

Submission
No 24

INQUIRY INTO DEVELOPMENT OF THE TRANSPORT ORIENTED DEVELOPMENT PROGRAM

Organisation: Croydon Action Group

Date Received: 13 March 2024

Dear Committee Members

Thank you for the opportunity to make a submission to this inquiry into the development of the Transport Oriented Development Program. I acknowledge that all developments in NSW are occurring on unceded Aboriginal land and that truth telling and recognition should be built into all personal and Government considerations and decisions.

We would like to start by recognising that NSW is facing a housing affordability crisis. However, we are not satisfied that either the Transport Oriented Development State Environment Planning Policy (TOD SEPP) or the changes outlined in the Diverse and Well Located Homes program (DWLH) will effectively deliver well-planned developments, or materially improve housing affordability, without significant changes. In particular reference to our suburb of Croydon in Burwood LGA, which is one of the 31 stations identified for development in the TOD SEPPs, we are particularly concerned by the lack of transparency, lack of green space in the area for residents to support increased density and loss of heritage protection.

We are told it is a "shared responsibility", yet there has been **no transparency given to local residents** as to why Croydon was chosen and our **requests under freedom of information act have been denied** on the grounds they are "cabinet information" (email correspondence can be provided on request).

Minister Scully stated on 13.03.24 on ABC breakfast radio (from 18:00 mins) ".....when we've gone through and assessed the various areas for the Transport Oriented Development Programme is **making sure we looked at how much government land and open space land was available where we could make investments and embellishments of those public spaces, where we could make sure make sure that there are parks available for people, that the third spaces work**". Yet the 2023 Productivity commission report "Building more homes where infrastructure costs less" specifically states "The SA3s with open space access **well below the benchmarking are Strathfield-Burwood-Ashfield**, Marrickville-Sydenham-Petersham, and Leichardt. These sections of the Inner West were constructed without many parks, and originally contained large industrial areas". The Greater Sydney Open Space Audit also shows Central Sydney also highlights the **significant shortage of open space per resident in Burwood LGA**. Additionally 2019 Burwood council open space benchmarking shows the amount of open space per person across the LGA (10m² pp) is **significantly lower** than neighbouring Canada Bay LGA (27m² pp) Inner West LGA (16.8m² pp), and Canterbury Bankstown LGA (22.5m²).

In reference to heritage protection, without concerted action, much loved areas in Sydney such as the Rocks would have been destroyed. Current Heritage Protection areas are recognised and valued for their special historical and aesthetic character including the architectural style of buildings, fences, trees and gardens. The Malvern Hill estate is a garden suburb built from 1909 that has been a HCA since 1983. It seems incredibly short sighted to allow this to be destroyed particularly when **Burwood LGA is going above and beyond its share to provide housing for Sydney** with plans already in progress for further development. Green Space, heritage and increased density can co-exist.

We strongly urge the committee to consider the issues that I have raised in this submission including lack of transparency, green space and heritage protection with particular reference to Croydon and Burwood LGA. Planning must be conducted on a strategic, precinct-oriented basis that prioritises the delivery of other essential infrastructure like public and green space, schools, community spaces and healthcare facilities and protects the heritage of our beautiful city.

We would be more than happy to discuss further,

Yours Sincerely,

Croydon Action Group

https://greatercities.au/sites/default/files/2023-07/Greater%20Sydney%20Open%20Space%20Audit_December2016.pdf

https://www.productivity.nsw.gov.au/sites/default/files/2023-08/202308_NSW-Productivity-Commission_Building-more-homes-where-infrastructure-costs-less_accessible-v2.pdf?fbclid=IwAR3QA1dijDECjqNbZ66rqX8iWtHj3op4lPvos7jPnqJTIVUf9D_ihPzhNtQ

https://shared-drupal-s3fs.s3-ap-southeast-2.amazonaws.com/master-test/fapub_pdf/Local+Strategic+Planning+Statements/Burwood+Council+Local+Strategic+Planning+Statement+2020.PDF

https://hdp-au-prod-app-burwd-participate-files.s3-ap-southeast-2.amazonaws.com/9216/3160/4160/Towardburwood2036_issues_summary.pdf

<https://www.abc.net.au/listen/programs/sydney-breakfast/paul-scully/103581090>

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