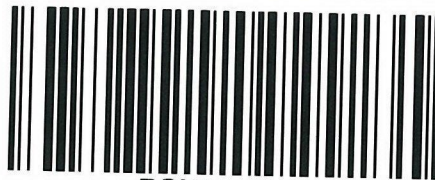




Family &
Community
Services



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EFACS15/723

Mr Brendan O'Brien
Executive Director
Infrastructure Housing and Employment
Department of Planning and Environment
Housing Land Release
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03 NOV 2015

Dear Mr O'Brien

Thank you for the opportunity to comment on the Greater Macarthur Land Release Preliminary Strategy and the Background Analysis Report.

I would like to congratulate the Department of Planning and Environment on the recent release of the document 'Housing Diversity in Sydney's Growth Areas' and I expect you will be applying the guidelines for promoting housing diversity in the Wilton, Menangle Park and Mount Gilead new land release areas.

The Land Use and Infrastructure Analysis for Greater Macarthur Land Release outlines infrastructure provided by the Ministry of Health and the NSW Department of Education but does not mention analysis of social infrastructure needs of a range of demographic groups, including young children and the aged.

There is a significant body of evidence showing that experiences during child development affect lifelong health and wellbeing and therefore the provision of early childhood education through high quality centre-based care is essential. There is a range of social infrastructure that is essential to support these new communities that appears not to have been addressed within the Preliminary Strategy.

I note that the Plan for Growing Sydney recognises "that more needs to be done to meet the housing needs of people on very low, low and moderate incomes."

To assist in the sub-regional planning process and particularly with the issue of housing diversity, including affordable housing, the Department of Family and Community Services (FACS) has prepared sub-regional and regional Housing Snapshots. The Housing Snapshot for the South West Sydney sub-region includes information and data on housing demand, the housing market, housing supply and gaps between supply and demand, with a particular focus on lower income housing needs. These Housing Snapshots are available at

<http://www.housing.nsw.gov.au/Centre+For+Affordable+Housing/For+Planners+of+Affordable+Housing/Housing+Snapshots/>

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Department of Planning
Received
9 NOV 2015
Scanning Room

A synopsis of some key points from the South West Sydney Housing Snapshot is included as an attachment to this letter.

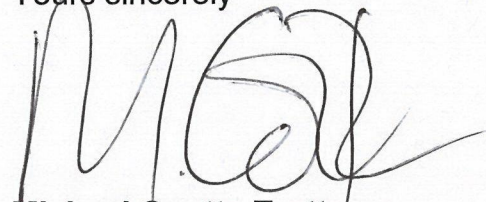
On the basis of the Plan for Growing Sydney's concern with affordable housing and the analysis provided in the South West Sydney Housing Snapshot, I believe that there is a strong argument for the provision of targeted affordable housing for lower income households in the Greater Macarthur land release areas.

This could be achieved using a mechanism similar to that for the provision of affordable housing at Rouse Hill or at the St Mary's Australian Defence Industries site. I believe that the provision of a proportion of affordable housing needs to be flagged early, so that developers are able to factor it into their feasibility analysis and your department and also local government can factor it into rezoning/uplift.

FACS is keen to discuss options for including affordable housing in the land release areas and it would be appreciated if you could contact Humair Ahmad, FACS' Director Homes on 8753 8288 on this issue.

Should you require any additional information or data relating to the Housing Snapshots, please contact Philippa Davis, Senior Program Officer at the Centre for Affordable Housing on 8753 8526.

Yours sincerely

A handwritten signature in black ink, appearing to read 'M. Coutts-Trotter', with a stylized flourish at the end.

Michael Coutts-Trotter
Secretary