

Supplementary  
Submission  
No 24a

## INQUIRY INTO DEVELOPMENT OF THE TRANSPORT ORIENTED DEVELOPMENT PROGRAM

**Organisation:** Croydon Action Group

**Date Received:** 17 March 2024

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Dear Ms Dyer,

Could we please add the following to our submission.

"As concerned residents of Croydon, we are keen to understand how and why Croydon was selected as one of the 31 precincts. We have sent letters to the following ministers and agencies/bodies to seek clarification:

1. Department of Planning, Housing and Infrastructure, Paul Scully
2. The Premier, Chris Minns
3. Minister for Climate Change, Minister for the Environment, Minister for Energy and Minister for Heritage, Penny Sharpe, MP
4. Deputy Premier and Minister for Education and Early Learning, Prue Car, MP
5. Minister for Housing, Minister for Water, Minister for Homelessness, Minister for Youth, Rose Jackson, MLC
6. Minister for Local Government, Ron Hoenig, MP
7. Minister for Lands and Property, Steve Kamper, MP
8. Minister for Health and Minister for Regional Health, Ryan Park, MP
9. Minister for Transport, Jo Haylen, MP
10. Minister for Roads, John Graham, MLC
11. Minister for Police and Counter-terrorism, Yasmin Catley, MP
12. Minister for Families and Communities, Minister for Disability Inclusion, Kate Washington, MP
13. Minister for Building, Anoulack Chanthivong, MP
14. Minister for Aboriginal Affairs and Treaty, David Harris, MP
15. Minister for Seniors, Jodie Harrison, MP

Agencies/entities

1. Heritage Council of NSW
2. Sydney Water
3. Greater Cities Commission
4. National Parks and Wildlife Advisory Council
5. Threatened Species Scientific Committee, NSW
6. Independent Planning Commission
7. Land and Housing Corporation, NSW
8. NSW Environmental Trust
9. Office of Local Government

10. Property and Development NSW

11. Crown Land

Please find letters attached

On behalf of Croydon Action Group "

The Malvern Hill/Croydon Action Group

C/- [REDACTED]

Croydon NSW 2132

16 March 2024

The Hon. Paul Scully, MP  
Minister for Planning and Public Spaces

Dear Minister

### **Transport Oriented Development Program**

Croydon has been selected as one of the 31 precincts for rezoning under the Government's Transport Oriented Development Program (**TOD**).

As concerned residents of Croydon, we are keen to understand how and why Croydon was selected as one of the 31 precincts. Our community has engaged with both Burwood Council and our local representative, Mr Jason Yat-sen Li, MP.

We are writing to you because we have ongoing concerns particularly given that the TOD has not been placed on public exhibition with relevant supporting evidence (including modelling) and that stakeholders and communities have not been provided with a realistic timeframe to consider the implications of the TOD.

We therefore request information on how the TOD was developed and specifically we seek clarification on whether during the development stages:

- you sought and considered submissions from the public on the TOD;
- consultation occurred with affected stakeholders, including councils, local communities, residents and landowners;
- there was any engagement with key developers or associations within the building and housing industries;
- you sought and considered expert reports and assessments on the impact of the TOD on heritage, environment, transport, health, education, roads, water and housing; and
- feasibility studies and analyses were sought and considered including those of other government agencies.

With the new planning controls due to be introduced imminently, on 1 April 2024, we ask whether:

1. implementation of the TOD will be delayed;
2. Croydon or any of the other 31 precincts are likely to be exempted from the TOD;
3. in the event that the TOD will apply to Croydon, in relation to a heritage conservation area (HCA):
  - a. is it true that a development approval (DA) can be refused by a consent authority (Local Council or Local Planning Panel) if the DA involves demolition of a Contributory building within a HCA?
  - b. how is a "Contributory" site within a HCA defined? Does it mean a site shown as "Contributory" in a list and/or on a map within a Development Control Plan applying to that HCA? Or is it any building the consent authority determines to be contributory?
  - c. there are 13 non-contributory buildings within the Malvern Hill HCA at Croydon, according to a map done in 1983 prior to the gazettal of the HCA. If a DA is submitted for a 6-8 storey building on one of the non-contributory sites, under the TOD, is it possible for a consent authority to refuse such a DA on the basis that the proposal is not in character with the HCA?



- d. does the TOD allow for DAs affecting listed heritage items to be refused on heritage impact grounds?

Thank you for considering this request. We look forward to receiving your response.

Yours faithfully



On behalf of  
The Malvern Hill/Croydon Action Group



16 March 2024

The Hon. Chris Minns, MP  
Premier of New South Wales

Dear Premier Minns

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We are writing to you because we have ongoing concerns particularly given that the TOD has not been placed on public exhibition with relevant supporting evidence (including modelling). We are concerned that stakeholders and communities have not been provided with a realistic timeframe to consider the implications of the TOD.

We are keen to understand how and why Croydon was selected as one of the 31 precincts. We therefore request information on how the TOD was developed and specifically we seek clarification on whether during the development stages:

- submissions from the public on the TOD were sought and considered;
- consultation occurred with affected stakeholders, including councils, local communities, residents and landowners;
- there was any engagement with key developers or associations within the building and housing industries;
- expert reports and assessments on the impact of the TOD on heritage, environment, transport, health, education, roads, water and housing were sought and considered; and
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Thank you for considering this request. We look forward to receiving your response.

Yours faithfully

[REDACTED]

[REDACTED]  
On behalf of  
The Malvern Hill/Croydon Action Group

The Malvern Hill/Croydon Action Group  
[Redacted]

Croydon NSW 2132

16 March 2024

The Hon. Penny Sharpe, MP  
Minister for Heritage and the Environment

Dear Minister

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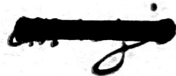
As concerned residents of Croydon, we are keen to understand how and why Croydon was selected as one of the 31 precincts and we have sought information from the Premier and Planning Minister for more information on how the TOD was developed.

We specifically seek clarification on whether during the development stages, that is before the announcement of the TOD on 7 December 2023:

- Environment and Heritage was consulted in relation to the TOD; and
- Environment and Heritage provided evidence, advice, assessments, feasibility analyses or technical studies in relation to the TOD.

Thank you for considering this request. We look forward to receiving your response.

Yours faithfully



[Redacted]  
On behalf of  
The Malvern Hill/Croydon Action Group

The Malvern Hill/Croydon Action Group

15 March 2024

The Hon. Penny Sharpe, MP  
Minister for Heritage and the Environment

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We specifically seek clarification on whether during the development stages, that is before the announcement of the TOD on 7 December 2023:

- Environment and Heritage (**replace with your department**) was consulted in relation to the TOD; and
- Environment and Heritage (**replace with your department**) provided evidence, advice, assessments, feasibility analyses or technical studies in relation to the TOD.

Thank you for considering this request. We look forward to receiving your response.

Yours faithfully

On behalf of  
The Malvern Hill/Croydon Action Group