

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: GPEC Investigation Area - Draft Strategic Framework
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Hi [REDACTED]

Apologies for the delay in getting written comments to you on the Draft Strategic Framework. Please find below some comments and recommendations on the Draft Framework

Strategic Context

- Given its implications for the strategic planning system, a more formal and collaborative consultation process is recommended. We appreciate you setting up the workshop with us for 22 November.
- The Strategic Framework should be updated to reference updated strategic planning documents that have been exhibited or finalised including the Draft St Mary's Structure Plan and the GCC Discussion Paper.
- We recommend DPE consider opportunities to embed the following key Region Shapers in our Discussion Paper in the Draft Strategic Framework :
 - 5. ... *targets for housing to be delivered in locations within 800m of a strategic centre or transport hub:*
 - *a minimum target of 25 per cent for the proportion of the total LGA housing target to be delivered through a mix of higher density housing types (e.g. apartments, townhouses, and boarding houses) in these locations*
 - *target for the proportion of affordable housing in these locations.*

3.6 ...*improve delivery of affordable housing, including new financing mechanisms, with a 10 per cent affordable housing target for all rezonings where there will be a housing uplift.*

3.7 ...*a target of up to 30 per cent for the proportion of social and affordable housing in residential developments on government land.*

- There is an opportunity to include some affordable housing targets for priority precincts and urban renewal areas, particularly having regard to some of the affordable housing work Council has done for Glenmore Park and Orchard Hills North.

Sequencing and Alignment

- Major growth fronts/precincts should be sequenced and aligned with infrastructure, ideally before rezoning. To this end, some staging would be beneficial to recognise the market issues with developing high density around stations in a greenfield context. This will be particularly important for initial precincts such as Orchard Hill.
- Growth should be supported by ample services and social infrastructure including open space.

Transport Connections

- Existing and planned housing areas should be given priority road/bus access back to Metro

stations. This includes improved east-west links from Glenmore Park and other planned and existing residential and employment precincts.

Look forward to meeting with you and the team in 2 weeks.

Kim Samuel (she/her)

Director, City Plan Western Parkland City

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