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**HOUSING & JOBS IN REVITALISED CENTRES NEAR TRANSPORT**

Three precincts in NSW have been identified for revitalisation under a new State environmental planning policy (SEPP).

Minister for Planning, Tony Kelly, said Newcastle CBD, Redfern-Waterloo and Granville town centre in Sydney have been chosen as the first three precincts to which the policy will apply.

“Cabinet has approved the creation of an Urban Renewal SEPP which is expected to be published shortly,” the Minister said.

“What this process will bring is the opportunity to comprehensively review existing planning controls to ensure they encourage investment and sustain a more vibrant city centre.

“In particular, the SEPP will be focused on encouraging new jobs and housing in the Newcastle city centre, which complements the strategic direction of the Lower Hunter Regional Strategy.

“It will also assist the work of the Sydney Metropolitan Development Authority (SMDA) in delivering sustainable new urban centres, with additional housing and jobs in Redfern-Waterloo and Granville.

“This SEPP is an important part of the Government’s aim to create more connected cities and communities, where new housing and jobs are linked to public transport.

“It will allow the NSW Government, working closely with local councils, to investigate the rezoning of land in areas where there is adequate and effective transport infrastructure.

“In doing so, it will create a streamlined and clear planning process specifically tailored for urban renewal areas.

“It will, of course, play an important role in planning for Sydney, where we need to create around 770,000 new dwellings and 760,000 jobs by 2036.

“The SEPP is likely to be used in areas of Sydney to be serviced with upgraded public transport under the Metropolitan Transport Plan.

“As evidenced by the inclusion of the Newcastle CBD as one of the first precincts, there are some important regional centres which will also benefit from this approach.”

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

Mr Kelly said each study is likely to look at a wide range of issues including infrastructure capacity, traffic and flood modeling, urban design, landscaping, environmental issues and economic and social factors.

“Once each study is completed, a new precinct planning blueprint will be established which will allow the lodgement of specific development proposals,” the Minister said.