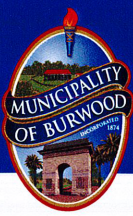


LAND RELEASE AND HOUSING SUPPLY IN NEW SOUTH WALES

Organisation: Burwood Council
Name: Mr Michael McMahon
Position: General Manager
Date Received: 1 August 2017



RECEIVED
1/8/2017

Mr Jai Travers Rowell, MP
Committee on Environment and Planning
Parliament House
Macquarie Street
SYDNEY NSW 2000

TRIM No: 17/34489
25 July 2017

Dear Mr Rowell

INQUIRY INTO LAND RELEASE AND HOUSING SUPPLY IN NSW

I refer to an email received by Council on 6 July 2017 regarding the Legislative Assembly Committee inquiry into land release and housing supply in NSW, which is currently underway.

Burwood Council appreciates that housing affordability is at the top of the State Government's agenda and understands that this issue would mainly be addressed with housing supply through urban renewal.

The Parramatta Road Corridor Urban Transformation Strategy, released in November 2016, foresees 27,000 new homes and an additional 50,000 jobs along the corridor.

Three renewal areas affect the Burwood Local Government Area (LGA) being the Homebush, Burwood and Kings Bay precincts. The Homebush Precinct borders the Burwood LGA and within these precincts it is expected that an additional 17,500 dwellings will house approximately 36,100 people and provide up to 19,600 new jobs.

This is significant growth that requires careful planning to ensure that suitable urban design outcomes, public domain amenity, accessibility, services, infrastructure and facilities are delivered to the new population and an acceptable level of amenity is maintained for existing residents surrounding the nominated growth precincts.

However, the preparation and release of the Urban Transformation Strategy is only half of the work done. To give effect to the Strategy local councils have to undertake further background studies, prepare a series of local planning documents and, in addition, deliver the infrastructure earmarked in the Strategy with a significant shortfall of funds and resources. Questions have been asked as to whether this will effectively help resolve the housing supply and housing affordability issues.

I ask that the Committee take these matters into consideration. In the meantime, if you have any enquiries, please do not hesitate to contact Council's Manager Strategic Planning, Ms Diwei Luo, on [REDACTED]

Yours sincerely

[REDACTED]
MICHAEL MCMAHON
GENERAL MANAGER