

**Submission  
No 1**

**INQUIRY INTO REGULATION OF BUILDING  
STANDARDS, BUILDING QUALITY AND BUILDING  
DISPUTES**

**Organisation:** Rose Bay Residents Association

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## WOOLLAHRA IS FULL?

### (IE. OUR LOCAL GOVERNMENT AREA (LGA) IS OVER-DEVELOPED?)

Let's look at some of the reasons that led me to this conclusion.

- It is very difficult to get into any pre-school, primary or secondary public school in our Local Government area or surrounding suburbs.
- Even expensive private schools (and there are many of them) are difficult to get into.
- Our road system hasn't changed for over a century. Our three main roads, (Oxford St. New South Head Rd. and Old South Head Rd.) and their feeder roads, are badly clogged from 7.00am -- 9.30am on weekdays. Evenings are not much better. Saturdays (with shopping and school sport) are invariably a nightmare.
- The rail system came to Edgecliff and Bondi Junction over 40 years ago and hasn't been improved since, unless of course you count the lift, at Edgecliff Station, for the handicapped which will be installed 'soon'?
- Parking in, or near, ferry wharfs, shopping centres, shopping strips, schools or sporting venues is almost always full (even the new Double Bay parking) and we are soon to demolish our only existing parking station. Over 50% of the 'concept structure', designed to increase the much-needed Rose Bay shops parking, is for activities other than parking in order to economically justify its construction?
- Our bus, train and ferry timetables have been 'tinkered with' and there have been one or two other minor efforts to improve our Public Transport system. But the overall the system is too inefficient and irregular to convince most to leave their cars at home.
- Our drainage and sewerage systems are overloaded and regularly pollute our beaches and bays.
- It is very difficult to find any green space to hire. Some ovals now have synthetic turf because 'real' grass couldn't stand the constant use. Some cricket matches are cancelled because they use an oval all day for 22 players.
- It is almost impossible to (economically) hire a space for Yoga, Pilates, Zumba, Ballet, children/seniors activities, youth/adult support groups,,,,, etc. And some existing spaces will soon be demolished and replaced with multilevel residential development.

- - There is over \$ 1 BILLION of, DA APPROVED but not yet constructed, home-unit developments in our Local Government Area (LGA).

**AND**

- The State Government predicts (through its Planning and Economics experts) that the population of NSW will grow from 7.7 million in 2016 to 12.1 million in 2056. ie. In 40 years our population will grow by 4.6 million, or 60%. And we all know where most of that increase will be..... Sydney.
- The State Government through 'Infrastructure New South Wales' and 'The Greater Sydney Commission' has recently released the "STATE INFRASTRUCTURE STRATEGY 2018 – 2038." This, 2 years in the making 240-page, document proposes NO major infrastructure project to improve things in our LGA over the next 20 (TWENTY) years?  
In response to a written question I posed at the release of this document in Paramatta, the reply from the panel was ... "..... There are no new major infrastructure projects but we hope to have better asset usage through more frequent trains and more higher capacity vehicles (buses),"

Surely the above indicates a continued policy of significant over-development not only in NSW but also in our LGA. This is on top of the considerable over-development during the last several decades.

Let's not argue why or how the past over-development occurred, because we can't change the past. But continued over-development combined with no future MAJOR infrastructure investment, this is really bad news?

Even if one disagrees with the above, isn't it reasonable to ask the following question: "What will the quality of life be in Woollahra in 20 years if the current rate of development continues without any MAJOR infrastructure additions and improvements" ? Because that's what is planned.

What is the solution?

Woollahra Council must immediately stop any further land rezoning which permits single dwelling land to be rezoned for medium density housing. AND, if legally possible, go back and reduce the maximum height limit and floor space ratio on already rezoned land where no DA has been submitted. It must ALSO "hammer" the State Government for new MAJOR infrastructure.

**We are all aware that far worse things are happening elsewhere in Sydney and New South Wales, but surely it isn't a "race to the bottom?" We are in solidarity with the "SAVE SYDNEY COALITION", a newly formed peak body to negotiate with the State government on behalf of dozens of community organizations with similar over-development and infrastructure issues.**

**If we are prepared to negotiate (and if necessary battle) as the united community we recently proved we are, to achieve the above solution, (together with the many other communities who share our dream) we have some slim chance of preserving our neighbourhoods' ambiance and quality of living, in our still beautiful, but not so relaxed, Sydney. Otherwise...???**

**BRUCE BLAND**

**Vice President, Rose Bay Residents Association.**