31 August 2017

Ms Carolyn McNally  
Secretary  
Department of Planning and Environment  
320 Pitt Street  
SYDNEY  NSW  2000

Dear Ms McNally,

GREATER PARRAMATTA PRIORITY GROWTH AREA

This submission is made by Vicinity Centres in relation to the announcement of the Greater Parramatta Priority Growth Area (GPPGA). Vicinity Centres is the owner and operator of DFO Homebush, a large retail and bulky goods centre within the growth area that provides employment to approximately 1,000-1,200 workers. Vicinity Centres welcomes the NSW Government’s proactive approach to strategic planning for the greater Parramatta area and wish to be further involved in stakeholder consultation as the planning progresses.

This submission provides an overview of the opportunities that the DFO Homebush site offers as an employment location and service provider and how the future planning of the greater Parramatta area can integrate and encourage further employment growth in the local area.

1.0 BACKGROUND

The DFO Homebush site is located in close proximity of the major intersection of Homebush Bay Drive and the M4 Western Motorway (see Figure 1) and has a total area of approximately 5.2 hectares. The site contains a large warehouse building providing some 16,000 square metres of factory outlet retail, 14,500 square metres of bulky goods retail and 1,400 square metres of cafes and food outlets, with 95 tenancies over two levels. The site also provides 2,022 off-street car parking spaces. The existing centre employs approximately 1,000-1,200 people being a significant employer within the Homebush area.

The DFO Homebush site is currently zoned IN2 General Industrial under the Strathfield Local Environmental Plan 2012 (SLEP2012). All retail uses, including bulky goods retailing are prohibited in this zone and therefore, the continued operation of the centre and any upgrades to the centre are required to rely on ‘existing use rights’ under the Environmental Planning and Assessment Act 1979 (EP&A Act) and individual development applications to Strathfield Council, rather than a Complying Development Certificate like the majority of retail centres. The prohibition on land use restricts the ongoing operation of the centre and the ability of Vicinity Centres to provide a flexible range of services to the community.
2.0 PREVIOUS STRATEGIC PLANNING FOR THE AREA

Vicinity Centres understand that the Parramatta Road Corridor Urban Transformation Strategy is the NSW Government’s 30-year plan setting out how the Parramatta Road Corridor will grow. It was adopted by the NSW Government and has been given statutory force by a Ministerial Direction under Section 117 of the EP&A Act. The site is identified within the strategy as being in the Homebush Precinct, which classifies land north of the M4 Motorway around Underwood Road, Wentworth Road, and Homebush Bay Drive as an opportunity area for urban renewal. The precinct is targeted to accommodate 1,030,000m² of residential GFA and 283,000m² of employment GFA by 2050.
The Strategy nominates the site for future medium density residential uses (refer to Figure 2). However, the uses of retail and bulky goods retail would remain prohibited on the site under the R3 Medium Density Residential zone if the land use table of the SLEP 2012 were to be applied. This would continue the existing limitations placed on the DFO Homebush site under the current IN2 Light Industrial zone and restrict the opportunities for Vicinity Centres to enhance the site and contribute to the targeted employment GFA for the Homebush area.

![Proposed future land use zone in Parramatta Road Corridor](image)

**Figure 2** – Proposed future land use zone in Parramatta Road Corridor

### 3.0 OPPORTUNITIES FOR DFO HOMEBUSH TO CONTRIBUTE TO THE GPPGA

The DFO Homebush site, in its current operation, acts as a significant employment base within the GPPGA. The future growth and diversification of the service offering of the site is limited by the existing planning controls and therefore the ability of the site to contribute to the GPPGA will require a re-think of the planning controls that apply.

Vicinity Centres advocate that the site may be better suited to a B4 Mixed Use zone. This would reflect the current use of the site as a retail centre. The B4 Mixed Use zone would enable the site to contribute to both the employment targets of the GPPGA as well as retain the flexibility for future housing opportunities on the site. The DFO Homebush site is located within close proximity to the indicative corridor for both Sydney
Metro West and Stage 2 Parramatta Light Rail (refer to Figure 3). The existing site has the capability to provide an interface with these transport connections and provide active uses to improve the amenity of the future transport links.

The site is bounded by major arterial roads, meaning that it has the capacity to act as a transition zone between higher density at Olympic Park and provide separation from Homebush Bay Drive and the M4 Motorway to future residential neighbourhoods. The delivery of Sydney Metro West, and Stage 2 Parramatta Light Rail will enable the site to provide additional employment and potentially additional residential capacity in a highly connected location.

Figure 3 – DFO Homebush within the GPPGA context

4.0 CONCLUSION

Vicinity Centres welcomes the NSW Government’s proactive approach to delivering growth to the Greater Parramatta Area. The DFO Homebush site represents a large land holding within the GPPGA precinct and an established employment base. A review of the local planning controls in this area, coupled with planned infrastructure delivery, will enable the site to contribute to the future growth of the GPPGA delivering jobs and potentially future homes within the Central City of the Sydney metropolitan region. Vicinity Centres
wishes to continue to be involved in the strategic land use and infrastructure planning for the GPPGA and the Homebush precinct.
Should you have any queries, or wish to discuss any of the information above further, please do not hesitate to contact the undersigned.

Sincerely,

[Signature]

Trent Delahunty
Development Manager
Vicinity Centres