06 September 2017

Ms Yoland Gil  
Department of Planning and Environment  
PO BOX 257  
PARRAMATTA 2124

Dear Ms Gil,

VICTORIA ROAD PRECINCT – GREATER PARRAMATTA INTERIM LAND USE AND INFRASTRUCTURE PLAN

Thank you for the opportunity to submit on the Greater Parramatta Interim Land Use and Infrastructure Plan. Mirvac owns a 36,540sqm parcel of land at Victoria Road, Rydalmere. The site is occupied by a circa 20,000sqm 1950’s industrial building.

We have participated in ongoing discussions with the other key land holders in the Victoria Road Precinct regarding both the Precinct’s future and that of the wider area. Mirvac has made representations on behalf of the land holders in the Precinct in the context of the strategic planning underway across the Greater Parramatta area. This has also included consultation and discussions with the Parramatta City Council.

The supports and builds on the foundations of the Greater Parramatta to the Olympic Peninsula (GPOP) vision and its key directions. Mirvac supports the Greater Sydney Commission’s strong aspirations for the renewal and growth of the Greater Parramatta area and the NSW Government’s current and planned infrastructure investment in the area, including the proposed Parramatta light rail project.

GPOP is and will continue to rapidly transition from its historic industrial uses to a multi-use urban environment. Mirvac believes this is a function of the decreased road performance and high land values in the area. These factors make it less attractive and affordable as a location for traditional industry. Competition from areas in the Western Sydney Employment Area with comparatively lower land values and better access to regional road networks including the M4, M5 and M7 motorways has assisted this transition, resulting in increased demand for higher order uses in the Precinct.
Mirvac has responded to the following strategic documents applying to the site, including:
- the update to A Plan for Growing Sydney 2014, Towards our Greater Sydney 2056,
- the Draft West Central District Plan, and
- the Greater Parramatta to the Olympic Peninsula (GPOP) vision document.

A review of these documents has informed the preparation of a Vision for the Victoria Road Precinct and its potential to contribute towards meeting the objectives of these key strategy documents.

This Vision is attached to this letter as Appendix A.

Mirvac requests that DPE consider and support the attached vision for the Victoria Road precinct in their ongoing investigations for the Greater Parramatta area. We would welcome the opportunity to contribute further to the planning underway in this important strategic area.

Please do not hesitate to contact me on 0415 291 708 should you require any further information on the attached submission.

Yours sincerely,

Fabian Nager
Development Director