

**Submission  
No 69**

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

**Name:** Ms Margo Cashman

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I have been a resident of Dulwich Hill for over 30 years. I live in a modest house less than 400 metres from Dulwich Hill station. I have raised my family in this house and hoped I could stay here for the rest of my days.

We also have two children in their 20's who will struggle ever to afford homes in Sydney despite being professionals. In short, we are experiencing both sides of the housing affordability crisis – we get it!

What we don't 'get' is the short-sighted, knee-jerk reaction of the NSW Labour government who after 20 years of government inaction is giving the green light to developers to destroy whole neighbourhoods, pitting neighbour against neighbour – the developer approaches have been happening since January!

There has been no clear communication, just a vague announcement and certainly no community consultation, just a blanket one size fits all though bubble solution without any consideration of the nature of the suburb and local area.

The TOD SEPP legislation effectively limits the role local councils could play in developing a more sympathetic solution as Councils will only be in a position to amend the TOD SEPP after it is made. By this time, development applications will already be able to be lodged and approved, allowing construction of unit blocks of six storeys or more to begin in all residential streets broadly 400m from the station.

This is just a windfall by developers as will only two per cent affordable housing what do you think will honestly happen? Do you think my kids or local teachers, nurses, etc will be able to afford these apartments? All we have is a promise that affordable housing will increase over time – given how this situation has been handled I suggest that the community does not have much faith in this undertaking.

As it currently stands, any increase in affordable housing will only be to encourage developers to build even higher towers in the middle of our heritage listed single storey homes.

It seems unfair that residents are still restricted as to what fence we can build but it's OK to put up a six storey building next to us, honestly it is just ridiculous.

Wouldn't it be better to give the council a target and a timeline for approval and let the community decide where best to put the amount and type of new housing to meet the targets rather than effectively destroying whole streets of families?

Please, please, please get this balance right, we all want more homes but surely it doesn't have to be an all or nothing approach, can we aim for a win~win rather than just make thousands of families the scapegoats?

Kind regards

Margo Cashman