

18 September 2015

Director – Urban Renewal
NSW Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Camellia Precinct Land Use and Infrastructure Strategy

The Urban Taskforce has reviewed the *Camellia Precinct Land Use and Infrastructure Strategy Volume 1 & 2* (the Strategy) and associated documents, placed on public exhibition by the Department of Planning & Environment (the Department). We understand the Strategy seeks to identify land uses and infrastructure required to support renewal of the site and achieve the 'vision' for the Precinct as outlined in *A Plan for Growing Sydney*. We have provided a number of comments below for your consideration.

Urban Taskforce supports the Priority Revitalisation Precinct process

The Urban Taskforce supports the identification and planning of strategically important urban renewal sites by the Department, as an effective and efficient means of delivering housing and employment. It is essential that the state government drive development through this process, in instances where there are broader strategic objectives to be delivered. In this regard, we are strong supporters of the Priority Revitalisation Precinct process and encourage the Department to continue identifying and planning sites in this manner.

Development controls must reflect the importance of the Greater Parramatta strategic centre

The Camellia Precinct has been identified as a Priority Revitalisation Precinct in *A Plan for Growing Sydney*, as part of the Greater Parramatta strategic centre which incorporates Parramatta CBD, and the precincts of Westmead Health, Parramatta North, Rydalmere Education and Camellia. It is clear planning controls for the Camellia Precinct must enforce and support Parramatta's role as Sydney's second CBD.

Transport for NSW is also investigating four transport corridors to Parramatta as part of the Parramatta Light Rail Study. Three of these corridors support development within the Camellia Precinct. The government is yet to make a commitment to proceed however an option which takes the light rail through the Camellia precinct should be adopted.

Given the key role that Camellia will play as part of the Greater Parramatta Strategic Centre, and the potential provision of a light rail service, the development controls for the Camellia Precinct should maximise the use of this site. Camellia is approximately 1.5 kilometres east of the Parramatta CBD, where the tallest building may be up to 90 storeys high. When considered in this context, the Camellia precinct should permit buildings of a height and scale which is complementary to this type of development.

Infrastructure funding arrangements should be fair and equitable

The Strategy states that the Department will work with infrastructure agencies and stakeholders to coordinate the infrastructure required to support integrated land use planning throughout the precinct. This will include the identification of available finance and

contribution schemes as well as Section 94 Plans and Voluntary Planning Agreements to deliver key infrastructure items and social and open space projects.

While we accept that there is a need for additional infrastructure associated with increased density, and that property developers must bear a reasonable proportion of the cost of this infrastructure, the reliance on developer contributions and particularly voluntary planning agreements to fund this should not be assumed.

Major infrastructure which is outside the scope of the baseline requirements to deliver housing but is still fundamental to supporting the new population should be funded through alternative revenue frameworks which spread the cost to residents over time.

Flexibility in planning controls to reflect changing market conditions and remediation costs

The Urban Taskforce is pleased to see that the demand for residential property is listed as a Key Consideration in the Strategy, and that the Strategy acknowledges that 'the market is seeing unprecedented demand for residential products, particularly high density products.' In order to adapt to a constantly changing regulatory environment and escalating property market, 'detailed precinct planning should provide flexibility to respond to changing market demands.' In this regard, we recommend the Urban Taskforce work with property developers and land owners in the precinct to develop controls that are appropriate for both the current and future property market, as far as possible.

The Camellia Precinct is also significantly affected by contamination. The Strategy acknowledges that 'remediation is likely to be a significant cost in any future redevelopment and these costs will be considered as part of an economic feasibility analysis for the precinct.' The costs of remediation may place significant financial constraints on redevelopment of sites in Camellia and in this regard changes to planning controls to permit additional density should be considered to make redevelopment feasible.

We are always willing to provide a development industry perspective on planning strategies and property development and we would welcome the opportunity to meet and discuss these issues in more detail. Should you have any further enquiries in relation to this submission please feel free to contact me on 9238 3927.

Yours sincerely

Urban Taskforce Australia


Chris Johnson AM
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