



Lee Mulvey
Project Director
Pymont Peninsula Place Strategy
Place, Design and Public Space
Department of Planning, Industry and Environment
Locked Bag 5022, Parramatta NSW 2124

RE: Draft Pymont Peninsula Place Strategy

Dear Mr Mulvey,

Thank you for your regular briefings and the opportunity to provide feedback regarding the Draft Pymont Peninsula Place Strategy (the draft Strategy). NSW Land and Housing Corporation (LAHC) would like to take this opportunity to highlight aspects of the draft Strategy that will have a positive impact on the long-term sustainability and provision of social housing on the peninsula and provide some additional matters for your consideration.

LAHC supports the draft Strategy's initiatives to drive greater social and environmental outcomes including the provision of social and other infrastructure, particularly through public green and open spaces, increased accessibility, and providing new employment opportunities as all these factors together will foster improved outcomes for social housing residents across the peninsula.

The draft Strategy recognises the social housing present in the peninsula and highlights the importance of providing a diversity of housing types, tenures, and price points. LAHC supports the inclusion of mechanisms within the final strategy that will ensure the continued presence of social housing within the peninsula and provide opportunity for uplift on existing LAHC sites. This will allow for the ongoing redevelopment of social housing alongside the anticipated growth in employment and the private housing market on the peninsula.

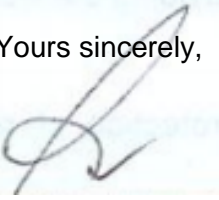
There are currently more than 200 LAHC owned properties across the peninsula, distributed across a majority of the seven identified sub-precincts. A number of these sites have been earmarked by the strategy as being within 'areas capable of change'. Any future changes to planning controls that will allow for greater capacity on these sites strongly supported by LAHC. Uplift of existing LAHC sites will provide increased development potential with the opportunity to build more social housing dwellings within the City of Sydney LGA, working towards meeting waitlist demands of approximately 2,500 households.

LAHC is willing to work with the Pymont Peninsula Place Strategy Team to ensure that the thresholds and triggers for the redevelopment of LAHC's site are understood, ensuring that the intended outcomes of any revised planning controls can be met.

LAHC encourages the inclusion of specific actions relating to social and affordable housing within the draft Strategy, including consideration of an appropriate development contributions framework. Such contributions could allow for investment in social and affordable housing to be leveraged off the expected significant growth in the employment capacity in the locality.

If you have any questions in relation to the above or wish to discuss this matter further, please contact Robert Stark, A/Director of Business Development at robert.stark@facs.nsw.gov.au or alternatively 0409 839 498.

Yours sincerely,

A handwritten signature in dark ink, appearing to be 'R. Stark', is written over a light blue rectangular background.

Robert Stark
A/Director
Business Development
Policy and Innovation
NSW Land and Housing Corporation