



Developer's Update

JUNE 2003/2

Volume 4, Issue 6

UDIA Events 2003

July 24
Medium Density
Talkabout & Site Visit
Green Square Precinct

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a registration form](#)

July 25
UDIA NSW Awards
for Excellence
Final Date for Award
Submissions

[Click here to download
an Intent to
Nominate form](#)

August 8
Expert Witness
Seminar

Baker & McKenzie,
Bridge St, Sydney

September 11 - 13
UDIA NSW State
Conference
Cypress lakes,
Hunter Valley



*A Dynamic Approach
to Managing People
and Knowledge*

[Registration details will
be available shortly.
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November 15
UDIA NSW Awards
for Excellence
Gala Dinner
Darling Harbour
Convention Centre

Knowles addresses UDIA's Winter Lunch - Outlines future direction

The Minister for Infrastructure, Planning and Natural Resources, the Hon. Craig Knowles, took the opportunity provided by UDIA's recent Winter Luncheon at NSW Parliament House to outline the direction he and his Department are taking.

Mr. Knowles told the audience that the rationale behind the newly-formed Department of Infrastructure, Planning and Natural Resources, is to "drive, coordinate and streamline planning and natural resource management in New South Wales".

Under CEO Jennifer Westacott, the Department combines many of the functions of the previous Department of Planning, Land and Water Conservation, and the planning functions of the Department of Transport, with objectives:

1. To better link natural resource management and urban development;
2. Simplify structures of government and the layers of policy and regulation;
3. Reduce the costs of administration and redirect those funds to service delivery; and,
4. To better link vital infrastructure, particularly transport infrastructure, to the needs of communities.

While recognising the high-quality work done in some parts of his portfolio, Mr. Knowles indicated that there are many opportunities for improvement.

According to the Minister, SEPP 71 has turned Planning NSW into a defacto local council. Statewide, 700 DAs have been referred to the Department through SEPP 71, with the overwhelming majority

concerning trivial matters. Amendments to SEPP 71 will be on exhibition shortly.

SEPP 5 was another problem area where the Minister has announced an immediate review (*see Page 2*).

Mr. Knowles also indicated that he was not entirely happy with the direction of PlanFIRST and is concerned with regulatory maze the industry has to plough through.

While stating that he will not scrap PlanFIRST, the Minister said, "The concept of a simplified, single plan is something I welcome. However, a single plan means nothing if we keep alive a cumbersome process. We need outcomes."

Gabrielle Kibble, the former head of the planning department, will conduct the "short, sharp review" of the State's overlay of plans and processes.

Mr. Knowles also announced he would seek to bring in external players to work with the Government in achieving reform and improvement.

Mr. Knowles also alluded to a review of transport infrastructure funding. "For the first time, the budgets for the Roads, Transport, Energy and Utilities portfolios must come via my agency before they proceed to the Budget Committee of Cabinet. This provides a fundamentally important opportunity to align the capital priorities for major infrastructure projects in this State and to better link our planning aspirations with our capacity to deliver better coordinated and timely services." Mr. Knowles stated.

FACTS SHEETS

UDIA has produced a series of Facts Sheets containing a variety of information, including data on Population Growth, Housing Characteristics, Taxes & Charges and Land Supply. The Facts Sheets are available through the **Members Only** section of the UDIA NSW website, www.udia-new.com.au.

Contact UDIA NSW for username and password details.

TERTIARY AWARD FOR EXCELLENCE

Greg Fernance, a Master of Commerce (Property Development) student at UWS has won the 2003 UDIA NSW Tertiary Award for Excellence for his thesis on Public Private Partnerships Models for Procurement.

A summary of Greg's thesis will appear in the July issue of the Developers Digest.

Property Financing 2003

The Grace Hotel, Sydney
21-22 July 2003

Second time lucky! It was a sellout in April so it's on again in July!

Debt, Equity, Mezzanine Financing Strategies, 7 Key Case Studies.

Top speakers from Lend Lease, Stockland, Becton, Macquarie, National, ABN Amro and more ...

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State Government review of SEPP 5

The Hon. Craig Knowles has announced a review of SEPP 5 – Housing for Older People and People with a Disability.

The review is to be completed in two months and will involve industry, aged care providers, and State and local government.

The review will examine:

1. Market demand projections for housing for older persons.
2. Opportunities for large-scale retirement villages.
3. How to best provide for independent living and supported accommodation, from villas to nursing homes.
4. The need for affordable and social housing.
5. Inconsistencies between SEPP 5 and policies such as SEPP 53, and development in bushfire-prone areas.
6. Problems of abuses of SEPP 5 *by a small number of developers.*
7. Alternative options devised by the industry to meet housing needs.

In announcing the review to Parliament, Minister Knowles made clear the Government's concerns:

1. Commitment to state policies providing for future housing needs and greater choice for an increasingly older population.
2. There will be another one million people, or 2.5 million in total in NSW who will be over 55 years old in the

next 25 years, equivalent to one-third of the population.

3. The need to reflect housing market expectations in State and local planning instruments will drive this and future reviews and reforms.
4. The community has to understand and accept regular review and dynamic planning instruments – State and local – to meet the demand for wider housing choice.

UDIA has always been a supporter of SEPP 5 and the range of opportunities it creates to meet the housing needs and preferences of local populations, including appropriate support and care as their age or circumstances require. Local planning controls often fail to allow such choices to be provided.

UDIA will continue to advocate the need for the widest range of housing choice possible to be made available, where the market in any area is free to satisfy its preferences, provided development meets appropriate design and sustainability standards.

UDIA is consulting with Planning during the review and is preparing a submission to reflect the needs of members who are involved in a wide variety of housing under SEPP 5.

PLEASE CONTACT Pat Gilchrist or Cameron Small of UDIA if you would like to be involved or contribute your news or ideas.

Stage 1 of St Marys development announced

The \$300 million first stage of the project for the 1535-hectare former Australian Defence Industries site at St Marys was announced last week by the NSW State Government. The release will allow the development of 1900 homes, an industrial area and 850 hectares of parkland and conservation areas.

Under the plans, the developers – the Federal Government's ComLand and Delfin Lend Lease – will spend \$7 million on establishing parkland and contribute \$4.5 million in the first stage for transport infrastructure. Bus transitways will connect the site with the Mt Druitt industrial area and St Marys, with the option of extending a link to Penrith if further land is released.

The Hon. Diane Beamer, Minister Assisting the Minister for Planning Infrastructure, said the site marked a watershed in urban planning in NSW. "We're no longer going to put up with urban sprawl or dormitory suburbs," Ms Beamer said.

The new suburbs would be mixtures of low, medium and high density housing with 3 percent of lots set aside for 'affordable housing'. A number of private and public schools are envisioned for the area. Ms Beamer said the first stage of the project should be completed in 45 years, with the other areas to be developed by 2015.

UDIA NSW State President, Roger Collins-Woolcock, welcomed the announcement as a win-win outcome for both the environment and the local community. "The retention and enhancement of a significant amount of bushland and other parkland together with increased services, infrastructure and economic activity for the local community is extremely positive," said Mr. Collins-Woolcock. "In addition, the provision of affordable housing in the development is a very forward-looking initiative by the partners in this project."