

11 September 2023
Ms Kiersten Fishburn
Secretary
Department of Planning and Environment

By email: hpc.enquiry@planning.nsw.gov.au; Kiersten.Fishburn@dpe.nsw.gov.au

Re: Housing and Productivity Contribution Ministerial Order

Dear Ms Fishburn

Northern Sydney Regional Organisation of Councils (NSROC) appreciates the opportunity to provide feedback on the Housing and Productivity Contribution Order 2023. This feedback has been prepared with the input and support of our member councils but should be considered draft until it is formally endorsed by the NSROC Board.

NSROC remains firmly of the view that dwellings and community infrastructure must be built in tandem to ensure amenities are available for residents as they arrive. This approach also ensures councils have the social licence from communities for increased housing density and traffic.

NSROC member councils accept that the Housing and Productivity Contribution will commence from 1 October 2023. However, NSROC remains concerned that the size of the Greater Sydney Region is too large to support the concept of nexus. NSROC considers that government should be required to demonstrate the principle of nexus between the region where funds are collected, and the works proposed.

The Implementation Guideline lacks clarity in relation to how existing Special Infrastructure Contributions (SIC) and the previously agreed infrastructure commitments contained within them will transition. NSROC would appreciate additional information on how funds already collected and funds relating to proposals already progressing through the planning proposal stage under the St Leonard's SIC will be treated.

NSROC member councils would also appreciate greater clarity regarding when and how future transport project components will be identified and actioned. Will it be applied to other Metro Stations similar to Pymont?

NSROC councils remain committed to working in partnership with your department to improve the infrastructure contributions framework. This will ensure that councils and the State Government are appropriately resourced to deliver the infrastructure and services expected by our communities.

If you require further information, please don't hesitate to contact me by phone on 0401 640 823 or at mmontgomery@lanecove.nsw.gov.au.

Yours sincerely



Dr Meg Montgomery
Executive Director

Northern Sydney Regional Organisation of Councils