

Submission
No 227

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

Name: Name suppressed

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Partially
Confidential

THE TOS SEPP AND THE DESTRUCTION OF GREATER SYDNEY!

As a long time Roseville resident I am absolutely appalled at the impact this ridiculous 'one size fits all' approach could have on Greater Sydney, but most significantly Ku-Ring-Gai and its 4 targeted suburbs. Whilst I understand the need for more housing, this is not the solution. There are many issues which must be addressed first otherwise we will never be able to create enough housing. We must reduce immigration. We know for a fact that this is not about skilled workers, but more about the \$. There are too many overseas students here which puts pressure on the real estate market from both a rental and ownership perspective. With temporary residency status they are able to purchase homes and many do, thereby reducing supply and increasing prices, and forcing many Aussies onto the street. Foreign ownership also puts huge pressure on prices and forces many Aussies out of the market. Many homes are also left vacant. Time to bring in a Vacant home tax and to stop selling off our country!

This TOD SEPP will destroy Sydney and cannot be reversed once the ball starts rolling. This is just a huge win for developers (and no doubt the Government), but communities will be destroyed forever. Sydney will be destroyed for the future generations. There has been no planning, no consultation, no consideration of heritage or infrastructure. This is about plonking as many apartments as possible onto a small block, with destruction of green space, tree canopy and biodiversity. What about roads, schools, hospitals, community amenities? Well obviously these aren't even important because there's not even a mention. Why? Because the Government doesn't care. They just want to be able to say they've built all these new homes. How absurd! I ca

'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.

What is the State Government's vision for Sydney? If heritage and history isn't important, what's next for developers? The beautiful foreshore of Sydney's east or Mrs Macquarie's Chair? With the stroke of a pen, the NSW State Government is not only proposing to change the face of Sydney, they're driving to change the entire planning system. Chris Minns has no understanding of the detail in his own government's proposal. Heritage Conservation Areas are planned to be bulldozed and abolished. History will be lost forever. The impact of these changes are irreversible. Once the government has wiped the historical face of Sydney off the map, we will all be left living like Calcutta and Shanghai: a city filled with brick boxes and pollution. Australia is a grassroots democracy. Minns said: 'we are not going to act like a dictator'. The proposed changes do NOT represent a democracy, nor do they represent social justice.

Under the state government's proposal the population in Ku-ring-gai will increase by 171% and up to 197% in some suburbs.

The Transport Oriented Development – TOD proposal in Ku-ring-gai has placed a disproportionate impact in core historic development sites. Heritage Conservation Areas will no longer exist.

4,000+ endangered heritage sites.

3,000+ heritage sites are within 800m of stations & centre (2,000+ for 4 south TOD stations)

40% of affected land is heritage listed.

83% of heritage conservation homes listed in Killara are within a 400m radius from the station.

Each proposed dwelling has been allocated between 0.5 and 1 car space. Of the 25,239 dwellings proposed across four stations, 19,000 car spaces have been allocated for a population explosion of an additional 70,000 people.

Roseville, Lindfield, Killara and Gordon have been selected on the basis of 'enabling infrastructure capacity close to a transport station'. The only infrastructure assessed appears to be 'water and wastewater capacity'. This is a short term fix which will create a long term density disaster for ALL of Sydney.

Biodiversity is abundant in Ku-ring-gai. If the state government's proposal is approved that biodiversity is facing an extremely high risk of extinction. Ku-ring-gai is home to over 700 native plant species, 690 fauna species, over 300 vertebrate species, numerous invertebrate species and over 160 bird species. The proposed changes will lead to the abolition of 7 endangered

ecological communities as well as the destruction of large swathes of natural homeland. Habitat stepping-stones will be removed permanently. An entire ecosystem is at risk:

Ringtail and brushtail possums, feathertail gliders and wallabies, even koalas.

Kangaroos and short-beaked echidnas.

Lorikeets, parrots, rosellas, cockatoos, tawny frogmouth owls, wedge tail eagles, wood ducks and pelicans

Blue tongue and frill necked lizards and leaf green tree frogs.

Grey headed flying foxes, goannas, microbats and long nosed bandicoots.

75% of Ku-ring-gai's tree cover is on private land. Not council land. The government's proposed changes will reduce requirements for deep soil planting and tree targets from 50% to 7% of the site area. These changes, allowing 6 – 7 storey dwellings (up to 9 in some areas) with no definitive tree canopy targets, are proposed to commence in less than 2 months - April 2024.

Thousands of animals will lose their habitat and community capacity for connectedness to nature will be erased. Years of history will disappear.

Please please please stop this! Please go back to the drawing board and work together with councils to achieve the best outcomes for their communities and future generations.

Thank you,