

Submission  
No 220

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

**Name:** Name suppressed

**Date Received:** 28 March 2024

---

Partially  
Confidential

## Attention Ms Sue Higginson LC and Committee TOD Submission 2024

**We are deeply concerned TOD impacts for all of NSW, Sydney and the Inner West as initially presented to us. We focus on East Lilyfield impacts in this submission on the basis that other residents and groups will document other areas.**

- 1) The lack of consultation with residents and community groups combined with dropping the TOD proposal on Council one week before Xmas was truly an appalling breach of decency and fairness and gravely reduces our faith in government.
- 2) There are many levers that government has at its disposal to address the housing crisis. Increased density and rezoning are but two of many other solutions.
- 3) We favour exhausting ALL these other solutions and challenging many foundational premises of 'the housing crisis' before destroying (as the TOD SEPP as it stands does) the character, connectedness, amenity, living environment and physical and cultural heritage of already dense Inner West suburbs including Lilyfield where we reside.
- 4) These solutions include but are not limited to:
  - a) Social Housing: time for a massive investment.
  - b) Dealing with Vacant properties, nominated frequently as one of the main culprits, if not *the* main culprit currently ( see Appendix 1)
  - c) Acknowledging data that shows that even when dwellings outpace households, prices do not come down due to increasing monopolisation of ownership and tax breaks to investors.
  - d) Stopping the tax breaks for the multi-property investment industry (3-4 plus *per person*, often up to 10, 15, 30 *per person* see Appendix 2 A and 2 B). Alan Kohler says John Howard's cutting of the CGT caused a massive uptick in investor monopolisation, which obviously affects affordability and availability . Introducing First Home Buyers Grants also massively inflated house prices. Negative Gearing should certainly be abolished on more than one investment property. These reforms will reduce the feudalisation of renters, particularly in conjunction with meaningful investment in social housing.
  - e) De-centralisation within Sydney: eg many offices have moved to Parramatta. There are other major commercial centres de-centralising the CBD also.
  - f) Sustaining & expanding Work From Home
  - g) Alan Kohler's fast trains (see Quarterly Essay, 2023)
  - h) Advancing regionalisation (finishing what Gough Whitlam started). There is too much crowding in Australian major cities, notably Sydney and Melbourne.
  - i) Conversion of underused city offices post-pandemic.
  - j) Strategic place-based planning for density including disused industrial sites.
  - k) Getting the immigration curve back to where it was before 2000 and linking immigration to housing (as stated and documented by Alan Kohler Quarterly Essay).



buses/trams). No earth has been tilled for communities to be bearers of such transformations as far away from Metro stations. As proposed by the TOD.

- 4) The proposed 1200m zone would also end right in the middle of the Lilyfield Nannygoat Heritage Conservation Area. There are numerous other historic and character-filled streetscapes that would equally be impacted.
- 5) Residents have explicitly sought to live in these historic streetscape and HCAs as part of 'the terms of the deal'. Others may have longstanding attachment to place, going back to their childhood or youth. Now planners and the property industry and their fan club, with one stroke of a Soviet-Union style pen, seek to violate the terms of this deal? What does that remind you of? We suggest it is a 'take-over' of sorts with jarring undertones.
- 6) This says nothing about the HOURS of planning work and taxpayer funds that have gone into careful and thoughtful and place-based planning including strategic densification and the planning controls of Distinctive Neighbourhood Areas and Heritage Conservation Areas.
- 7) Lilyfield is already a diverse-dwelling community that includes one of the most substantial public housing provisions of apartments in all of the twenty-one suburbs of the Inner West, indeed the city, and most of its residents seek more such social housing. Additionally it has various Heritage Conservation Areas and Distinctive Neighbourhood Areas as well as apartment blocks and townhouses of various periods dotted through its historic streetscapes in a reasonable balance. This balance and diversity would be undermined in East Lilyfield by the TOD as it stands.
- 8) The TOD risks destroying Lilyfield's affordability, not improve it. Lilyfield's old dwellings (both apartments and houses) usually rent affordably, whilst the newbuilds that replace them rent for as much three to four times more.
- 9) Lilyfield, uniquely dissected by the City West Link, also experiences exceptional congestion and traffic-management issues in its approaches to the Link. These issues daily fan out through its local roads and would be unsustainable under the influence of both SEPPS' transformation of the suburb.

In closure: Please do social housing on the public land around Bayswest Metro for genuinely affordable housing and work with Local Council to identify other social housing opportunities, whilst pulling all the other alternative levers to solve the serious housing challenges as stated above.

Please see Appendices

Kind Regards,