

21 November 2024

Ms Sue Higginson MLC  
Chair, Portfolio Committee No. 7 – Planning and Environment  
Parliament House  
Macquarie Street  
Sydney NSW 2000

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Re: Inquiry into Development of the Transport Oriented Development Program

Dear Chair,

Congratulations on the release of your report on the development of the Transport Oriented Development (TOD) Program. I am pleased to see the work of the NSW Productivity and Equality Commission referenced in the report, including our recent *Review of housing supply challenges and policy options for New South Wales*.

I would like to draw your attention to paragraph **3.22** on page 44 of the Inquiry's report:

The NSW Productivity Commission report released in August 2024 expressed support for the TOD planning changes, and suggested they could be expanded further in the eastern and northern suburbs close to Sydney's CBD. The report called for a dramatic scaling up of the TOD program and for all stations in Sydney to be treated as TODs.

The Commission's report did not call for all stations in Sydney to be treated as TODs. It recommended expanding TOD relaxed planning controls to more train stations where feasibility is highest, especially in the Eastern Suburbs and Northern Suburbs close to the Sydney CBD. This was part of a broader recommendation around removing barriers to density in the most feasible locations, prioritising those already well-served by local infrastructure.

I would be grateful if the report could be clarified by deleting the second sentence of paragraph **3.22**.

Thank you for your understanding and my congratulations again on the release of your report.

Yours sincerely,

A handwritten signature in blue ink that reads "Peter Achterstraat".

**Peter Achterstraat AM**  
NSW Productivity and Equality Commissioner