

Submission  
No 34

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

**Name:** Name suppressed

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Partially  
Confidential

To members of the Inquiry into the Development of the Transport Oriented Development Program 2024

I am a doctoral student based in Sydney conducting research into healthy apartment living. I have also worked in the environmental health profession for several years conducting public health work, including consultations on future high-density residential developments and major infrastructure schemes. My submission does not concern the appropriateness of the change in the planning approach in NSW to accommodate the changes nor where the developments should and should not be located, rather it concerns ensuring we develop healthy developments regardless of the outcome. As a resident of Sydney, I am also aware of the challenges facing the housing sector and felt compelled to make a submission to ensure that we create healthy and sustainable communities, developments, and environments.

As part of my PhD, I have conducted interviews with residents in Sydney to understand what influences health and wellbeing for someone living in high-density apartment developments of four storeys and above. The residents I interviewed came from different backgrounds, apartment settings and building heights, and suburbs across Sydney. My research results and analysis suggest that what influences health and wellbeing is very diverse, interlinked, and not necessarily confined to what happens inside one's residence. There are development and broader factors that influence a healthy and sustainable building, which need to be considered for future developments. I suggest that in order to make healthy high-density developments in Sydney, we need to:

- Understand and consider the local context of the development itself, the local area, the residents being accommodated, and the trends occurring locally and globally (e.g. pandemics and heat waves),
- Consider the role that the development's immediate surroundings, the neighbourhoods that accommodate the developments, the cities, and governments play in shaping up and influencing what happens in apartment buildings whether through legislation, vision or other processes,
- Consider whether the developments accommodate different groups of residents and that their voices are heard whether through planning applications or studies conducted in the area by co-creating with them,
- Consider whether the developments will cause any inequity issues for future residents or groups of residents,
- Consider whether developments will be sustainable for existing residents, future generations, and the planet,
- Consider the quality of the development and infrastructure being created,
- Consider whether the development creates a homely environment for residents that make them belong,
- Consider and understand how these different aspects of housing interlink with each other and play out at one's residence, and
- Consider how developments influence the natural environment and the planet.

I noticed that the inquiry reference list does not mention anything about creating healthy housing and environments regardless of the location of future housing, which is something that is sadly too often gets missed from conversations and decision-making.