



Hon Tony Kelly MLC
Minister for Planning
Minister for Infrastructure
Minister for Lands
Deputy Leader of the Government in the Legislative Council
Leader of the House in the Legislative Council

MEDIA RELEASE

16 December, 2010

NEW POLICY TARGETS KEY URBAN PRECINCTS FOR RENEWAL

Maps have today been published showing the boundaries of the first three areas to be investigated for revitalisation and renewal by the NSW Government.

Minister for Planning, Tony Kelly, said the maps are part of the new Urban Renewal State Environmental Planning Policy (SEPP).

“The aim is to create revitalised and more vibrant centres, with a broader range of housing and employment options, which are located near public transport and other existing or planned infrastructure,” the Minister said.

“The SEPP will play an important role in delivering high-quality urban renewal, which is expected to supply an increasing number of housing and jobs in both Sydney and regional areas in coming decades.”

Newcastle CBD, Redfern-Waterloo and the Granville town centre are the first three precincts identified for renewal.

Mr Kelly said the maps show the areas around these centres which will be investigated as potential precincts.

“However, it doesn’t necessarily mean planning rules will change in all streets within the boundaries,” the Minister said.

“Implementation of the SEPP will involve a planning study for each precinct being **publicly exhibited for a minimum of 30-days.**

“The Sydney Metropolitan Development Authority will study Redfern-Waterloo and Granville precincts, while the Department of Planning will lead the Newcastle study, with the relevant local council.

“Each study will look at a wide range of issues such as infrastructure capacity, traffic and flood modeling, urban design outcomes, landscaping, environmental issues and economic and social factors.

“The SEPP will be the key to achieving the housing and employment targets in the Metropolitan Plan and Regional Strategies, building on the strengths of each location, transforming under-used or dilapidated areas, boosting local economies and providing a mix of uses and activities which meet the needs of the community and attract newcomers.”

While Newcastle, Redfern-Waterloo and Granville have been chosen as the first three precincts using the new SEPP, **other suitable precincts will be included in the future.**

Typically, a potential urban renewal precinct will be within one kilometre of a transport hub such as a railway station. A guideline setting out the criteria for precinct selection will be published shortly.

Relevant consent authorities (usually councils) must not, while a precinct is being investigated, approve projects valued at more than \$5 million unless they are consistent with urban renewal objectives.
