

12 January 2018

Anthony Roberts
Minister for Planning
c/o NSW Department of Planning and Environment
GPO Box 39, Sydney NSW 2001

By online submission

Dear Minister Roberts,

Re: SEPP No.70 Affordable Housing (Revised Schemes)

The City of Canada Bay (Council) commends the NSW Government on the SEPP No.70 Affordable Housing (Revised Schemes) currently on public exhibition.

Council has been actively involved in the delivery of affordable housing over the past decade and has consistently advocated for the inclusion of its local government area (LGA) in SEPP No.70 Affordable Housing due to the increased housing stress experienced by the local community.

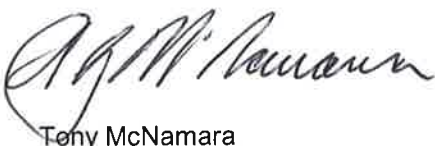
We are pleased that the NSW Department of Planning and Environment has accepted Canada Bay's most recent application for inclusion in SEPP No.70, and the Explanation of Intended Effects confirms Council has adequately demonstrated the need for affordable housing in the local area.

Council requests that the NSW Government provides further instructions and templates to guide local government in the preparation of Affordable Housing Contribution Schemes (Programs) which identify specific areas within the LGA that are subject to mandatory affordable housing contribution.

The Explanation of Intended Effects sets out that Councils '*will need to prepare an affordable housing contribution scheme to support each new planning proposal where contributions for affordable housing will be required. The scheme will be assessed by the Department of Planning and Environment and approved by the Minister for Planning*'. Given that approval by the Minister for Planning is required, a standardised template would make clear to Council the information required to include specific areas into the scheme.

However, Council's preferred approach is for the Affordable Housing Contribution Schemes (Programs) to be approved and adopted at the local government level, as Council would have already been included in SEPP No. 70.

Yours sincerely,



Tony McNamara
A/General Manager