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28th February, 2002

Ms Paulina Wythes
Director, Planning Legislative Reform
Department of Planning, Industry and Environment

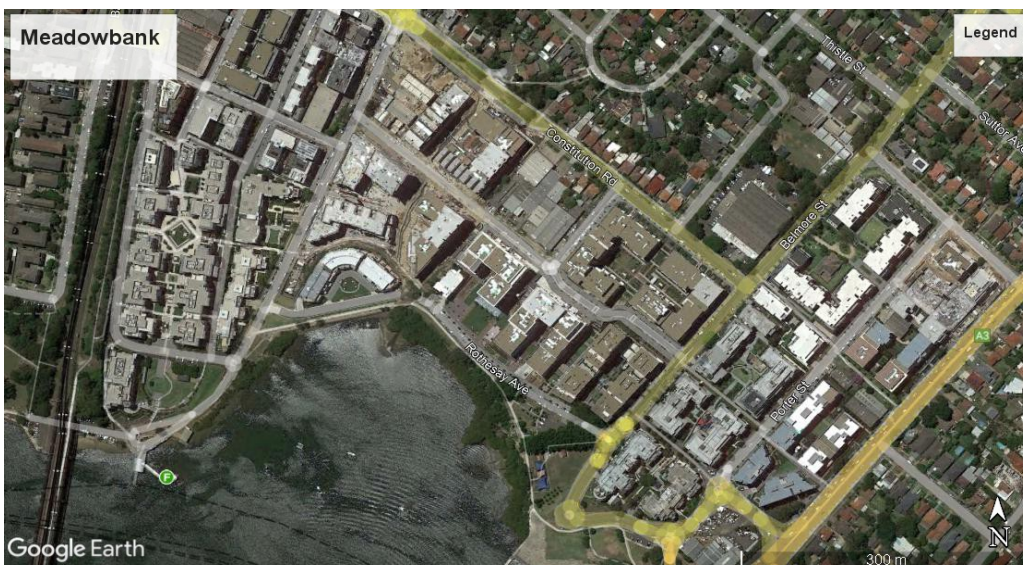
Dear Ms Wythes,

Re: New approach to rezonings in NSW

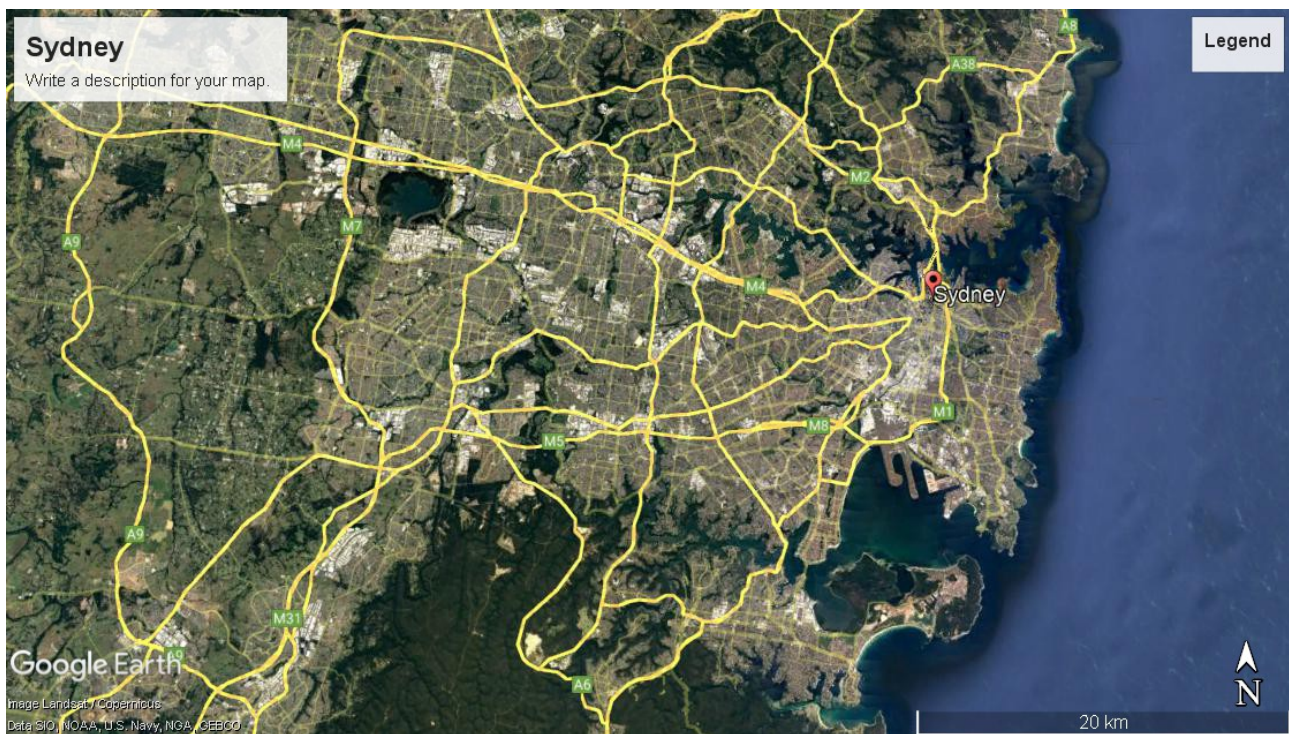
FROM THE FAQ PAGE *The Planning Reform Action Plan outlines ... a system to help unlock NSW's productivity and leave a legacy of great places for the community* by giving developers a freer hand in speeding up the rezoning process, an easier appeals process and putting strict deadlines for Council approvals. Turning low density housing areas and undeveloped spaces into areas of apartment blocks, as we see at Mascot



and Meadowbank



Through this *long-term structural reform* we would see more, and much sooner, white of high rise residential and less mirky green/brown of stand alone suburbia, and less green on the outskirts, on Google Earth Sydney. The heat island effect not an issue?



It's simple, says Harry Triguboff. Sydney has too much green and not enough grey, and if you want to look at trees - well, go climb a mountain. ... the full 2006 article is worth reading. Harry Triguboff is Managing Director of Mirvac and he hasn't said anything to the contrary since as far as I know. Does anyone think he doesn't speak for many developers?
<https://www.smh.com.au/national/triguboff-lets-trade-trees-for-homes-20061011-gdokmv.html>

Dick Smith's message to Harry Triguboff,
<https://www.macrobusiness.com.au/2017/12/dick-smith-calls-multi-billionaire-harry-triguboff-give-charity/>

LOCAL COUNCILS KNOW THEIR PEOPLE AND COMMUNITIES BEST

A new approach to precincts (3rd par, Page last updated: **08/10/2020**)

Local councils will be empowered to plan for their local areas because they know their people and communities best. <https://www.planning.nsw.gov.au/Plans-for-your-area/A-new-approach-to-precincts>

DPIE cannot credibly change its position on this score, LOCAL COUNCILS KNOW THEIR PEOPLE AND COMMUNITIES BEST. Please don't pander to developers.

Productivity in today's economy relies largely on increasing property prices by means of job creation aimed at high residential densities. Guaranteed ongoing employment in fixing bad constructions as well. The new approach aims to achieve this by cutting local government red tape.

Cuts in red tape have proven to require short cuts via overt authoritarianism (greater

policing powers and penalties), and indirect means such as outsourcing government work (commercial in confidence, more focus on profits less on the public good) and public service cut backs that result in lost expertise and capacity to adequately monitor and correct bad practice. I consider a freer hand for developers in rezoning and development approvals processes under this proposed action plan to be no different to other forms of authoritarianism, overt and indirect.

Regarding developers' dissatisfaction with appeals against local government planning decisions, they will always be lobbying for more latitude so don't give in to them, they are not acting for the people they are part of a manufactured need. Here's a well known Triguboff quote, *I'll simply bring in more migrants*. His blatancy regarding influence on government reminds me of the blatant money laundering on club pokies and speaks volumes. Developers who build faulty buildings aren't struck off, they build more. To give developers appeal powers not available to the local government and people is also very wrong. No short cuts through the IPC, it has to be the Land and Environment Court even though local councils are beaten by the greater financial resources of developers.

Councils become the meat in the sandwich, unable to satisfactorily meet the expectations of the communities who view is typically: **THERE'S TOO MUCH HIGH RISE! THERE ISN'T THE INFRASTRUCTURE FOR IT ANYWAY.** Just to emphasise the authoritarian aspect, this often heard defeatist thinking: **THERE'S NOTHING YOU CAN DO, IT'S GOING TO HAPPEN.** Councils have to comply with DPIE requirements. The action plan is for developers demands, to be enforced on councils against the people's needs and wishes.

The dark side Neoliberalism is another name for classical economics that culminated in The Great Depression. The folly of basing the economy on asset values was shown up well before 1929 by Germany that focused on industrial production and a massive war capacity build up (leading up to WWI) that took USA and Britain by surprise.

Then Germany, today China to which we handed over our so much of our industrial sector.

Tragically, London is the money laundering capital of the world and is so painted into a corner right now that it cannot bring Russian oligarchs to account without doing more damage to its own economy.

<https://www.abc.net.au/radionational/programs/latenightlive/ian-dunt-on-the-uk-response-to-ukraine/13767828> at 1:00

Similarly in Australia black and grey money find legitimacy in real estate. Westpac's 23 million money laundering breaches involving \$11billion, CBA's \$700million fine and many other examples easily found. The readies are an inducement.

<https://www.smh.com.au/business/companies/westpac-accused-of-large-scale-breaches-by-money-laundering-watchdog-20191120-p53c8o.html>

Ordinary folk (landlords) v's other ordinary folk (renters) The GFC might have brought a stronger correction but for mum & dad investors fully embracing the easy money via property investment (and they vote!). No represented political party speaks against negative gearing or for increasing capital gains tax on property post 2019.

The 2016 Census showed that tenure for all apartments across Australia was:13% owned outright (14% in NSW), 15% owned with a mortgage and well over half (59%) being rented.
 $13 + 15 + 59 = 87$ *87% apartments occupied in 2016* *What proportion of the remaining 13% were owned by investors with no wish to rent or sell?*

In contrast, 34% of separate houses were owned outright, 38% owned with a mortgage, and 21% rented.

$$34 + 38 + 21 = 93\%$$

What proportion of the 7% unoccupied houses were in readiness for rezoning?

<https://www.abs.gov.au/ausstats/abs@.nsf/Lookup/by%20Subject/2071.0~2016~Main%20Features~Apartment%20Living~20>

I fully support these aspirations but how fair dinkum are they? The action plan is aimed at also working *in a way that helps to protect the environment, create social and affordable housing, and drive quality design and great public spaces*. The government is better known for selling off public housing. Public housing lowers property values, hence the unheeded urgings of *Think tanks, universities and the social services sector* for a *multibillion-dollar investment in social housing*. Big jobs and growth opportunity ignored. <https://www.smh.com.au/politics/federal/soaring-prices-drive-call-for-huge-investment-in-social-housing-20211126-p59ciu.html>

The currently revised Campsie Masterplan has no provision for much needed public housing and no specified term for affordable housing. Verbally, permanent affordable housing but nothing written. I understand affordable housing typically has a limited life of 5, 7 or 10 years. This is no comfort for low income people in old but affordable accommodation. New buildings necessarily will exact higher “affordable” rents. Where should low income people go, onto the streets? If developers can be more forceful in their development proposals, how could Council guarantee permanent affordable rents?

Environment protection is human centred in suburbia and should also foster natural ecosystems.

The most productive sector by far Capitalists and socialists are both in denial of the most productive sector in our economy: the family home and neighbourhoods. Capitalists and socialists both want to be in control and their only means is through the money economy. (*Hugh Stretton*) Culture evolves from the community and I believe the best example is the booming Aboriginal art industry that could only originate in remote settlements that the NT Intervention and subsequent government efforts tried to eliminate.

The only personal space for high rise tenants is behind their closed doors. Beyond their doors they're open to being recorded on CCTV and people with smart phones. Open spaces are expected to be a maximum 400m away but still very little chance of semi privacy. Nowhere to fart unseen. Does anyone visiting a zoo not feel a yearning for animals with little chance to get away from public exposure?

Money accumulation for investors, money problems for renters plus non-financial costs such as despair depression anxiety medical problems family violence suicide homelessness gaol and criminal records. All matters DPEI doesn't have to deal with, other departments have to. This has much to do with why the residential and neighbourhood sector is by far our most productive, but greed disparages it and makes it invisible. I have heard highly successful people asked in the media what their greatest achievement is and they've said time and again, *My family*.

The Canterbury Masterplan is being developed and will aim to accentuate Canterbury's natural and cultural assets. Canterbury's prime location is destroyed by the ugly Charles St high rises. It should be a beautiful public park sweeping down to the river from the railway station where people on trains would determine to make the parkland a location for a special occasions.

This reminds me of far worse that happened to Homs in Syria as described in *The Battle for Home* by Marwa al-Sabouni, though there's much in the book relevant here.

(85) The idea that architecture exists to serve people, and that it should grow in response to their living needs, seems to have been abandoned even in the West. Instead we have a new conception of the architect as someone who controls the future, and someone who has the right to herd people into zones and barracks, regardless of their wishes, and without taking any responsibility for the terrible social consequences.

Yours sincerely

Jim Morris