

28 February 2019

Carolyn McNally
Secretary
Department of Planning
320 Pitt Street
Sydney NSW 2000

Dear Secretary,

RE: Revised Draft Rhodes East Precinct Plan

The Urban Development Institute of Australia (UDIA) NSW is the leading urban development industry group promoting the responsible growth in New South Wales.

Our members include developers, planners, engineers, and lawyers with extensive experience in urban renewal and greenfield development. UDIA NSW Members have been involved in all the major urban renewal projects in Sydney over the past decade and includes the key landowners in the Rhodes East Precinct.

UDIA NSW welcomes the opportunity to comment on the Revised Draft Rhodes East Precinct Plan (revised plan). The plan provides an updated vision for Rhodes, which is the product of a consultative process which occurred over the past twelve months.

The initial draft Rhodes East Precinct Plan was released in December 2017 (former plan). UDIA has significant concerns with the former plan detailed in our submission (attachment 1). Our concerns included the lack of consultation informing the development of the plan, unsuitable provision of infrastructure and unfeasible charging regime, which was underpinned by inadequate feasibility analysis.

UDIA understands the Government Architect's Office has attempted to delay the process over the last year, by introducing the design review. The design review had attempted to restart the planning process, which would have created unnecessary delays. Where new initiatives are launched by the Department, we recommend that they are integrated in a forward-looking approach.

The collaborative process between landowners, community, and government is a model for all urban renewal areas with agglomerated land ownership. The revised plan does not change the overall density in the precinct but enables a substantially improved outcome for the future residents. The revised plan enables:

- A larger provision of infrastructure
- Better links between East and West Rhodes
- More timely delivery of infrastructure

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A frequent criticism of urban renewal is that population growth occurs prior to the delivery of infrastructure leading to perceptions of 'overdevelopment'. The use of the VPA mechanism in Rhodes East will ensure critical infrastructure is delivered prior to the occupation of new dwellings. This process enables certainty for residents and government. The community will see the delivery of train station upgrades, land for schools, open space, and improved connectivity delivered prior to new residents moving in, due to triggers in a VPA. This is a best practice approach that can only come about from the collaboration between government, industry, and community.

UDIA understands you have labelled this year as the 'Year of Consultation' for the Department of Planning. UDIA supports this initiative, as you are aware, we have developed the Urban Pinboard to enable the co-design of the city and enhance community consultation. Over the coming year we will be encouraging the Department to focus on collaborative approaches with industry to building our future city.

UDIA would be willing to meet to discuss how we can impregnate this collaborative approach across the planning process and in future releases. Please contact Mr Elliott Hale, General Manager, Policy, Media, and Government Relations, UDIA NSW on (02) 9262 1214 or at ehale@udiansw.com.au to arrange.

Yours sincerely

A handwritten signature in black ink that reads "Steve Mann". The signature is fluid and cursive, with a long horizontal stroke at the end.

Steve Mann
Chief Executive

The Urban Development Institute of Australia (UDIA) NSW is the leading property industry group promoting the responsible growth of this State. We have over 500 company members and more than 3,000 of their employees attend our events, sit on our committees, undertake training or are involved in the activities of the organisation on an annual basis. Our organisation is the oldest property development advocacy group in the country, having been established in 1962. Our advocacy is based on making our cities more liveable, affordable and connected.