



Inquiry into the development of the Transport Oriented Development Program

TERMS OF REFERENCE

1. That Portfolio Committee No. 7 – Planning and Environment inquire into and report on the development of the Transport Oriented Development Program (TOD), and in particular:
 - (a) the analysis, identification or selection undertaken by the Government, the Premier's Department, The Cabinet Office or the Department of Planning, Housing and Infrastructure (Department) into:
 - (i) the eight Transport Oriented Development Program accelerated precincts
 - (ii) the 31 Transport Oriented Development Program precincts where the Transport Oriented Development Program State Environmental Planning Policy (SEPP) applies
 - (iii) any of the 305 Sydney Trains, Sydney Metro and Intercity stations within the Six Cities Region which were considered as part of any of the Transport Oriented Development Program locations.
 - (b) the probity measures put in place by the Government, the Premier's Department, The Cabinet Office and the Department
 - (c) the development of the Transport Oriented Development Program policy approach by the Government
 - (d) consultations undertaken with councils, joint regional organisations and communities during the preparation of the Transport Oriented Development Program State Environmental Planning Policy
 - (e) ongoing opportunities for review and input by councils, joint regional organisations and communities, including consultations with renters, key workers and young people needing affordable housing in relation to the Transport Oriented Development Program State Environmental Planning Policy
 - (f) information control protocols relating to the Transport Oriented Development Program policy
 - (g) property disclosure requirements and management
 - (h) the release of information prior to the official publication of the Transport Oriented Development Program policy
 - (i) the heritage concerns with the Transport Oriented Development Program including but not limited to the concerns of the Heritage Council

- (j) the enabling infrastructure capacity for every station selected or considered as part of the Transport Oriented Development Program
- (k) the impact on localised environment and amenity values caused by the Transport Oriented Development Program
- (l) the existing or potential measures and programs analysed, considered or implemented by all NSW Government agencies to support additional housing density, including the housing series reports published by the NSW Productivity Commissioner
- (m) the ten measures outlined in the National Cabinet's National Planning Reform Blueprint
- (n) the development of Transport Oriented Development Program planning policies in other Australian state and territory and international jurisdictions
- (o) the impacts of the proposed Diverse and Well-Located Homes process and program
- (p) the capability of Greater Sydney to provide for increased residential dwelling where the existing capacity has been diminished due to the effects of climate change
- (q) the adequacy of measures to deter and punish the misuse of confidential market sensitive government information and the future processes that should be put in place
- (r) any other related matters.

2. That the committee report by 15 October 2024.¹

The terms of reference for the inquiry were self-referred by the committee on 23 February 2024.

Committee membership

Ms Sue Higginson MLC	The Greens	<i>Chair</i>
Hon John Ruddick MLC	Liberal Democratic Party	<i>Deputy Chair</i>
Hon Mark Buttigieg MLC	Australian Labor Party	
Hon Anthony D'Adam MLC	Australian Labor Party	
Hon Scott Farlow MLC	Liberal Party	
Hon Jacqui Munco MLC	Liberal Party	
Hon Peter Primrose MLC	Australian Labor Party	

¹ The original reporting date was 27 September 2024. (*Minutes*, NSW Legislative Council, 12 March 2024, p 925). For the TOD inquiry, the reporting date was extended to 15 October 2024. (*Minutes*, NSW Legislative Council, 6 August 2024, p 1352)