

Submission  
No 131

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

**Name:** Name suppressed

**Date Received:** 28 March 2024

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Partially  
Confidential

Dear Sir/Madam,

I wish my name and address details to be kept private.

My name is \_\_\_\_\_ and I live in \_\_\_\_\_.

The Minns Government's recent ideas about housing in Sydney would turn my world upside down.

There is no discussion, no planning, no consideration of the local outcomes, no regard for planning norms nor current planning arrangements.

Just whammo, nuclear winter for Sydney. Well ok, nuclear winter inside 400m, nuclear autumn for me. Perhaps I should be grateful...

And why are you doing this? To solve the housing affordability crisis you say.

But I do not think your ideas will work; at least not in Ku-ring-gai.

Some of the best houses in Pymble are near the railway station because they have been there for quite some time. They are quite expensive right now. Under pressure from developers seeking to jump on your new bandwagon, prices for land will increase even further. Developers will pay up

and then pass on that extra cost to purchasers of new apartments so that they will be even more unaffordable than now.

Nor, I am reliably advised, will the so-called 30% affordable housing bonus in the 400m zone (and, if it applies, in the 800m zone) materially alter the result stated in the previous paragraph.

I would suggest that you scrap your current proposal because it is undemocratic and won't work anyway; and do all of the following as soon as possible:

(1) Re-introduce State land tax on larger blocks in Sydney including me. Use these funds to contribute to the funding of affordable housing undertaken by you, not the private sector. This will eliminate developer profits and allow you to control all the outcomes.

(2) Impose a punitive State tax on vacant housing. That will release a lot of currently locked-up potential rental properties. It will also raise revenue for affordable housing.

I understand such a tax was successfully used in Vancouver, Canada to achieve the same ends.

(3) Invite the Prime Minister to prevent offshore would- be purchasers of housing in Australia from buying residential real estate in Australia.

(4) Invite the Prime Minister to abolish negative gearing. That will release a lot of steam from the housing bubble.

These ideas are not new and (2) to (4) are easy and quick to implement. Why then have they not been implemented by now?