

NorthWest and SouthWest Growth Centres

Precinct Acceleration Protocol

PRECINCT ACCELERATION

PROTOCOL

The protocol describes the process by which precinct releases within the two Growth Centres may be accelerated to enable development to proceed earlier than proposed by the Growth Centres Commission to the Minister for Planning. The protocol follows a two stage assessment process.

A **Precinct Acceleration Control Group (PACG)** will be established. The group will initially consist of:

- Prof. David Richmond (NSW Infrastructure Implementation Group)
- Mr Sam Haddad (Director General, NSW Department of Planning)
- Mr Hugo Harmstorf (NSW Treasury)

The PACG will prepare a Plan to be followed throughout the process. The plan will address how probity requirements are to be met and how any precinct acceleration request is to be assessed and decided upon.

1 Stage One (Interim Approvals)

- 1.1 Any requests for acceleration should be submitted to the PACG. The PACG will meet quarterly to consider requests received during the previous quarter.
- 1.2 Proponents will be asked to nominate the whole precinct they wish to accelerate and advise how they will satisfy the following criteria:
 - 1.2.1 The ability and commitment to finance and deliver the full estimated infrastructure for the precinct and any connecting infrastructure linking the precinct to existing urban areas. Proponents will be required to outline the extent to which they will pay monetary contributions and/or carry out works-in-kind for the provision of the infrastructure and the planning process. No cost to Government resulting from the acceleration of a precinct is a precondition of acceptance.
 - 1.2.2 Compliance with Government planning and environmental policy.
 - 1.2.3 A lodgement fee of \$2000 will be paid to the NSW Department of Planning, and a further fee may be charged as required to fully recover government costs in assessing the proposal.

- 1.3 Proposals will be assessed against the above criteria. In doing so, the PACG will consult with the Growth Centres Commission, Integral Energy, Sydney Water Corporation, the Roads and Traffic Authority and other relevant parties about infrastructure costs.
- 1.4 The PACG will make recommendations to the Minister for Planning within 60 working days of receipt of the completed proposal. The Minister for Planning, with the concurrence of the Treasurer, will seek approval of the Infrastructure and Planning Committee of Cabinet.
- 1.5 Each proponent will be advised of the outcome of the assessment of its Stage 1 proposal. Proposals considered to have met the above criteria will proceed to Stage 2 of the process.

2 Stage 2 (Approval and Implementation)

- 2.1 Projects approved in Stage 1 will be overseen by the Growth Centres Commission.
- 2.2 Those proponents who qualify through Stage 1 will be provided with a Requirements Package for their nominated precinct. Requirements Packages will be prepared by the Growth Centres Commission in consultation with relevant agencies and overseen by the PACG.
- 2.3 Requirements Packages will include the following elements, relating both to the Growth Centres Commission and other agencies' processes and infrastructure:

2.3.1 Growth Centres Commission infrastructure and processes:

- 2.3.1.1 Proponents to be required to work closely with the Growth Centres Commission and appropriate infrastructure providers including but not limited to Integral Energy, Sydney Water Corporation and the Roads and Traffic Authority and any other government agencies as appropriate. The specific infrastructure projects will include precinct specific infrastructure, non-precinct specific infrastructure for the sector (eg education and emergency services) and connecting infrastructure if the precinct is to be accelerated.
- 2.3.1.2 The calculation of the Growth Centres Special Infrastructure Contribution for the whole of precinct infrastructure and the required contribution for any connecting infrastructure. This calculation will take into account works in kind by the proponent provided in 2.3.1.1 above.
- 2.3.1.3 The precinct plan process required for the precinct and a document committing to a minimum lot release each year in the first five years.

2.3.1.4 An agreement from the proponent to cover the basic costs incurred by the PACG and the Growth Centres Commission for the precinct planning. The agreement will also cover payment for an infrastructure analyst and any legal advice needed in the planning for the precinct.

2.3.1.5 An agreement from the proponent that it will satisfy Clause 19 of the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Recycled water).

2.3.2 Infrastructure and processes of other relevant agencies

2.3.2.1 In order to meet infrastructure and process requirements, the proponent will have the option of either:

2.3.2.1.1 Provision of the infrastructure required to service the precinct with the proponent building and/or owning and operating the infrastructure, subject to obtaining the necessary licences from Government;

OR

2.3.2.1.2 Procurement of infrastructure from the government agency or state owned corporation as works in kind. Such infrastructure will be owned and operated by the government agency or state owned corporation.

2.4 The Proponent will be given a set time to agree and/or satisfy the Stage 2 requirements. This is likely to be around six months.

2.5 Before the Precinct Plan is made by the Minister for Planning, the proponent will have to demonstrate that appropriate contracts have been entered into for the provision of infrastructure.