



Preserving Our Heritage
PO Box 125 Hunters Hill 2110
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24 July 2017

The Hon. Anthony Roberts, MP
Minister for Planning, Minister for Housing, and Special Minister for State, Leader of the House
GPO Box 5341
Sydney, NSW, 2000

Dear Minister Roberts,

Thank you for your time in meeting with representatives from the Hunters Hill Trust on Thursday 20 July to discuss a range of matters raised in our correspondence of 15 February 2017. We appreciated the presence of Carolyn McNally, Secretary, Department of Planning and Environment, given her senior role in influencing the future of Sydney and NSW, and hope that our discussion and the information we provided at the meeting will be considered further.

It would be helpful, following on from this discussion if we could receive some written clarification of the issues raised, given Carolyn's view that some of our concerns had in fact already been taken on board, particularly in relation to the proposed revisions to the NSW Housing Code.

While we appreciate that the Government has a target for reducing the time for Development Applications, it is questionable as to whether this is achieving positive results for the community as a whole. While some protection and consultation may be being afforded to those who live within a conservation area – those outside are experiencing an 'anything goes' mentality with original streetscapes and communities being swept away. A two-class system is resulting with those that are privileged to have some protection and consultation and those that do not.

People that are in 'urban growth' precincts or areas slated for 'densification' feel under siege. Communities are being destroyed and social dysfunction will follow from the poor quality of the developments without good civic design. We also referenced the numerous studies that indicate the detrimental health outcomes for people living in high-rise along transport corridors (attached is an addendum with links to just some of those studies and a link to the DoP's 2008 Interim Guideline for development near rail corridors and busy roads). As well as these health studies, there are now many longitudinal studies that show that high-rise dwellings are not conducive to strong community outcomes and they are generally not environmentally friendly. Also included is a link to the Glasgow kids' song about living in high-rise housing.

As we discussed the community is appalled at the ability of developers to use the planning system to override local LEPs and DCPs as has happened with the Gladesville Shopping

Village proposal. Communities need to trust and believe in the planning system and their local planning mechanisms. We would appreciate your response as to how this can be remedied and if there is an opportunity to ensure the GSV does not negatively impact on Gladesville via the Greater Sydney Commission Draft Plan for this precinct.

In relation to two further matters raised: Firstly, we would appreciate a NSW Government response on the ability to overturn the approval for the Windsor Bridge replacement project, which will entail the destruction of Australia's oldest town Square, named by Governor Macquarie for the convict Andrew Thompson. This Square was restored for Australia's Bicentennial and has numerous items of State Significance that should be protected for future generations. Advice as far back as 2008 about the need for a bypass to accommodate traffic and growth has been ignored by the RMS and millions of dollars have been wasted on what is a flawed project. This is blatantly wrong and beyond comprehension when bypasses are being built for other less important historic locations.

A proposal.

In order to protect heritage there needs to be a mechanism to do so. In the UK, funding is available from the Heritage Lottery. There is very little funding or support available to preserve heritage in NSW. There is enormous funding being put towards new infrastructure, schools, hospitals, roads, but there is nowhere near this funding for culture, environment and the arts. There needs to be a mechanism for this to elevate preservation of environment and place. The formerly named Historic Houses Trust began a project (no longer operational) that could have a lasting effect if rolled out through Councils and that is an 'Endangered Houses Fund' – see <http://blogs.sydneylivingmuseums.com.au/ehf/>

Houses like the one at 18 Richmond Crescent could be bought, sympathetically restored, adapted or developed appropriately, protected with heritage recognition and then sold to enable the profits to then be cycled into another property. This combined with stronger protections and mandatory notifications by real estate agents when a property is being sold would go some way towards assisting with preservation of places that are important to local communities. The notion could be extended to encompass a broader 'Endangered Places Fund'. We would be very pleased to meet again to discuss this idea and how it might work.

We trust you will keep advocating to protect Australia's heritage and sense of history and place that are so important to our community wellbeing and look forward to hearing from you in response to the matters raised.

Yours sincerely



Tony Coote
Vice President
The Hunters Hill Trust

Cc: Carolyn McNally

ADDENDUM

Google search

Health affects of living near a busy road

NSW DOP guidelines

<http://www.rms.nsw.gov.au/documents/projects/guideto-infrastructure-development-near-rail-corridors-busy-roads.pdf>

Lancet study – dementia and busy roads 2017

<http://www.telegraph.co.uk/science/2017/01/04/living-near-busy-road-may-raise-risk-dementia-major-study-pollution/>

Health risks for those living within 500m of main roads 2010 (US study)

<http://www.theage.com.au/victoria/health-risks-for-those-living-within-500m-of-main-roads-20100619-yo2h.html>

Living near busy road as bad as passive smoking 10 cigarettes a day

<http://www.dailymail.co.uk/news/article-4237118/Living-near-busy-road-bad-passive-smoking-10-day.html>

risk of breathing polluted air from freeways

<https://journalistsresource.org/studies/environment/pollution-environment/health-risks-polluted-air-freeways>

Indoor air pollution near busy roads

<http://healthybuildingscience.com/2016/09/07/indoor-air-pollution-near-busy-road/>

How mobile source pollution affects your health (US EPA)

<https://www.epa.gov/mobile-source-pollution/how-mobile-source-pollution-affects-your-health>

The Glasgow kids' song about living in high-rise housing

<http://www.darachweb.net/SongLyrics/JeelyPieceSong.html>

Heritage to be demolished for high rise

<http://www.penrithcitygazette.com.au/story/4774535/house-is-history/>

Heritage under threat for a developer's planning proposal

<http://www.dailytelegraph.com.au/newslocal/wentworth-courier/waverley-council-says-no-to-twin-tower-proposal-at-west-bondi-junction/news-story/61cae515d4b109a5ceefe6f684bb5ced>