

Submission
No 32

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

Name: Name suppressed

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Partially
Confidential

I am a young person and I live in North Sydney, one of the most NIMBY LGAs in NSW. I am sick and tired of seeing my council and other councils around Sydney block developments with no legitimate reasoning, leading to more expensive housing for everyone.

Sydney urgently needs more density. The level of low density we have now is simply unsustainable. Sydney is full of areas where businesses are struggling and crime runs rampant. The reason for this is simple, there is not enough people around to keep eyes on the street and to keep business thriving. North Sydney council in particular is a repeat offender. They have spent millions of dollars trying to block developments, money that could have been better spent elsewhere. As a result, North Sydney has no nightlife of any sort and the place is pretty much dead outside of 9-5 on weekdays. Every day housing becomes more and more expensive pricing people like me out of the city I grew up in. Most people who object to development would not be able to afford to live in the areas they do if they had not bought their houses decades ago.

We, the citizens of NSW, are not stupid. We see how the rejection of developments is not based in sound urban planning principles, but rather to pander to a group of noisy NIMBYs. We see the blatant corruption and blatant hypocrisy. We see the exorbitant sums of money wasted. We see how objections matter more than support. We know how blanket unwarranted heritage rules have made houses 40% more expensive than they should be according to the RBA. And we have had enough.

I strongly support the TOD proposal. It will help to address the housing crisis here in Sydney. NIMBYs must be ignored. Current residents of an area should not have the right to overrule the potential future residents of the area who could be living in the new TOD developments. If Sydney wants a future where the people who keep the city functioning (such as nurses, teachers, police etc.) remain in Sydney they need to have places to live that are reasonably near their workplaces.

The planning and approval system in Sydney is fundamentally broken. 1 negative submission carries the weight of 100 positive submissions. This must stop. As a ratepayer, your influence stops at your property line and trying to stop developments on the other side of a suburb is completely unconscionable. We need a planning system that addresses the needs of all of Sydney, not of wealthy property owners. Ideally, we would have an independent development board that has the power to rezone land based on sound urban planning principles, and not based on the feelings of residents who want to price people out of their suburb.

Community consultation also must change. Potential future residents deserve just as much of a say as current residents regardless of whether or not they pay rates in that area. Additionally, provisions must be in place to account for sampling bias. Many negative submissions against development are by retirees who have the time to be active in their community. Most supporters of development are younger people who do not have time to attend council meetings or submit submissions such as this because they are too busy trying to keep their heads above water in this unaffordable city. This must be accounted for. Finally, we need a planning system where negative and positive submissions are treated equally, and submissions must be backed up by facts and evidence (e.g. local school is overcrowded with numbers to prove it), not based on residents' feelings.

In conclusion, I strongly support this proposal, but I believe it does not go far enough. The fact that we have areas directly adjacent to the CBD that are zoned as R2 is simply ridiculous. We must rapidly rezone vast areas of Sydney to fix the mistakes of the past. Owning a detached home is often parroted as the "Australian Dream", but to the current generation, this dream is dead. This is not because we have not built enough detached homes, but because we have not built enough high rises to free up existing ones. Yet some people believe that to fix this, we should only allow the construction of single family homes on the far fringes of Western Sydney, hours away from the CBD. If Sydney wants to help the current generation to fulfill the "Australian Dream" dream, we need more development and we need it now.