

**Submission  
No 192**

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

**Name:** Mr Ric Otton  
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NSW State Government.  
Office of the Member for Strathfield  
36-38 Victoria Street  
Burwood, NSW, 2134.

24<sup>th</sup> March, 2024

Attention: Mr Chris Minns MP  
State Premier  
Mr Jason Yat-sen Li MP  
Member for Strathfield.

## **High Rise Development - Croydon.**

Dear Mr Minns and Mr Yat-sen Li,

What makes any city is the history and story behind it. We are who we are because of the foundations laid down by those who have come before us. The iconic cities around the world are identified by their history and the preservation of their character. Sydney is no different and there are many examples of our colonial past that have been preserved for future generations. The Federation Era in Australia represents the founding of Australia as a nation. The Malvern Hill Estate is a well preserved pocket of Federation Era properties that includes the shopping strip along The Strand, in Croydon, and has often been used as a site for film and television productions.

One of the greatest challenges in development of cities is to make them great places to live while accommodating increasing population. Croydon shopping strip is a hub of activity every day. It is frequented by school children, parents, school staff and local residents and business people and is an enjoyable and relaxing place to meet or share a meal or a cup of coffee.

With PLC school at one end, Croydon public school nearby, the station in the middle and small businesses in the area, it is an oasis between the larger centres of Ashfield and Burwood. To mark an arbitrary 400m radius circle around Croydon Station for high rise development indicates a complete lack of proper town planning and understanding of the area. There are, no doubt, areas of Croydon that may be suitable for development but that should be determined in consultation with Burwood Council. It is unbelievable that the State Government has chosen to make the proposed planning changes with no consultation with Burwood Council who have carefully managed development throughout the municipality. It would not be possible to allow high rise development of individual properties within the Malvern Hill Estate without permanently altering and losing the character of the area.

We have lived in our home in Croydon for almost 30 years now. We purchased our home from Sydney University in 1995. Since 1995, we have progressively renovated and restored our home following Council and heritage guidelines. It has been a long, painstaking and costly project. We are just finishing landscaping this year. From our front gate we look towards The Strand and Croydon Station which is only about 100m away. We have two of our children, who are now in their mid-twenties, living with us. There is little possibility of them moving out and we acknowledge that there is a need to address the housing shortage in Sydney.

Beside our home is a double storey boarding house and beside that is another boarding house that was once possibly used for aged care. The boarding house directly beside our home is also a Federation era building set back so that it doesn't overshadow our property. Both properties currently provide low-cost housing. The proposed planning changes are very likely to result in both properties being redeveloped which would seriously impact our home and the character of the area as, one by one, other properties would go. Developers are driven purely by profits and their short-term gains. We are already being plagued with letters from developers. The government allowing indiscriminate high-rise development is a recipe for disaster.

One of the main problems in Croydon is that there are only a few spots where it is possible to cross the railway line for both pedestrian and vehicle traffic. On several occasions I have witnessed cars hitting pedestrians on crossings and have assisted ambulance officers. The pedestrian crossings run across the roads where most of the traffic also flows. As the rail crossing is a congested area, close to the station, any large increase in pedestrian and vehicle traffic would be a major problem.

The Malvern Hill Estate has no parks which would be essential in any area where high rise development is proposed.

Burwood Council is already working on well thought out plans for higher density developments in the Burwood area close to the new Metro. The Government clearly needs to halt the proposed planning changes, that are due to take effect from the 1<sup>st</sup> April 2024, and to engage with Burwood Council and the local community to make more considered and well thought out plans before giving developers the green light to destroy the iconic and much loved Malvern Hill Estate forever.

Yours faithfully,

Ric Otton

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