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To whom it may concern,

I would like to make a submission the Parliamentary Inquiry into the role of transport connectivity on stimulating development and economic activity. I have 18 years of professional experience in multidisciplinary engineering and environmental consultancies in Australia and Internationally with SKM and pitt&sherry and for his own planning and economics firms, McIntosh Consulting and LUTI Consulting. I am an experienced Land Use Planner, Transport Planner/Economist and Registered Cadastral Surveyor, with a PhD in developing a "Comprehensive assessment framework for valuing transport infrastructure projects". I have recently undertaken the following consultancies on the economic benefit of land use and transit integration:

- Transport for NSW - Sydney Metro: Project Director and Technical Lead on the assessment of the "Willingness to Pay for access to NSW transit and Urban Renewal Precincts". Mecone and LUTI Consulting (2015).
- Transport for NSW - Sydney Metro: Project Director and technical lead of the economics assessment of the "City Shaping Opportunities Analysis for Sydney Rapid Transit". Mecone and LUTI Consulting (2015).
- Transport for NSW - Parramatta LRT: Project Director and technical lead of financial and economic assessment of the Value Sharing Opportunities for Parramatta LRT. Mecone and LUTI Consulting (2015).

I was recently Project Director and Lead Author of the report for NSW Department of Premier and Cabinet: on "Transportation and Urban Renewal Value Creation and Sharing: A Review and Assessment of Value Sharing Mechanisms in NSW 2015".

My belief is that prior to working out was to capture the value created from the investment in transit, first you need to understand the value that is created. My work has focused on the economic modelling to monetize the benefits of increases in accessibility, changing land uses in the surrounding catchments to their highest and best use, and increasing the allowable development density to capitalize on the capacity created from the investment. The beneficiaries from the value creation phase also need to be understood (Government and non-Government), and how mechanisms can be applied to share in the value created at the right time so that it is equitable for all. I also believe that urban renewal must be a primary driver for most large scale investments in transit, as they create significant development capacity increases, and these are best exploited through an integrated urban regeneration program. This has been the focus of my work on Parramatta LRT.

I look forward to making a presentation to the Parliamentary Inquiry.

Sincerely,

Dr James McIntosh

*Principal
LUTI Consulting*