

State Voluntary Planning Agreement Funding Program – Round 4

This document answers frequently asked questions about round 4 of the State Voluntary Planning Agreement Funding Program.

What is the State Voluntary Planning Agreement Funding Program?

The State Voluntary Planning Agreement (SVPA) Funding Program uses developer contributions to deliver state and regional infrastructure that supports new homes.

Through the program, the Department of Planning, Housing and Infrastructure disburses monetary contributions collected under SVPAs to councils and state agencies as grant funds. This involves an open and competitive nomination and assessment process to invest in new infrastructure projects that support growth in areas where the funds are collected.

The program has invested more than \$150 million in 30 projects since 2010. Earlier rounds have funded a range of projects including new roads, sporting facilities and emergency services. The full list of projects is available on the SVPA webpage.

What is the scope of the round 4 funding?

Round 4 of the SVPA Funding Program will build on the success of earlier rounds by supporting the delivery of state and regional infrastructure to serve new homes across NSW.

A total of \$62.5 million is available across 6 collection areas, each with their own funding allocation. Applications for round 4 open on 4 April and close on 29 May 2024.

What are the program objectives for round 4?

The objectives of the funding round are to:

- plan, prioritise and provide funding towards the right infrastructure at the right time to support housing and jobs growth in metropolitan and regional NSW
- undertake an open and transparent process that ensures contributions are spent on value-for-money projects in growth areas
- partner with councils and agencies to develop an expanded pipeline of infrastructure projects funded by developer contributions
- assist with demands created by development for new public infrastructure, amenities and services.

Who is eligible to apply?

We are inviting councils in 6 collection areas to submit nominations.

We are also inviting Transport for NSW who operate across all the collection areas to apply.

Table 1. Collection areas and eligible applicants

Collection areas	Eligible applicants
Central Coast	Central Coast Council
Illawarra	Shellharbour City Council Wollongong City Council
Lower Hunter	City of Newcastle Cessnock City Council Lake Macquarie City Council Maitland City Council Port Stephens City Council
North West Growth Area	Blacktown City Council The Hills Shire Council
South West Growth Area	Camden Council
Wollondilly	Wollondilly Shire Council
All collection areas	Transport for NSW

How was eligibility determined?

We determined eligibility by identifying collection areas where the pool of SVPA monetary contributions surpassed \$2.4 million. This amount is able to fund a range of infrastructure based on average historical project costs.

Applicants can apply for between \$500,000 and \$5 million per project, provided each nomination does not exceed the funding allocation for the eligible area.

Table 1. Funding allocations by eligible collection areas

Eligible collection area	Funding allocation
Central Coast	\$4.04 million
Illawarra	\$6.3 million
Lower Hunter	\$21.2 million
North West Growth Area	\$4.54 million
South West Growth Area	\$4.8 million
Wollondilly	\$21.64 million
Total	\$62.5 million

How have funding allocation been established?

The funding allocations reflect the current value of developer contributions in each collection area that are available for infrastructure investment.

What types of projects are eligible?

Eligible projects must be:

- nominated by an eligible local council or state agency
- included in an agency capital investment plan (only applicable to projects involving capital expenditure by state agencies)
- within the budget envelope allocation for the respective collection area and with a funding value between \$500,000 and \$5 million
- able to be completed by 30 June 2028.

We also require all nominated projects to serve a public purpose under section 7.4 of the *Environmental Planning & Assessment Act 1979*. This requires developer contributions collected under a planning agreement to be used for the:

- provision of public services and amenities
- provision of transport or other infrastructure relating to land
- conservation or enhancement of the natural environment.

We will not progress any ineligible projects to the assessment stages.

How do I apply?

Applicants can apply using the SmartyGrants platform. The nomination form will be emailed directly to eligible applicants.

If you need further assistance using SmartyGrants, please contact the program team at svpa.fundingprogram@dpie.nsw.gov.au.

Can projects be co-funded by other financial sources?

Yes, we encourage projects that are co-funded as they will provide better value-for-money per dollar of grant funds awarded. Projects that are already fully funded by a local government or the Australian Government are ineligible.

How will the projects be assessed?

We will assess the nominated projects in 4 stages. The first stage is an eligibility review to ensure projects meet the eligibility criteria.

We will then assess projects using a multi-criteria analysis to generate a shortlist. These criteria are set out in the below table.

Table 3. Selection criteria for shortlisting of projects

Criteria	Scoring framework
Housing growth	Number of homes supported per \$1 million
Delivery time frame	Number of days from 1 November 2024
Capital works	Percentage of funds spent on land acquisition and construction

In the shortlisting process, we will give preference to projects that have strong alignment to a location where there is more than one state voluntary planning agreement.

Shortlisted projects will then be assessed by an independent technical expert and a strategic review panel comprised of experienced staff and subject matter experts across the department.

The program team will use each of these assessments to prepare an investment recommendations report for endorsement by an executive steering committee. If endorsed, the program team will seek approval to fund the final list of projects from the Minister of Planning and Public Spaces.

What does the independent technical expert assess?

The independent third-party review focuses on verifying the technical details of the projects. The expert will be asked to review the cost estimates, funding strategy, scope of works and schedule,

risks and interdependencies, and delivery capability. The expert will provide feedback to the department once their review is complete.

What does the strategic review panel assess?

The strategic review panel will include representatives from multiple teams across the department. The panel will be asked to review the problem definition and service scope, the housing supply benefits, the project's strategic alignment with growth, and its consistency with the program objectives.

Will projects from the same area as a SVPA be prioritised?

All projects located within a collection area are eligible for funding under Round 4. However, we encourage applicants to nominate projects that are close to SVPAs as this strengthens the connection between development and infrastructure.

Is planning approval required for projects to be nominated?

Planning approvals may be provided as supporting documents with the nomination form but they are not required. We anticipate that having approvals in place would shorten the delivery time for projects and mitigate risks which would strengthen its performance in our assessment.

How will the department measure the performance of projects?

The success of round 4 will be evaluated on the total housing growth benefits realised from the selected projects. As part of their nomination, applicants will need to provide an estimate of the number of new homes the project will support over time, including their methodology for estimating and monitoring these benefits, and GIS mapping of project extents and service catchments.

What happens after a project has been approved to receive funding?

The program team will contact the successful applicants and arrange to issue the funding agreement. After they are executed, the applicant will submit an invoice to the program team to arrange payment.

When will funding be available for successful projects?

We will work with the successful applicants to execute the funding agreements as soon as possible. The sooner the agreement is executed, the sooner the applicant can receive funding.

How many new homes will be served by round 4 funding?

We will record the number of homes to be served by the projects in our investment recommendations report once we are able to analyse the service catchments of the projects against growth forecasts.

We currently forecast a total of up to 135,000 new homes will be delivered across the 6 collection areas within the next 15 years.

What were SVPA funds originally collected for?

Developer contributions under a SVPA are usually made to satisfy requirements in a council's local environmental plan that 'satisfactory arrangements' for the provision of 'designated state public infrastructure' before development consent can be granted in a mapped release area. They may also be used in relation to a planning proposal.

Where they involve monetary contributions, as opposed to land dedications or works-in-kind, the SVPA will not usually identify a specific project for which the funds must be used. This allows the department to respond flexibly to infrastructure priorities as sufficient funds become available.

When will the round 4 projects be delivered?

We expect all projects to be delivered by 30 June 2028.

How do I find out more information?

The department will host a webinar to brief applicants during the nomination period.

Please visit the [program webpage](#) for more information, including a copy of the program guidelines.

You can also contact the SVPA Funding Program team at svpa.fundingprogram@dpie.nsw.gov.au.