

## Department of Planning and Environment

Our ref: D22/3051066

Keith Ng

Department of Planning and Environment

GPO Box 39

Sydney NSW 2001

2 November 2022

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### Subject: Submission for Parramatta Light Rail (PLR) Stage 2 (SSI-10035)

This submission has been prepared on behalf of NSW Land and Housing Corporation (LAHC).

LAHC supports the proposal for construction and operation of light rail line connecting Stage 1 to Sydney Olympic Park. However, we believe the following points are to be considered as part of the assessment process:

- Replacement of lost dwellings

LAHC is fully supportive of the proposed PLR Stage 2 works, however, to enable LAHC to deliver the NSW Government's vision for social housing and to capitalise on the opportunity that the PLR Stage 2 presents, LAHC is proposing for the current R2 zoning in Rydalmere and Ermington to be changed to R4 along the corridor to enable future higher density developments and more housing and opportunities to add to funding of the proposed infrastructure.

This would not only replace the lost stock but also promote opportunity for increased housing stock through smart high-density developments which bring about network-wide efficiencies, improved clustering of economic activities and deliver place making benefits as described in the Transport for NSW (TfNSW) Future Transport Strategy. The proposed uplift in zoning further supports TfNSW's key strategic direction of *Supporting Growth Through Smarter Planning* to create successful places for communities.

- Residual land

Where partial acquisition has been identified on LAHC sites, there has been no available detailed information to advise on the extent of acquisition required. This has made it difficult for LAHC to assess the extent of the impact to our properties and tenants. LAHC would appreciate further details from TfNSW as to what partial acquisition of LAHC properties means and how effective the affected properties will be after acquisition. It is also LAHC's wish that TfNSW commits to working with LAHC throughout all stages of the project including detailed design and construction stages to ensure the proposal achieves the best possible outcomes for all parties.

- Noise and vibration

The EIS highlighted potential impacts to LAHC properties due to construction noise and vibration. Despite the various mitigation strategies proposed to address these issues in the EIS, we are still

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concerned that the construction noise would significantly disrupt the amenity and well-being of our tenants for a significant period of time. Are the proposed mitigation measures effective and supported by relevant case studies? Will TfNSW be compensating affected tenants as a result of the hardship that they have to endure during this period? If so, what does this look like?

The EIS also contemplated mitigation consideration to LAHC properties due to operational ground borne noise. The SEARS requires quantitative assessment of predicted effectiveness of mitigation measures including case studies, where relevant from other light rail projects to adequately manage identified impacts. The EIS has not adequately addressed the SEARS requirements in this regard. LAHC would appreciate further information on what mitigation measures are proposed to address operational impacts, what they entail, how effective they are and how they are proposed to be implemented. It is unacceptable for the tenants' well-being and enjoyment of their properties to be continually disrupted due to mitigation measures that are not well planned out.

LAHC is also of the view that regular meetings between TfNSW and the affected tenants are to be scheduled so that meaningful conversations can be had to enable issues or concerns to be understood in depth and viable resolutions achieved. LAHC has an obligation to our tenants to ensure that the provided housing is safe and secure and it is not acceptable for LAHC to be put in a position where we are left to deal with the tenants' complaints and objections relating to the PLR Stage 2 project due to lack of communication and engagement from TfNSW

- Program of works

As you can appreciate, the relocation process for affected tenants takes a while as they will need to be matched to suitable alternative housing. We note the EIS has indicated commencement of construction around 2025 and operation of the first passenger services in 2030/31. To enable LAHC to fully assess impact to our properties and manage our tenants' expectations, LAHC would appreciate information on anticipated acquisition and commencement of construction for the applicable stages affecting LAHC properties.

Should you have any queries on any of the above, please do not hesitate to contact LeeShean Ng on 02 9374 3655.

Yours sincerely,

**Richard Wood**

Program Director

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NSW Land and Housing Corporation