

Our ref: R20/0017#04 OUT 37040

17 April 2024

Ms Kiersten Fishburn
Secretary
Department of Planning, Housing and Infrastructure

By email: osec.corro@dpie.nsw.gov.au

Dear Ms Fishburn

Re: Facilitating Affordable Housing in TOD Program precincts

We are writing to seek your agreement to work collaboratively with councils and others to help facilitate the timely introduction of affordable housing contribution schemes in Transport Oriented Development (TOD) Program precincts.

Local Government NSW, Shelter NSW, Committee for Sydney, Community Housing Industry Association (NSW) and the Planning Institute of Australia (NSW) jointly support renewal of transit centres in ways that make them more inclusive. There is strong agreement that affordable rental housing is an essential part of new, well located housing supply and must be provided at the outset.

The Minister for Planning's recent decision to allow councils requesting additional time to undertake their own master planning of the proposed TOD precincts is welcomed. Good local master planning is being recognised as a key foundation for doing density well and a prerequisite for gaining community support. Importantly, this also provides an opportunity to ensure affordable housing contribution schemes are established alongside new plans for these precincts.

A major benefit of this approach is that developer contributions for affordable housing are captured at the commencement of precinct renewal. Implementing the TOD State Environmental Planning Policy (TOD SEPP) provisions without affordable housing schemes in place risks a missed opportunity to levy contributions and fails to support the delivery of much needed long term affordable housing.

The current framework for establishing affordable housing contribution schemes is resource-intensive, with lengthy approval timeframes. We believe there is scope to make it easier and faster to establish schemes. This could include the State Government developing streamlined approaches such as standardised templates,



establishing housing need and contribution rates as well as enabling clauses in the TOD SEPP.

A standardised and streamlined approach led by the Department of Planning Housing and Infrastructure, together with additional resources for councils will assist to fast track the development of schemes by councils and the approval process.

Recognising that time is of the essence, representatives of the signatories to this letter would be keen to meet with the relevant officers in the Department to discuss this collaborative proposal to maximise affordable housing outcomes.

Thank you for considering this proposal. To arrange a suitable meeting time, please have your office contact LGNSW Director Advocacy Damian Thomas at damian.thomas@lgnsw.org.au or on 02 9242 4063.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'D Reynolds'.

David Reynolds
Chief Executive

A handwritten signature in black ink, appearing to read 'Sue Weatherley'.

Sue Weatherley MPIA (Fellow)
NSW President, Planning Institute of Australia

A handwritten signature in black ink, appearing to read 'John Engeler'.

John Engeler
CEO, Shelter NSW

A handwritten signature in blue ink, appearing to read 'Eamon Waterford'.

Eamon Waterford
CEO, Committee for Sydney

A handwritten signature in black ink, appearing to read 'Mark Degotardi'.

Mark Degotardi
CEO, Community Housing Industry Association NSW