

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

**Name:** Name suppressed

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Partially  
Confidential

## **RE: The NSW Government's proposed changes to housing policy.**

The proposed changes to planning do not apply the laws of procedural fairness or natural justice.

Previous well established procedures where the community gets a say in how their communities are planned and run have been ignored. Is this fair and legal?

I live in an LGA heavily weighted in heritage listed homes and early settler history. The government's proposed housing plan will strip not only my LGA, but Sydney of its character and the fabric that makes us who we are today. Sydney residents pay their taxes, their rates and utilities. We mow our lawns and take pride in our gardens. We renovate our houses and protect our heritage. We pour money into preserving the history and character of the LGA we have paid to live in. Yet we have no voice in the government's proposed demolition of everything we have ALL worked hard to preserve. This housing grab is about supply not affordability. It's about **politics NOT people**.

- **Please defend Sydney's right to live in a grassroots democracy.**
- **Please say *NO* to the government's proposed housing inundation.**

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.

'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.

If heritage and history aren't important to the State Government, what's next for developers? The beautiful foreshore of Sydney's east or Mrs Macquarie's Chair?