

**Submission
No 190**

INQUIRY INTO DEVELOPMENT OF THE TRANSPORT ORIENTED DEVELOPMENT PROGRAM

Name: Mr Nicholas McArdle

Date Received: 28 March 2024

SUBMISSION AGAINST PROPOSED NSW PLANNING CHANGES

Dear Sir/Madam,

What will happen to the family home?

What will happen to open spaces and fresh air?

What will happen to our sense of place, our diverse heritage, accessibility to services?

What will be left for our children and future generations?

The answer to these questions is disastrous and irreversible if the NSW Government's proposed housing plan is approved.

With the stroke of a pen, the NSW State Government is not only proposing to change the face of Sydney, they're driving to change the entire planning system.

Chris Minns has no understanding of the detail in his own government's proposal. This fact has been displayed to me and again during recent media interviews. It is either ignorance of his own policy or an attempt to mislead Sydney home owners. Hard to know which is worse.

Heritage Conservation Areas are planned to be bulldozed and abolished. History will be lost forever. The impact of these changes are irreversible.

Australia is a grassroots democracy. Minns said 'we are not going to act like a dictator'. The proposed changes do NOT represent a democracy, nor do they represent social justice.

- Under the state government's proposal the population in Ku-ring-gai will increase by 171% and up to 197% in some suburbs.
- The Transport Oriented Development – TOD proposal in Ku-ring-gai has placed a disproportionate impact in core historic development sites. Heritage Conservation Areas will no longer exist.
- 4,000+ endangered heritage sites.
- 3,000+ heritage sites are within 800m of stations & centre (2,000+ for 4 south TOD stations)
- 40% of affected land is heritage listed.
- 83% of heritage conservation homes listed in Killara are within a 400m radius from the station.
- Each proposed dwelling has been allocated between 0.5 and 1 car space. Of the 25,239 dwellings proposed across four stations, 19,000 car spaces have been allocated for a population explosion of an additional 70,000 people.

Roseville, Lindfield, Killara and Gordon have been selected on the basis of 'enabling infrastructure capacity close to a transport station'. The only infrastructure assessed appears to be 'water and wastewater capacity'.

- No consideration for the impact on power, stormwater, sewerage and water pressure.
- No traffic congestions assessment or solution.
- No additional parking arrangements.
- No public transport initiatives have been tabled.
- No increase in health related amenities: hospitals and emergency services.
- No flood mapping and bushfire risk assessments have been noted.
- No additional schools, transport, community and sporting facilities.
- There is, at a minimum, a 10,000 square metre shortfall of library and community floorspace. 37,000 people have NOT been accounted for in the council's plan for future growth.
- Supermarkets and green spaces have not been considered. Ku-ring-gai Council have an Open Space Acquisition Program: under the government's proposal this will not exist.
- All council control and initiatives to preserve the area and assist community welfare will be lost. Rates and levies are sure to increase.
- In the Government's National Housing Accord commitment they promised to work with local governments to deliver planning and land use reforms. This has not been done. There has been no consideration or discussion on issues that are most valued by the community:
 - Natural environment
 - Biodiversity
 - Sense of place
 - Green and leafy nature of streets
 - Diverse heritage.
- The proposed development controls do not work in a suburban residential context:
 - No side setbacks
 - Blank party walls to neighbours

- Apartments with no external windows
- No internal lightwells for natural light
- No natural ventilation
- No minimum parking requirement
- Lot width would make it difficult to accommodate any basement parking.

Jamming 138,000 more dwellings into bustling areas of Sydney will line the pockets of greedy developers and pack the suburbs like sardines. They'll slap together boxes for people to 'live' in, while bulldozing history. They'll squeeze half a car space per dwelling while flattening trees and killing wildlife. All under the heroic pretence of saving the housing crisis in NSW.

We are not NIMBY'S.. but 'Density done right' requires time, thought, planning and proper process in collaboration with councils and the community. There has been no consultation. There has been no planning. There has been no foresight and consideration for the residents who have fought to keep the biodiversity and vegetation living in harmony with history and heritage.

This blanket Sydney-wide dwelling explosion has been thrown together in a 'one size fits all' approach. Land values and house prices differ across every Sydney suburb. Affordability must also vary as a result.

- What is the government's definition of affordable housing across the suburbs?
- What regulations have the government outlined to determine this affordability?
- What are the planned controls to monitor the appropriateness of residents in these social and affordable dwellings?
- Who will own these dwellings? Who will pay them compensation for the discounted rent they will receive?
- The affordable housing plan lasts 15 years. What is the government's plan for these dwellings after that?
- Who will hold the developers accountable as they wreak havoc across the suburbs?
- Who will pay for the developer's mistakes? Macquarie Park is just one example 'Almost 1,000 recently completed apartments are at risk of collapsing due to "serious damage" caused by defective workmanship, according to the New South Wales building watchdog.'
- Who will pay for the breakdown of current infrastructure after developer pressure and disregard? Will the councils be forced to increase rates and levies?

- Who will ensure developers assume responsibility for the long-term impacts of their projects?
- Why should developers get a 20-30% bonus for jamming more dwellings on 450 sq m blocks?
- Why can't the government adhere to existing state laws concerning heritage preservation, environmental protection, and conservation?
- Minns said: 'Heritage still applies.' He has no idea of the brief. The NSW Govt SEPP states that non-refusal standards will overrule all LEP and DCP provisions. This means Heritage Conservation Areas will be bulldozed.
- Minns also said: 'We are not going to act like a dictator.' There has been no consultation with councils or residents. In the National Planning Reform Blueprint the government committed to improving community consultation processes.

Yours Sincerely,.

Nick McArdle