7 September 2017

The Secretary
Department of Planning & Environment
PO Box 39
SYDNEY NSW 2001

Submission: Greater Parramatta Interim Land Use and Infrastructure Implementation Plan

Stockland has a 65 year history of partnering with government to deliver sustainable, integrated communities featuring affordable homes for all ages, shops, schools and employment precincts.

We currently have more than $6.6 billion invested in New South Wales – with more than half of this in western Sydney – and a strong commitment to future investment in the State. We take seriously our role as a creator of vibrant communities, and were proud to be named the Most Sustainable Real Estate Company in the world in 2015 and 2016 in the Dow Jones Sustainability Index (DJSI).

Stockland recognises the strategic importance of the Greater Parramatta area and its vital contribution to the growth of Sydney as the Central City. We have been actively engaged in the Greater Sydney Commission’s District Plan process, and welcome the opportunity to provide a submission to the Greater Parramatta Interim Land Use and Infrastructure Implementation Plan (the Interim Plan).

Timely implementation; mechanism for regular updates and industry involvement

We support the idea that the Interim Plan will evolve and be updated as new opportunities emerge. In line with this, we encourage the inclusion of a clear process in the Plan for regular updates to be made in consultation with industry stakeholders, to reflect the market. It is also critical that new planning controls are finalised and in turn implemented in a timely manner, to provide industry with certainty in relation to continued investment in Parramatta.

Infrastructure investment, State Infrastructure Contributions (SIC)

The NSW Government’s investment in infrastructure – reflected in the commencement of Stage 1 of the Parramatta Light Rail and planning for the new Metro West – provide strong foundations for ongoing economic growth. The Interim Plan seeks to drive the local economy by facilitating growth in skilled jobs, attracting investment and supporting entrepreneurialism. Incentives for market investment will be important drivers to realise the aspiration of 300,000 jobs for Parramatta in the future.

We recognise the importance of infrastructure as a backbone to development and growth, and support the inclusion of an Infrastructure Strategy upfront as it provides clear direction and confidence in a sound growth strategy.

It is important that any proposed State Infrastructure Contribution (SIC) or levy associated with this Interim Plan is known well in advance of any changes to planning controls, not applied retrospectively. The uncertainty about where, how much, and in what form additional levies may be introduced could have significant impact on development decisions. A SIC or similar regional levy could also be gradually phased in, rather than introduced in full at a single point in time, to allow the development industry time to adjust development plans for feasibility.
Affordable housing

We also support the introduction of clear policies on affordable housing. We believe that Government can lead the way in this space, by utilising Government owned landholdings to bring about affordable housing outcomes. We strongly believe requirements should be known well in advance of changes to planning controls and be informed by financial analysis to test the collective impact of multiple levies and requirements on development. This will ensure development in Parramatta remains competitive and viable.

Summary

In summary, Stockland is encouraged by the Government’s commitment to the growth of Greater Parramatta. In this letter we have highlighted that:

- we support the Interim Plan’s vision for growth in Parramatta CBD and its surrounds
- we support the Interim Plan’s objective to be an evolving and changing document aligning to new opportunities and infrastructure delivery
- we support the Government’s investment in Light Rail and Metro Rail
- we encourage that any new SICs, levies or affordable housing contributions are financially tested and made publicly known well in advance of any changes to planning controls
- we strongly encourage that the Interim Plan and subsequent planning controls are completed in an efficient and timely manner so as to provide certainty and thus encourage ongoing growth and investment.

Thank you for the opportunity to provide input into this process. We would welcome the opportunity to discuss our submission in greater detail. Please do not hesitate to contact me on 9035 3273 or Samantha.czyz@stockland.com.au.

Regards,

Samantha Czyz
National Planning Manager