

Submission  
No 17

**INQUIRY INTO DEVELOPMENT OF THE TRANSPORT  
ORIENTED DEVELOPMENT PROGRAM**

**Name:** Name suppressed

**Date Received:** 12 March 2024

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Partially  
Confidential

To Parliament of NSW.

Overdevelopment of already crowded Edgecliff Sydney 2027.

Our suburb of Edgecliff, within the Eastern Suburbs region of Sydney is already at bursting point with regards to current population, constant clogged roads system, and chronically-insufficient infrastructure to maintain existing population.

The thought of more housing and development being pushed onto this region is outrageous. As you know, our region has borne the brunt of filling up housing for NSW.

Water systems are running at capacity. Buses and rail network are running flat out. Not enough drivers are found to drive buses either.

The pollution from road users is high now. Trying to get out of our road to major State road at New South Head Road can take a few traffic light changes.

The bulk and scale of high density living is well known overseas and here.

I previously lived in Chatswood near the Station and experienced first hand the issue of wind tunnels from the high towers there. These sky-homes resemble many parts of Asia. We are not Asia. Nor do we want the congestion and issues that brings. Resources are limited to infrastructure.

-Importantly - Just because a person lives at -or Near a Rail network -does not mean they do not need a car! Many parts of Sydney are not serviced by rail or bus, and necessitate using a car. I have seen Developers put plans to council for Medium and High Rise developments with insufficient offsite parking spaces, saying residents will use the train. This means that more of these new residents' cars need to park on already congested roads.

Cost of housing in our cities are high.

But creating more high density housing may not fully achieve the answer for renters? Many New Builds are plagued with Faulty building issues. This then costs new owners exorbitant amounts to rectify. This can push many renters to outer suburbs in the main city or into regional areas to afford housing. In the end it is user-pays system. Just building here in Sydney does not guarantee housing for mainstream Australian citizens aiming to get into the housing market.

Many overseas visitors come to Australia for a better life. That is understandable.

Again, I have witnessed the issue of potential purchasers buying in an area in Sydney, with many people escaping the changes overseas (eg Hong Kong). Their relatives here have rushed to buy in Sydney for those overseas family members wishing to leave a difficult situation, or regime. They have the means to pay, and are so moved to leave their own country due to issues there, that they make purchasing here in many suburbs untenable for the local residents. Again, if user can afford, user buys. We have experienced this situation ourselves in 2022 in Sydney.

The State Government needs to review the Road System network and other vital elements before giving Developers free reign on developing Sydney further.

-No more hospitals are slated for much of Sydney?

-Schools are already crowded.

-Doctors: Visits to GP are well known to be stretched.

-Electricity network is capacity in many area now.

-We are a busy city here in Sydney Now.

-We don't need to choke each day with pollution and stress, as a result of proposed further High density housing?

--How will these issues be resolved?

Please -- review these adjunct issues First before letting developers be the final winners of your policy. Thank you.