

**Submission  
No 25**

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

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Although writing after prompting by National Trust NSW I am wholly in favour of the government's attempts to increase housing density in railway station locations. Much is made of our "heritage" and "local atmosphere" but in denying a natural and desirable change to zoning in areas close to railway stations and town centers we are in turn forcing undesirable changes. Examples in Hornsby include:

1. A granny flat construction with an accompanying "shed" The "shed" is identical to the granny flat in construction complete with bathroom, and with a covered patio between them. A zoning change would remove the need for such housing subterfuge.
2. Another granny flat, this time with TWO garden "sheds", both with bathrooms and a covered patio between them.
3. A house with a heritage order preventing any changes to the structure. Denied the opportunity to increase density on the block, the whole thing is now left to deteriorate and the yard is just an unvisited jungle. Even worse, there is no answer from council as to why the property has a heritage listing; apparently, no-one knows.

Re-zoning is an opportunity to remove these absurdities and permit a necessary increase in the supply of housing in an area with existing transport facilities, services, and employment opportunities.

Bring on the changes. Quickly.