Multiperspectival borders and metagovernance of functional economic corridors

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Structure

- Borders
- Metagovernance
- Borders and metagovernance
- Functional economic corridors
- Multiperspectival borders
- Conclusion and implications
Borders

Moved from the study of “boundaries, as political limits of states, to borders as socio-territorial constructs” (H. van Houtum 2005)

Further, borders are more than just socio-territorial constructs, but useful in shaping social relations

Thus, it can be said, that the importance of borders has shifted from a global to a local focus, justifying its study on a sub-national level, and in this case, the scale of a functional economic corridor
National borders
State borders
Local borders

128 LGAs
Functional economic regions

38 FERs
33 LGAs
5 sub-regions
Metagoverance

(1) Governance – the exercise of authority; the guidance or regulation of actors in a jurisdiction

(2) Metagovernance – governance of governance; the coordination of governance

(3) Multispatial metagovernance – integrates the complexity of scalar differentiation in governance actors, neither hierarchical nor heterarchical but where priorities are dependent on context
Borders and metagovernance

• Integrating the implications of territorial and relational functions of borders with the coordination of governance actors

• Key questions:
  • How
Functional economic corridors

- Strategic sites requiring integrated urban governance
- Non-statutory spaces which do not ‘fit’ into existing spatial boundaries
- Generate tensions around new governance arrangements e.g. at the border of the functional economic corridor
Problem/justification

• Institutional barriers (Feiock 2009; Meijers & Stead 2004)
• Coordination deficit (Gleeson et al. 2012)
• Integration deficit (Rode 2016)
• Delivery deficit (Hamnett & Freestone 2017)
Dear Sir/Madam,

We write on behalf of Sunrise Australia Developments Pty Ltd, the owners of land identified as Lots 11, 12, and 13 DP12100, 1-5 Darwin Avenue, Homebush.

The purpose of the letter is to formally object to the current planning proposals for the land, as described in the Parramatta Road Corridor Urban Transformation Strategy (the Transformation Strategy), the Greater Parramatta Interim Land Use and Infrastructure Implementation Plan (the Interim Plan) and the potential outcomes arising from the consequential amendments to the operative provisions of the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Growth Centres SEPP), that will give statutory force to the strategies.

The proposed instrument (proposed SEPP) will amend Growth Centres SEPP by:
- Identifying a new growth centre and
- Making consequential amendments to the operative provisions of the Growth Centres SEPP, to reflect the inclusion of the proposed growth centre.

The Interim Plan does not include a draft Precinct Plan for the Homebush Precinct, and therefore there are as yet no proposed controls that will directly affect the subject site.

However, the Transformation Strategy is expected to inform the Homebush Precinct planning. The information available in relation to the Coronet East Precincts and Frame Area – Homebush Precinct (within the Transformation Strategy) and the Homebush indicative concept plan on page 75 of the Greater Parramatta Priority Growth Area, Interim Land Use and Infrastructure Implementation Plan Background Analysis, June 2017), indicates that the land comprising 1-5 Darwin Avenue, Homebush is earmarked for the provision of future public recreation space, by proposing to reserve the site to RE1 Public Recreation within a future Homebush Precinct Plan (refer to Figure 1).

Figure 1: Extract from Homebush indicative concept plan form the Greater Parramatta Interim Land Use and Infrastructure Implementation Plan Background Analysis

We are unsure as to the rationale for the decision to reserve the remnant of our clients land for public purposes, and therefore we must object at this stage. In particular, there does not appear to be any justification or identified analysis relating to the selection of 1-5 Darwin Avenue, Homebush as future public recreation land, particularly in the context of the issue of a development consent for its use for the purpose of medium to high density residential development.

We note that within the "Parramatta Road Corridor Urban Transformation Schedule", the site (i.e. land at the corner of Parr Rd and Darwin Ave) is nominated as a "new local open space with Council nominated as the responsible authority. The mechanism to realise this land by Council is identified as being an "opportunity through development" as no cost and with no rate provided. It is also noted that no source for the land's remission as open space is provided within the Infrastructure Schedule.

Sincerely

[Signature]

[Logo]

[Address]

[Date]
Greater Parramatta Growth Area - Consultation and feedback

SJB Planning

Department of Planning and Environment
GPBox 39
Sydney, NSW 2001
7 September 2017

Re: Submission to the Interim Land Use and Infrastructure Implementation Plan for the Greater Parramatta Priority Growth Area

Dear Sir/Madam,

We write on behalf of Sunrise Australia Developments Pty Ltd, the owner of land identified as Lots 11, 12, and 13 DP121600, 1-5 Derawee Avenue, Homebush.

The purpose of the letter is to formally object to the current planning proposals for the land, as described in the Parramatta Road Corridor Urban Transformation Strategy (the Transformation Strategy), the Greater Parramatta Interim Land Use and Infrastructure Implementation Plan (the Interim Plan) and the potential outcomes arising from the consequential amendments to the operative provisions of the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Growth Centres SEPP), that will give statutory force to the strategies.

The Interim Plan does not include a draft Precinct Plan for the Homebush Precinct, and therefore there are as yet no proposed controls that will directly affect the subject site.

However, the Transformation Strategy is expected to inform the Homebush Precinct planning. The information available in relation to the Condon East Precinct and Frame Area - Homebush Precinct (within the Transformation Strategy) and the Homebush indicative concept plan (on page 73 of the Greater Parramatta Priority Growth Area, Interim Land Use and Infrastructure Implementation Plan Background Analysis, June 2017), indicates that the land comprising 1-5 Derawee Avenue, Homebush is earmarked for the provision of future public recreation space, by proposing to rezone the site to RE1 Public Recreation within a future Homebush Precinct Plan (refer to Figure 1).

The proposed instrument (proposed SEPP) will amend Growth Centres SEPP by:
- identifying a new growth centre, and
- making consequential amendments to the operative provisions of the Growth Centres SEPP, to reflect the inclusion of the proposed growth centre.

Figure 1: Extract from Homebush indicative concept plan form the Greater Parramatta Interim Land Use and Infrastructure Implementation Plan Background Analysis

We are unsure as to the rationale for the decision to transform the zoning of our clients land for public purposes, and therefore we must object at this stage. In particular, there does not appear to be any justification or identified analysis relating to the selection of 1-5 Derawee Avenue. Homebush as future public recreation land, particularly in the context of the issue of a development consent for its use for the purpose of medium to high density residential development.

We note that within the "Parramatta Road Corridor Urban Transformation Schedule", the site (ie Lots 11, 12, and 13 DP121600) is nominated as a "new local open space" with Council nominated as the responsible authority. The mechanism to realise this land by Council is identified as being an "opportunity through development" at no cost and with no required cost. It is also noted that no source for the land's nomination as an open space is provided within the infrastructure...
As a SIC is being developed for the region along with section 94 contributions as part of the planning process the infrastructure needs for the Greater Parramatta region will be anticipated. Therefore, it would be inappropriate for additional value to be captured through value capture, planning gain, betterment taxes or VPPAs.

It is unclear how the Greater Sydney Commission’s proposed Growth Infrastructure Compacts would interplay with Special Infrastructure Contributions, Section 94, Planning Gain, and betterment levels. We would welcome greater clarity as to what the cumulative impact of the policies would be.

UDIA NSW in its “How to Make Sydney’s Housing More Affordable” Action Plan, identified that the housing supply chain absorbs considerable development fees, charges, levies and a variety of taxes which all contribute to the cost of producing housing. These include stamp duty, GST, rates, land tax, Section 94 and Special Infrastructure Contribution (SIC) levies. Combined, these charges account for
Summary and implications

• Interior relations within metropolitan spaces have become increasingly complex, and contested
• Borderspaces overlap and intersect, with prioritisation dependent on perspective
• There is no singular perspective, but a need to consider multiple perspectives to understand metropolitan change
<table>
<thead>
<tr>
<th>Practice Outcomes</th>
<th>Policy Outcomes</th>
<th>Theory Outcomes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Coordinate policy actors across institutional and scalar diversity</td>
<td>Innovating metropolitan-centred metagovernance</td>
<td>Developing a border framework applied to sub-national governance integration, in particular towards functional economic corridors</td>
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<tr>
<td>Integrate plans and challenges responding to both local and global drivers</td>
<td></td>
<td>Building a framework combining multispatial metagovernance and borders</td>
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<tr>
<td>Deliver institutional reform and metropolitan scale change</td>
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**Case study of the Greater Parramatta and Olympic Peninsula**