



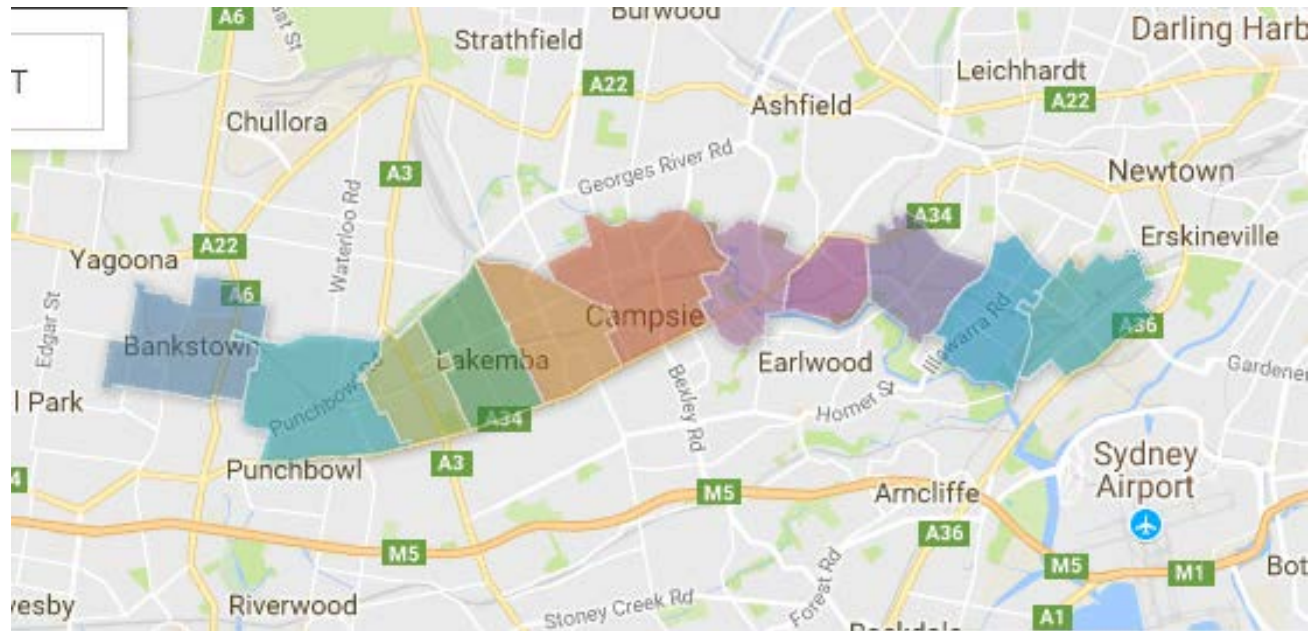
# Sydneyham to Bankstown Priority precincts

# The Spin


- ▶ "The Sydenham to Bankstown Urban Renewal Corridor Strategy plans for 35,400 new homes and 8,700 jobs over the next 20 years and infrastructure to support the future community's needs."

# The reality

- ▶ They plan to bulldoze a 2km wide 15 km long swathe through the heart of Sydney



# Undemocratic to the core


- ▶ The priority precinct has been created by planning bureaucrats with no local input
  - ▶ Local council planning powers have been removed
  - ▶ Submissions on the Priority Precinct close on 3 September
  - ▶ That is 6 days before new councillors are elected to Inner West and Canterbury Bankstown councils
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# They asked just 190 people

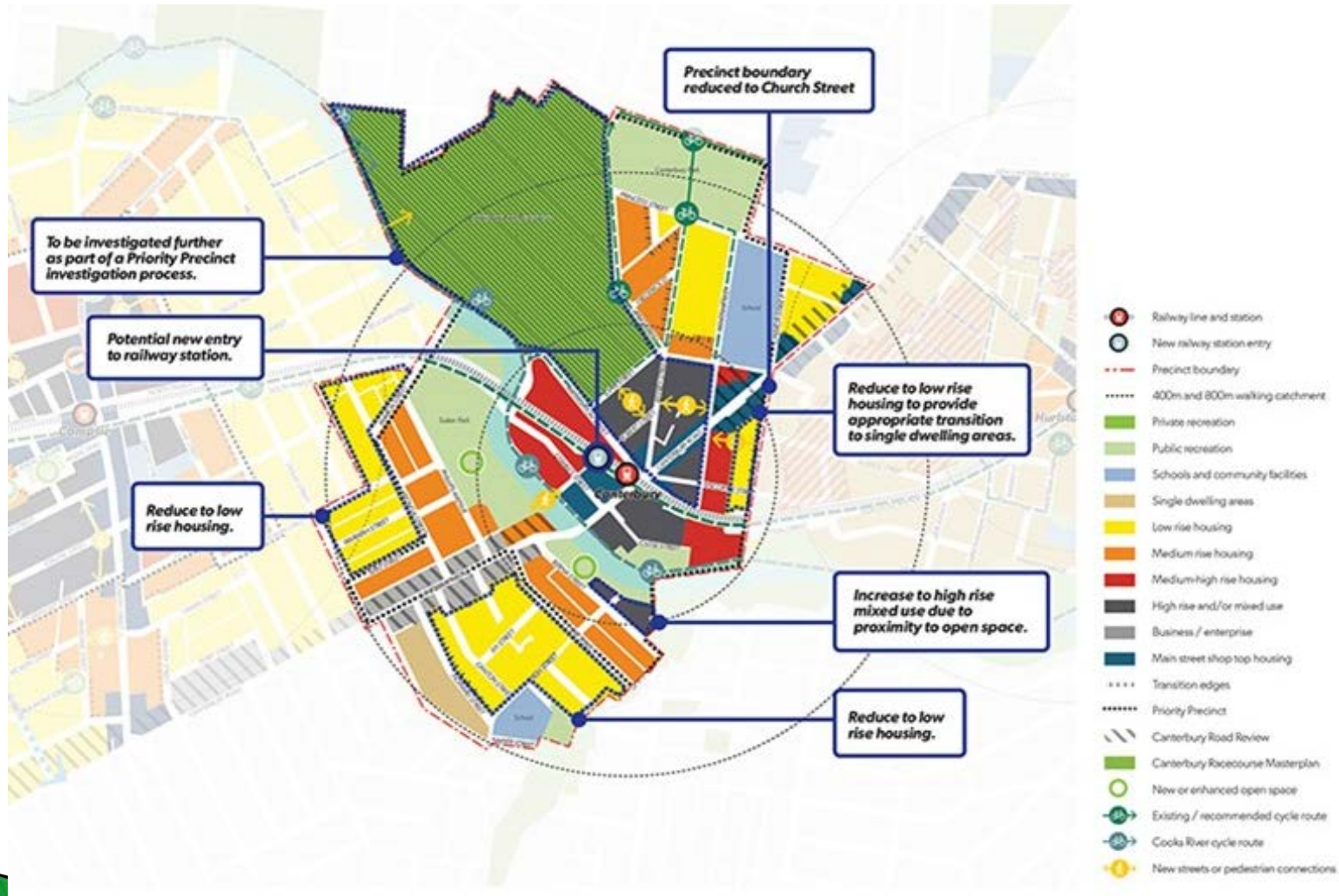
**Table 1** Overview of participation

Workshop	Precinct	Total no. participants
1	Dulwich Hill	29
2	Hurlstone Park	59
3	Canterbury	33
4	Marrickville / Sydenham	20
5	Wiley Park / Lakemba / Punchbowl	18
6	Belmore / Campsie	31
-	<i>Total</i>	<b>190</b>

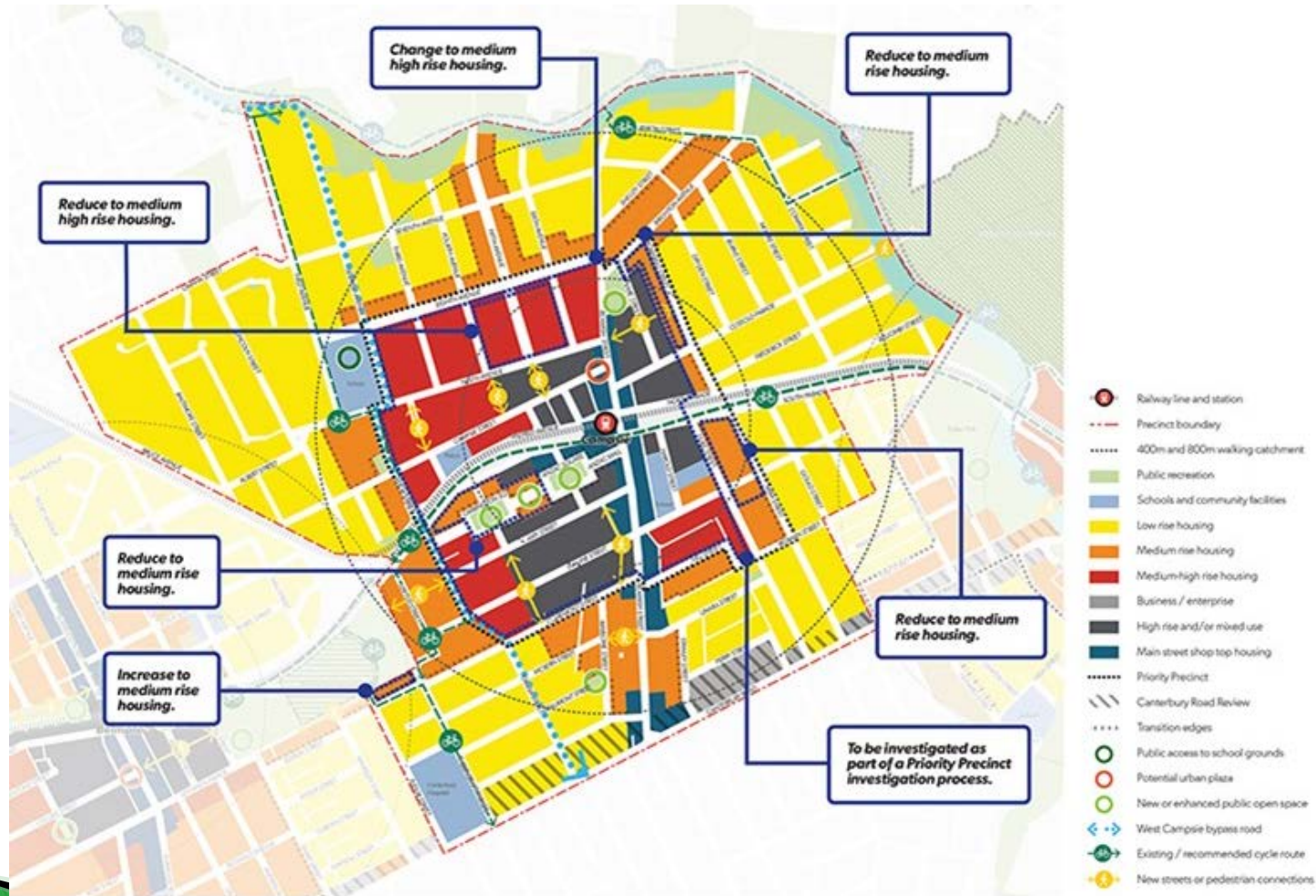
# ... and they said don't do it

- » The need for future growth and densities to be sympathetic to established neighbourhoods and for potential impacts on communities to be minimised. Many participants expressed a preference for medium and higher densities to be located around transport hubs, major roads, and in industrial areas rather than in existing residential areas.
  - » The need for infrastructure to support population growth. Many participants were concerned there is already high demand and pressure on social infrastructure (such as schools and hospitals) and open space along the Corridor. There was broad agreement to protect existing local and regional open space, and include adequate provision of open space in new developments. Some
  - » Concern that development already occurring within the Corridor is poorly designed and low quality (such as along Canterbury Road). Many participants supported the development of design principles to guide future development in the area.
  - » The need to address increased traffic congestion relating to the proposed growth.
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# Canterbury – wall to wall high rise




# Campsie – wall to wall high rise









# Does it stack up?

- ▶ Liberal National government spin says there will be 35,400 new homes in the corridor
  - ▶ The Dwelling Take-Up analysis confirms they are rezoning for 91,262 additional dwellings
  - ▶ This could be as many as 200,000 new residents
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# Planning to fail

- ▶ Between 100,000 – 200,000 new residents
  - ▶ Not a single new school site identified
  - ▶ Not a single new hospital site
  - ▶ Not a single new park
  - ▶ Not a single new community centre
  - ▶ The only justification is a privatised rail line that, at best, will deliver an extra 2,400 passengers in the peak hour
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# What to do?

- ▶ Never give up
  - ▶ This is our city, not some developer's plaything
  - ▶ None of this is a done deal
  - ▶ Throw the people who are doing this out of office in September 2017 and March 2019... and never give up
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▶ Any questions?

[david.shoebridge@parliament.nsw.gov.au](mailto:david.shoebridge@parliament.nsw.gov.au)

