

**Submission  
No 84**

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

**Organisation:** Inner West Council

**Date Received:** 26 March 2024

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Sue Higginson - Member of the Legislative Council  
Chair of Parliamentary Inquiry – Development of TOD Program

[Portfoliocommittee7@parliament.nsw.gov.au](mailto:Portfoliocommittee7@parliament.nsw.gov.au)

Dear Ms Higginson

### **Inner West Council Submission to NSW Government Housing Reforms**

At the first Ordinary meeting of the Inner West Council the two recently released housing reforms being the Transport Orientated Program and the Diverse and Well-Located *Explanation of Intended Effects: Changes to create low- and mid-rise housing* (December 2023) were considered.

At this meeting the seriousness of the housing supply crisis was acknowledged and the importance of development around transport hubs recognised. The Council endorsed an approach that seeks collaboration between Inner West Council and relevant NSW State Government policy makers on a range of issues that are outlined in the Council resolution as below.

The full submission of Inner West Council appears below as resolved at the Council Meeting (C0224(1) Item 2) of 13 February 2024.

*That Council:*

- 1. Makes the following submission to the state government, recognising the seriousness of the housing supply crisis and believes all elected representatives at all levels of government must take responsibility for addressing this.*
- 2. Agrees in principle that increased residential density around transport hubs is a vital element in increasing housing supply.*
- 3. Seeks to engage constructively with the Government on their proposed Transport Oriented Development (TOD) and Diverse and Well-Located Housing (DWLH) rezoning reforms and seeks an urgent meeting with the Planning Minister to discuss this positive collaboration.*
- 4. Notes that these rezoning proposals were only issued for consultation in late December 2023 and that they should not be rushed through prior to dwelling targets having been provided or without proper negotiation between Council and the Government.*
- 5. Requests that the NSW Government works with us to ensure that excellent pattern book designs, that reflect the heritage and character of the inner west are made available as soon as possible in order that they can be incorporated into the TOD and DWLH.*
- 6. Seeks urgent clarification from the NSW Government and the Department of Planning regarding the dwelling targets and how the TOD and DWLH will relate to existing heritage protections in the inner west.*

7. *Proposes that the NSW Government consider additional housing reforms and supply opportunities within the Inner West beyond TOD and DWLH including:*
  - a. *Propose to the NSW Government that they consider establishing a state controlled corporation to build homes and increase supply for the private sale and rental markets, as occurs successfully in many jurisdictions across the world.*
  - b. *Note the Victorian Government's \$5.3 billion investment in building 12,000 new public housing dwellings and propose that the NSW Government make a comparable investment.*
  - c. *Finalise and share with Council the outcomes from the NSW and Commonwealth Crown land audits, and identify which of this land is suitable for housing and public housing.*
  - d. *Recommit our offer to the NSW Government to partner with the Council to provide support for public housing development on our council-owned land and seek to progress negotiations.*
  - e. *Expedite the finalisation of the Parramatta Road Corridor Stage 1 program transforming parts of Leichhardt, Taverners Hill and Kings Bay precincts by facilitating 1516 new dwellings.*
  - f. *Legislate the NSW Government's rental reforms and resource the office of the Rental Commissioner to provide advice and assistance to tenants across NSW.*
  - g. *Include Inner West Council to have input into the Apartment Guide Design Standards, noting the success of our Architectural Excellence and Design Review Panel process.*
  - h. *Request that the NSW Government amend the operation of the Inner West Planning Panel to create a pathway or mechanism for applicants, not just objectors, to have their development application referred to the Panel for determination.*
8. *Writes to Inner West residents outlining Council's approach to the state government planning reforms and encourages them to make a submission.*
9. *Requests the DPIE release Inner West-tailored information on the TOD, including map summaries of the changes.*

Papers and Minutes from the 13 February Council meeting are available [here](#).

The Mayor of Inner West Council, Councillor Darcy Byrne has indicated his interest in addressing the Inquiry and providing further detail regarding the Council submission.

If you require any clarification or wish to discuss any of the matters raised, please contact Daniel East, Senior Manager Strategic Planning at \_\_\_\_\_ or \_\_\_\_\_.

Yours sincerely

Simone Plummer  
**Director Planning**