

“Affordable rental housing underpins economic productivity and can support Sydney as a prosperous global city,” Minister Roberts said.

“This program has already proven to be a success, and it’s clear that new developments, in areas such as Rhodes East, should also support affordable housing.

“The expansion of SEPP 70 to five more councils will boost the number of affordable rental homes for Sydneysiders.

The provision of affordable housing in the right places connects workers to jobs and people to services.

“Many councils currently use Voluntary Planning Agreements to boost the number of affordable rental homes in their area on an ad-hoc basis.

“Inclusion in SEPP70 will simplify the process for development in these Local Government Areas, meaning there is a consistent approach to providing affordable rental homes.”

The NSW Government will also introduce a Special Infrastructure Contribution (SIC) for development to cover the cost of providing essential community infrastructure.

Mr Roberts said the SIC scheme will go on exhibition to allow the community and stakeholders an opportunity to have their say.

“These Special Infrastructure Contributions will be paid by developers and will be invaluable to growing communities,” Minister Roberts said.

SIC contributions have many benefits for the community, landowners, developers and councils, including:

- providing certainty the infrastructure will be funded and delivered;
- offering transparency about the collection and distribution of funds; and
- ensuring that industry contributes funding towards community infrastructure.

“With our population growing, more homes need to be built. By pooling the funds from a number of developments we can deliver the necessary infrastructure that is needed for each of these areas sooner,” Mr Roberts said.

“The SICs also ensure local and state levies are coordinated so there is no double-dipping for the same infrastructure.”

Under the new Special Infrastructure Contribution (SIC), \$74.8 million funding for Rhodes East will be collected and used to fund roads, intersections, bridges (\$18.3 million); land and works for schools (\$20.9 million); regional cycling and pedestrian facilities (\$25.4 million); open space and conservation (\$9.1 million); and planning and delivery costs (\$1.1 million).

The infrastructure identified to support 3,589 new homes in Rhodes East is planned to be \$21,943 per home.

The SEPP 70 amendments are now open for public comment until 31 January 2018. For more information, or to make a submission, visit <http://www.planning.nsw.gov.au/SEPP70>

The Rhodes East SIC is now open for public comment until 7 March 2018. To learn more, or to make a submission, visit <http://www.planning.nsw.gov.au/RhodesEast>

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