

Submission
No 8

**INQUIRY INTO ENVIRONMENTAL PLANNING AND
ASSESSMENT AMENDMENT (HOUSING AND
PRODUCTIVITY CONTRIBUTIONS) BILL 2023**

Organisation: Crase
Date Received: 7 June 2023



6 June 2023

Susan Higginson MLC
Chair, Portfolio Committee No. 7 – Planning and Environment
NSW Legislative Council

Via email: PortfolioCommittee7@parliament.nsw.gov.au

RE: Inquiry into Environmental Planning and Assessment Amendment (Housing and Productivity Contributions) Bill 2023

Dear Ms Higginson MLC,

I am writing to submit a letter on behalf of the Trustees of the Marist Brothers (The Trustees) regarding the Housing & Productivity Contributions Bill (HPC).

The Trustees are partners in the development of the Gregory Hills project, which falls within the existing Western Sydney Growth Area Contributions plan (WSGA). The project has successfully delivered key infrastructure items that exceeded the required contribution amount. As a result, there is a SIC Offset Credit balance in favour of the Trustees that is recorded and indexed on an annual basis.

We have reviewed the exhibited documents and noted that the WSGA will be transitioned by 1st July 2026. However, we seek further clarity on the following matters:

1. Treatment of WSGA credits between 1st October 2023 and 1st July 2026.
2. Contribution rate within the WSGA between 1st October 2023 and 1st July 2026.
3. Grandfathering of existing credits after 1st July 2026 into the Greater Sydney Contribution Area.
4. Continuation of the ability to transfer existing credits to Development Applications (DA's):
 - Within the WSGA until 1st July 2026.
 - Within the Greater Sydney Contribution Area after 1st July 2026.

While the Trustees are supportive of reforming the infrastructure contributions regime in NSW, we believe that it should be planned and implemented over a longer period of time without disrupting existing industry agreements.

Considering our existing agreements with the Department, which will be affected by this policy, we request a proper consultation period, direct contact to discuss the potential impacts and, particularly, clarity on the issues we have raised above.

Thank you for your attention to this matter.

Yours sincerely

Michael Sacca
Director