

Submission
No 226

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

Name: Name suppressed

Date Received: 28 March 2024

Partially
Confidential

Objection to the NSW State Government proposed zoning changes across Sydney - including in Ku-Ring-Gai where I live.

Such extreme increasing housing at the expensive of heritage, environment, native wildlife, trees with little control over the construction business is **insane** and **should have been an election issue** the population voted on. It is not something that should be **FORCED** on a population without their say. You have taken away our rights to be consulted and approved. You are taking away our local council approval. How is that democratic.

My reasons

- 1- Level of immigration is driving most of the need for the increase in housing demands. I accept and agree that we should have immigration but at a sustainable level and this is NOT sustainable. This needs to be a national conversation.
- 2- We do need more affordable housing but what is proposed for Ku-ring-gal is not cheaper housing. Given the land and property prices, the new apartment here will be expensive so will not solve that problem. Apartment built to date that were supposed to be affordable are not.
- 3- You are planning on replacing housing stock for apartments.
 - a. Giving the problem we have had and continue to have in Australia with poor construction of high-rise apartment (example Opal Tower) and the builder are **NOT ON THE HOOK TO CORRECT** – until you can sort out the poor quality of construction this is a really bad plan. You will end up with Sydney having unliveable apartments and apartment block that will need to be either knocked down or major repairs done.
 - b. This will reduce the stock of houses when many families and individuals still want a house for various reasons.
 - c. You need to address the legal issues with Body Corporate (Strata Title) before increasing the apartment stock. So many issues here.
 - d. And I keep reading about yet another construction company going bankrupt – so we will be left with how many unfinished or very poor constructed buildings.
 - e. And today I read that a developer is allow “an out” so does not have to include affordable house in a magic development- **seriously**
- 4- In Ku-ring-gai- your proposal will significantly reduce the tree canopy – and we are in the middle of global warming and need to INCREASE tree canopy. **This is insane.**
- 5- **Reducing the trees and higher density living with have a major impact on our native wildlife which is under treat now.**
- 6- Heritage- once you allow developer to knock down heritage site, there are gone forever. This is not something you can replace. The cities that have done this in the past like Singapore now regret their decision. This is a forever decision- and not one taken across the board because of a housing crisis.
- 7- The infrastructure will not support this amount of increase in population – schools, transportation, hospitals etc. It is not just the roads.

Possible solution

- 1- Allow people to build **only affordable** only granny flats (or tiny house etc) on their single dwelling land- this would add to the affordable housing across Sydney including in area that normally would not have any affordable housing. But they should not be allowed to cut down trees to do this
- 2- Stop all foreign buyer from buying any residential property (including off the plan) – at least for 5-10 years. This will help contain the housing /apartment prices.
- 3- Apply a serious tax to vacant housing and require owner to repairs those vacant within a given period of time. I believe I read there were over 1 million vacant houses in Australia.

I am considered a swing voter and voted for labor in the last state election – but you definitely did not indicate this was your plans.

Regards