

Proforma A

**INQUIRY INTO DEVELOPMENT OF THE TRANSPORT
ORIENTED DEVELOPMENT PROGRAM**

Received: 3 responses

Dear Member,

Proposed changes to NSW Government Housing Policy:

Impact on infrastructure and population

What will happen to the family home?

What will happen to open spaces and fresh air?

What will happen to our sense of place, our diverse heritage, accessibility to services?

What will be left for our children and future generations?

The answer to these questions is disastrous and irreversible if the NSW Government's proposed housing plan is approved. (Due to commence 1 April 2024, less than 2 months away).

- *Help us slow down the government's urgency so we can 'do density right'.*
- *Support the residents of Sydney, Newcastle and Wollongong. Vote against the state governments proposed housing policy changes which remain inconsistent with the National Housing Accord.*

138,000 new homes are proposed along 31 train stations from Newcastle to Wollongong bringing an average of 13,000 new residents per suburb. The explosion in Ku-ring-gai LGA, across four stations, is catastrophic. Roseville, Lindfield, Killara and Gordon are under immediate attack.

Suburb	Current dwellings	No of dwellings after govt proposal	% age increase in dwellings	**Current Population	Population after govt proposal	% age increase in population
Roseville	3547	10,233	188%	9,642	28,652	197%
Lindfield	4307	10,696	148%	10,938	28,879	164%
Killara	4197	10,597	152%	10,719	28,611	167%
Gordon	3578	9342	161%	8,695	24,663	184%
TOTAL	15,629	40,868	161%	40,940	110,805	171%

** numbers are based on 2021 government census.

Source: Ku-ring-gai Council: <https://www.krg.nsw.gov.au/Council/Your-say/Proposed-changes-to-NSW-housing-policy-and-its-impacts-on-Ku-ring-gai>

With the stroke of a pen, the NSW State Government is not only proposing to change the face of Sydney, they're driving to change the entire planning system. **Chris Minns has no understanding of**

the detail in his own government's proposal. Heritage Conservation Areas **are planned to be** bulldozed and abolished. History will be lost forever. The impact of these changes are irreversible. Once the government has wiped the historical face of Sydney off the map, we will all be left living like Calcutta and Shanghai: a city filled with brick boxes and pollution. Australia is a grassroots democracy. **Minns said 'we are not going to act like a dictator'**. The proposed changes do NOT represent a democracy, nor do they represent social justice.

- Under the state government's proposal the population in Ku-ring-gai will increase by 171% and up to 197% in some suburbs.
- The Transport Oriented Development – TOD proposal in Ku-ring-gai has placed a disproportionate impact in core historic development sites. Heritage Conservation Areas will no longer exist.
 - 4,000+ endangered heritage sites.
 - 3,000+ heritage sites are within 800m of stations & centre (2,000+ for 4 south TOD stations)
 - 40% of affected land is heritage listed.
 - 83% of heritage conservation homes listed in Killara are within a 400m radius from the station.
- Each proposed dwelling has been allocated between 0.5 and 1 car space. Of the 25,239 dwellings proposed across four stations, 19,000 car spaces have been allocated for a population explosion of an additional 70,000 people.

Roseville, Lindfield, Killara and Gordon have been selected on the basis of 'enabling infrastructure capacity close to a transport station'. The only infrastructure assessed appears to be 'water and wastewater capacity'. This is a short term fix which will create a long term density disaster for ALL of Sydney.

- No consideration for the impact on power, stormwater, sewerage and water pressure.
- No traffic congestions assessment or solution.
- No additional parking arrangements.
- No public transport initiatives have been tabled.
- No increase in health related amenities: hospitals and emergency services.
- No flood mapping and bushfire risk assessments have been noted.
- No additional schools, transport, community and sporting facilities.
- There is, at a minimum, a 10,000 square metre shortfall of library and community floorspace. 37,000 people have NOT been accounted for in the council's plan for future growth.

- Supermarkets and green spaces have not been considered. Ku-ring-gai Council have an Open Space Acquisition Program: under the government's proposal this will not exist.
- All council control and initiatives to preserve the area and assist community welfare will be lost. Rates and levies are sure to increase.
- In the Government's National Housing Accord commitment they promised to work with local governments to deliver planning and land use reforms. This has not been done. There has been no consideration or discussion on issues that are most valued by the community:
 - Natural environment
 - Biodiversity
 - Sense of place
 - Green and leafy nature of streets
 - Diverse heritage.
- The proposed development controls do not work in a suburban residential context:
 - No side setbacks
 - Blank party walls to neighbours
 - Apartments with no external windows
 - No internal lightwells for natural light
 - No natural ventilation
 - No minimum parking requirement
 - Lot width would make it difficult to accommodate any basement parking.

The NSW State Government's plan will allow the demolition of any trace we have of early settlement, and historical homes: Eryldene in Gordon, as an example, is over 100 years old. Steeped in history and tradition of our forefathers. How can history be so candidly demolished by greedy developers and a visionless government? This is unacceptable. As Labour's Tom Uren once said: 'You have something special here in Ku-ring-gai. Fight for it.'

Save our Sydney and fight the state governments proposed housing policy changes.

Yours Sincerely

NAME

POSTCODE