



Zali Steggall MP

FEDERAL MEMBER FOR WARRINGAH

17 November 2025

The Hon Paul Scully MP
Minister for Planning and Public Spaces
GPO Box 5341
SYDNEY NSW 2001

Re: Low and Mid Rise Housing Policy and the Planning System Reforms Bill 2025

Dear Minister,

I write on behalf of a number of constituents who have written to me with their concerns about the Low and Mid-Rise Housing Policy and the Planning System Reforms Bill 2025.

While I fully support the principle that more has to be done to address Australia's housing affordability crisis my constituents have raised a number of issues with the Low and Mid-Rise Housing Policy and the Planning System Reforms Bill which I outline as follows:

Low and Mid-Rise Housing Policy

My constituents are not opposed to the government's objective to provide more low cost and diverse housing but are concerned that the proposed mix and design of many of the developments being proposed are designed to appeal to well-resourced downsizers and investors rather than delivering affordable or genuinely diverse housing options. Examples have been provided of applications to pull down older existing blocks of affordable one and two bedroom apartments to be replaced by new, luxury apartments which will reduce the availability of affordable housing.

Much of our local infrastructure – roads, stormwater systems, public transport, schools and community facilities – are already often at capacity and will be further strained by added population density.

There are other concerns that the massing and scale of some of the apartment buildings being proposed will significantly alter the residential character and green streetscapes of surrounding streets.

Some developments are being classified as State Significant Developments (SSD) simply because of estimated costs and not appearing to be consistent with the intended purpose of the SSD regime which is for projects ‘important to the State for economic, environmental or social reasons’. An example provided by my constituents is that of a six-storey luxury apartment complex for 44 apartments on Rangers Avenue which has been classified as a State Significant Development and which clearly does not fit that criteria.

Planning Systems Reform Bill

My constituents have raised concerns that the centralisation of decision-making power into a single pathway is sidelining community input. The plan to cut public exhibition and consultation from 28 days to 14 days is also of significant concern as they feel the communities have insufficient time to have their say on large-scale projects with significant impacts. The abolition of the Sydney district and regional planning panels has meant the removal of crucial local voices in development applications.

The changes to our built environment that these reforms will deliver will be significant and it is important that faster approvals do not mean the erosion of amenity and our environment.

I look forward to your response.

Yours sincerely,



Zali Steggall OAM, MP
Federal Member for Warringah