

26 February 2017

Mr Peter Poulet
NSW Government Architect
Greener Places Submission
Government Architect of New South Wales
GPO Box 39
Sydney NSW 2001

Dear Mr Poulet,

Re: Stockland submission to Greener Places; draft Green Infrastructure Policy

We are pleased to have the opportunity to make this submission to the Draft Greener Places Policy (the **Policy**), which we welcome as an important step forward in ensuring the State's cities and regions experience improved liveability as they grow.

As one the largest diversified property groups in Australia, with more than \$16.6 billion of real estate assets, we recognise our key role in contributing to the creation of green places for communities We own, manage and develop shopping centres, logistics centres and business parks, office assets, residential communities and retirement living villages. Our diverse portfolio allows us to deliver our purpose and create thriving, walkable, desirable and green communities for today and the future.

We have a strong focus on western Sydney, where we are delivering three significant new masterplanned communities in the South West and North West Growth Centres, with integrated green spaces throughout and connections proposed to regionally significant parklands for the future.

Stockland's approach to development of communities is underpinned by our belief that there is a better way to live, which shapes our approach to creating thriving communities through place-led design.

We have reviewed the Policy and are supportive of this initiative. The vision and principles discussed are aligned with Stockland's vision, core values and sustainability strategy. Importantly, Greener Places recognises the value of landscape beyond aesthetics and resident amenity.

We believe clarity and implementation will be critical to the success and impact of the Greener Places Policy. We recommend:

- Clear standards and metrics to provide certainty, avoid misinterpretation and provide a clear assessment criteria.
- Clarity in terms of the application of subjective criteria ("high quality" and "value") to development applications.
- Analysis and consultation to ensure standards and metrics are balanced with commercial parameters, mindful of affordability considerations in Sydney in particular. .
- Best practice/case study examples should demonstrate in further detail how principles are achieved.

Stockland is keenly interested in further details regarding the application and implementation of the Policy, and the planning framework it sits within. We understand that further detail will be publicly provided through the subsequent manuals and toolkits which will support the Policy.

In particular, we would welcome the opportunity to discuss with you the following themes:

- Achieving consistent implementation of the Policy across all local government areas to a realistic minimum standard;
- Proposed approach to measurement and enforcement of the Policy; Responsibility for ownership and maintenance of additional green infrastructure by local Councils;
- Mechanism to implement the Policy, such as statutory guidelines.

We would welcome the opportunity to engage further in benchmarking in the context of commercial considerations to support next steps in finalising and implement Greener Places.

Thank you for the opportunity to provide this submission. We look forward to the finalisation of the Policy and the supporting materials in 2018. If you have any questions please contact Dean Hosking, NSW Planning Manager on 02 9035 3536 or email dean.hosking@stockland.com.au.

Yours Sincerely,



Sophie Pickett-Heaps
Co-Head of Design
Stockland Design Studio



Robert Graham
Co-Head of Design
Stockland Design Studio

