

An aerial photograph of a coastal region, likely Sydney, Australia. The image shows a mix of green spaces, urban areas, and water bodies. The text is overlaid on the image.

Getting Housing Right :

Save Greater Sydney Coalition Forum

How Greenspaces and Koala issues overlap Housing issues.

Drivers of these issues.

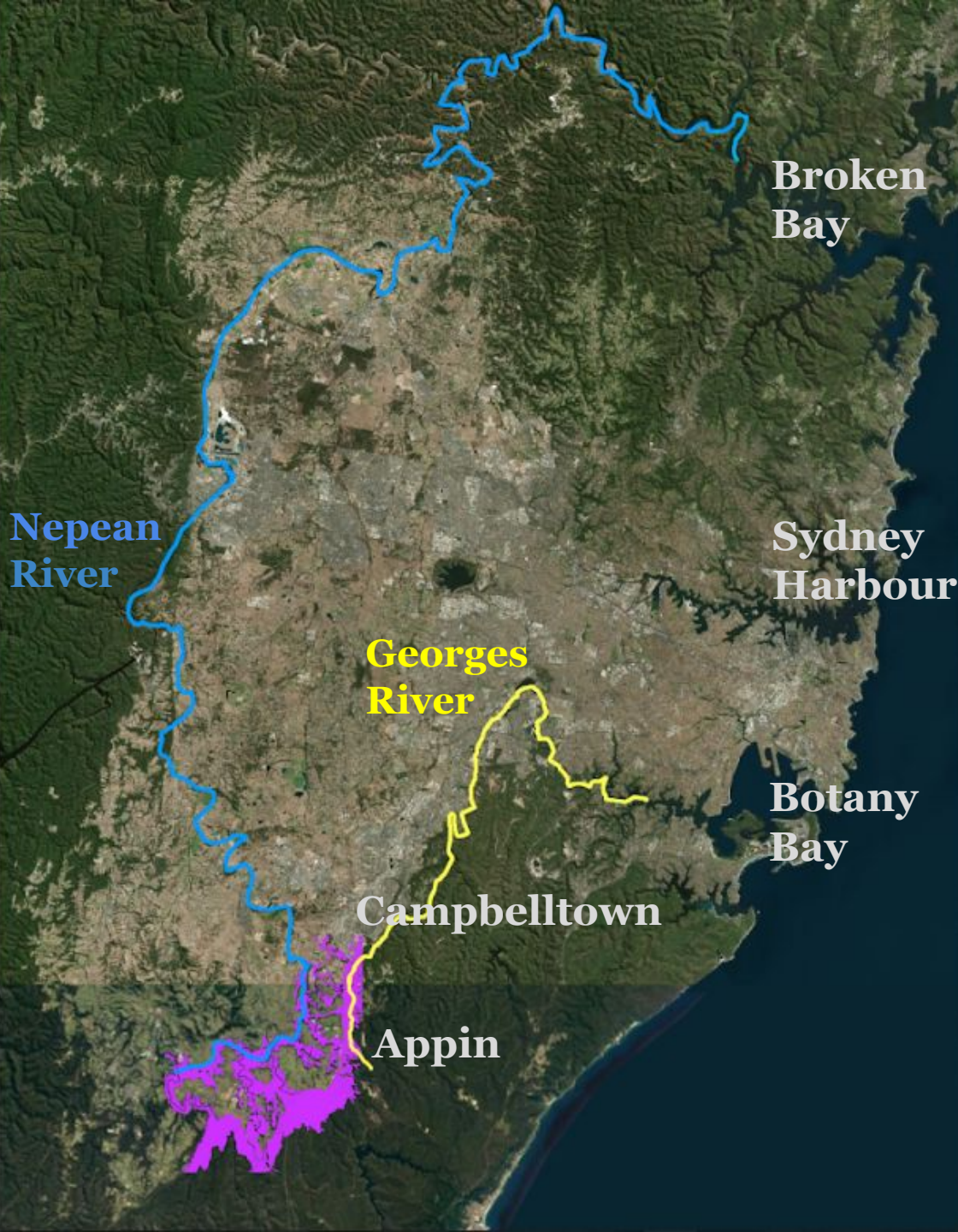
Possible Solutions for a Greener and Denser city.

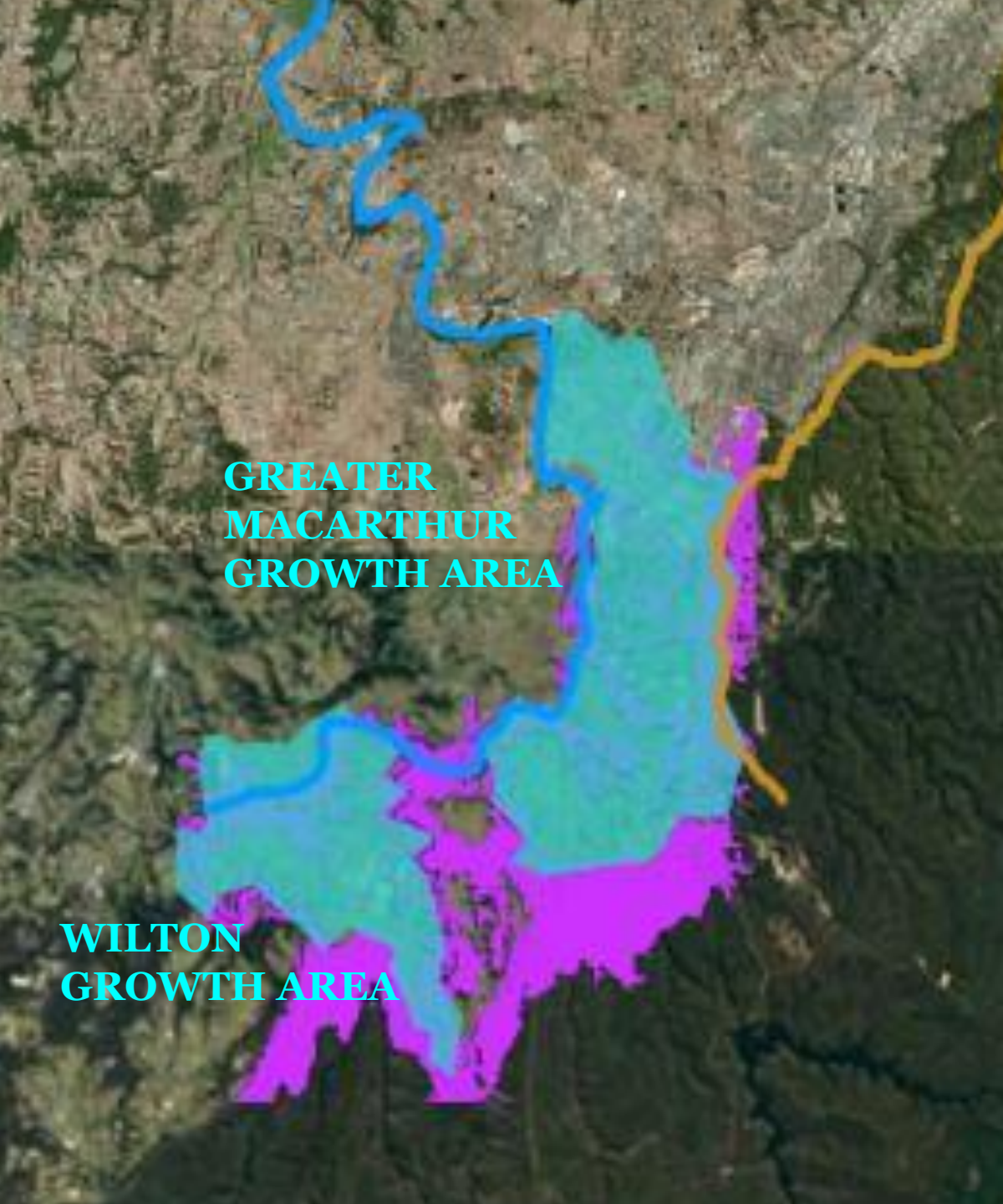
Saul Deane
Total Environment Centre
saul.deane@tec.org.au

Sydney's Koala Belt

Georges River in Yellow
Nepean River in Blue
both are primary Koala corridors,
Purple are Koala Corridors: Keystone Wildlife location.

Connects Koala colonies -
allows recolonization.
“Biodiversity Super Ring Road”





**GREATER
MACARTHUR
GROWTH AREA**

**WILTON
GROWTH AREA**

GREATER MACARTHUR 2040

An interim plan for the
Greater Macarthur Growth Area

NSW Department of Planning and Environment
November 2018

2018

NSW Planning Minister
Roberts declared **Koala
habitat** Growth Area for
housing in Sydney

**Nepean River Koala
Corridor 425m wide
promised**



Greener and Denser City Criteria

Planning steps to a greener denser city:

1st: Strengthen independent public governance in planning.

2nd: Greenspace growth in tandem with densification.

3rd: Green Vision for Sydney: Blue-Green Grid and Koala Belt

Greener and Denser City Criteria

1st: Strengthen independent public Governance in planning.

Major developer driven planning will not deliver cheaper housing, as it is not in their financial interests to do so (nor homeowners). Major developers are driven to:

1. **increase demand** - immigration at highest ever levels.
2. **restrict supply** - pull off the market when prices drop.
3. **reduce building/planning costs** - overlaps sellers and buyers interest.

GM moment - when communal fabric is destroyed to please a powerful private interest. Expanding Sydney's urban footprint. Is everything to be sacrificed because "Housing".

Agency capture of the Department of Planning necessitates the need for improved governance regulations:

1. **Separate Planning from Environment** departments.
2. **Top bureaucrats banned from moving from Planning to Developers.**
3. **Mandatory auctions for public land sales and windfall gains tax for rezonings.**

Greener and Denser City Criteria

2nd: **Greenspace** growth in tandem with density.

Density requires generous greenspaces to be liveable. Sydney's 5m population footprint is big about 2000km² (200,000Ha) Penrith to Campbelltown to Hornsby. How to other denser cities keep or expanded their greenspaces ie:

1. **London a city of terraces**, has twice the population and a smaller area footprint of 1500km², and kept its **Greenbelt**.
2. **Singapore a city of high rises** with a similar population on a smaller footprint of 750km². **Integrates greenspaces within its urban fabric.**

How do you densify within the footprint and keep/expand greenspaces with terraces and high-rise :

1. **TOD blanket upzoning around railway stations** rather than spot rezoning we support for its transparency, but not if applied to nebulous terms like commercial centres and transport nodes especially on the city's outskirts.
2. **Elevate GOD (Green Orientated Development)** that is develop around parks and private greenspaces such as deep soil site requirements.
3. **Small landholders can increase supply evenly across the city.** Relax regulations for them. Metro-Council to approve metro scale objectives to increase housing.

Greener and Denser City Criteria

3rd: **Sydney's Greenspace Vision : A Blue-Green Grid within its Koala Belt.**

Density is one mechanism to achieve cheaper housing, but Sydney needs a green vision of the city too. One that leverages off Sydney's unique river and estuary environment, and recognizes its has a Koala Belt along the Georges and Nepean rivers.

Mechanisms to achieve this :

- 1. Koala Green Belt: Declare Sydney's Great Koala walk : Botany to Pittwater via the Nepean-Hawkesbury & Georges River, encircling Western Sydney**
 - a. Georges River Koala National Park (secures Georges for Koalas)**
 - b. Deerubbin (Nepean - Hawkesbury) riverbank wildlife corridor.**
 - c. Two Rivers Frontier Koala Park (Nepean to Georges via Macarthur)**
- 2. Blue-Green Grid leverage off state wide riparian vegetation setbacks.**
- 3. Obligation to Landscape for large private lots beyond the Belt to keep an obligatory ratio of bushland preserved.**

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GREATER
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WILSON
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Can the last fertile colony of
Chlamydia Free Koalas
escape across Gilead, to
the safety of the Nepean?

Nepean River
Walker's
Koala
Corridor



**Gilead's
Lendlease**



**Walker's Appin Precinct
Fast tracked**



**Walker's Macquarie Dale
Fast Tracked**

**Appin Massacre
17 April 1816**

Walker's SE Wilton



Gilead

HISTORY OF NEW SOUTH WALES.

water brackish. But the evil was not without remedy;

late Mr. Thomas Rose, of Mount Gilead, deserved well of the colonial public in demonstrating the efficacy of that remedy, and the practicability of its general application. In the neighbourhood of Campbelltown, and in many other parts of the colony, the country is intersected by numerous water-courses, which in rainy seasons contain running streams of considerable size, but which are quite dry at all other times. Across one of these water-courses, Mr. Rose formed a strong embankment sufficiently broad at the surface to serve the additional purpose of a cart-road from bank to bank. The result equalled his highest anticipations; the embankment permanently dammed up a large quantity of water of excellent quality, sufficient to afford an abundant supply at all seasons for his farming establishment, besides forming

an ornamental sheet of water in the vicinity of his residence. Water dammed up in this way, or even collected in large basins formed for the purpose, is not liable to become putrid in New South Wales, as it frequently does in similar circumstances in Great Britain. There are many farms in the colony that have no other water than what is thus collected from the surface during heavy rains in natural basins, or *water-holes*, as they are called by the colonists; the water in such holes or basins remaining pure and wholesome to the last drop. It would be difficult to account for the formation of these natural basins or reservoirs, some of which are of great depth, and have more the appearance of artificial than of natural productions; but their existence in all parts of the territory is a blessing of incalculable value to the

Australia's first dam 1824

Lang, J. 1852. [An Historical and Statistical Account of New South Wales, etc.]. London. There is a large extent of cleared land on the



**Longest Colonial Canal
1880 -1888**



**Australia's oldest mill ?
1835**

**Blockhouses of Macarthur
1810-1820s**



Beulah

Gilead



Glenlorne



Beulah



**Saul Deane
saul.deane@tec.org.au**