

Submission  
No 16

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

**Name:** Name suppressed

**Date Received:** 11 July 2019

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Partially  
Confidential

Thank you for the opportunity to write a submission and this submission relates to (f) of the Terms of Reference.

It appears evident that a push to increase housing supply in Sydney has resulted in development controls being weakened to allow building on water tables and swampland without sufficient geotechnical/ structural engineering to support safe development.

Water tables and rising sea levels must be taken into account when deciding what development should take place in an area and what that development should look like. For example, a 10 storey building is a very different proposition to a 30 storey building on a water table and what sort of structural elements, if any, will protect this building from corrosive effects of water.

Mascot, Marrickville, Honebush, Kensington, Kingsford, Eastlakes are all sitting on a water table and are all suburbs earmarked for massive high rise.

What does this say about the very beginning of the NSW Planning system? Council's LEP should reflect water tables and these areas be off limits to over development. In the past, this was the case, but recently pressure from many sources including developers has seen a surge in development on swamplands and artesian water tables.

I urge the Committee to Recommend that water tables and modelling on rising sea levels is taken more seriously and that excavation on these areas is minimised.