

**Submission  
No 126**

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

**Name:** David Reynolds

**Date Received:** 28 March 2024

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To whom it may concern,

Below is a Question I have sent to the NSW Minister for Housing, Paul Scully via my local Member Jason Yat-se Li – please accept this email question as a submission to the NSW Parliamentary Inquiry into the Development of the TOD Program.

I also approve publication of this submission with my name.

I would also be happy to attend the inquiry as a witness and would bring with me any reply I get from my inquiry.

With thanks,

David Reynolds



**From:**

**Sent:** Thursday, 28 March 2024 4:32 PM

**To:**

**Subject:** Strathfield Housing Forum - 27th March 2024 - Question I was not able to ask - TOD SEPPs - What is the rush for 1st April 2024?

Dear Jason,

Thankyou for hosting the Strathfield Housing Forum

sing Forum at the Catholic University Strathfield Campus last night.

I was very impressed by all speakers, particularly your colleague Rose Jackson, Minister for Housing. It was refreshing to hear a politician speak so candidly and with passion. I commend her for the way she put her arguments and responded to questions.

I put my hand up many times to ask a question, but I had to leave at 8:20pm as I had commitments that required me to leave. So if I may, I'd like to put my question to you and ask if you could pass it on to Paul Scully, Minister for Planning and Public Spaces?

Context – Planning changes usually take years to deliver. Even with the accelerated pathway that NSW Planning is proposing will be inhibited by the current economic downturn, cost of finance, cost of materials, shortage of skilled labour to deliver housing at scale to address the "Housing Crisis".

My question is "What is the hurry to implement the TOD SEPPs by April 1<sup>st</sup>, considering the supply constraints that currently exist that have nothing to do with "Planning"?"

My concern is that the likelihood of a rushed implementation may lead to costly litigation when Councils finalise their strategic plans in ways that align with the NSW Government policy objectives. When this happens the SEPPs will no longer apply as stated in the published "the approach". The issue is, if an investor purchases a property in the SEPP circled area such as Croydon that is later excluded by a Council Strategic Plan to permit higher dwelling concentrations elsewhere – such as the in Burwood North Metro planning Proposal. An investor could sue if they are disadvantaged by the change in development options.

In short "measure twice, cut once", something that all builders know as a basic tenant of their trade.

My ask is to hold off on the implementation of the SEPPs till Councils have had time to properly respond with strategic plans that align with the SEPP housing targets.

Regards

David Reynolds