

**Submission
No 35**

INQUIRY INTO DEVELOPMENT OF THE TRANSPORT ORIENTED DEVELOPMENT PROGRAM

Name: Rachel Howland

Date Received: 15 March 2024

The TOD program is rushed, ill-informed and irresponsible; lacking transparency and accountability. The government announced these proposed changes with little detail or supporting documentation – refusing to release the “Cabinet in confidence” evidence justifying why certain train stations were chosen for TOD.

This is an affront to the democratic process and a denial of natural justice for people living in the designated TOD zones as they have been given no opportunity to object. This government has failed to properly consult with local communities.

I live in Ku-ring-gai Council, and in overriding existing protections (including Tree and Vegetation Development Control Plan, Urban Forest Policy and Threatened Species Community) the TOD program will have a devastating impact on the natural environment. It will destroy thousands of trees and the wildlife that calls them home. It will devastate our biodiversity. It will destroy Ku-ring-gai’s tree canopy which is already under serious threat with an 8-9% slash in tree canopy cover. This housing policy will accelerate this destruction and destroy the vital wildlife corridor. The destruction of tree canopy will also severely impact the physical and mental well-being of residents.

TOD will demolish Ku-ring-gai’s Heritage Conservation Areas, irreversibly destroying our community's character and liveability.

The ‘non-refusal standards’ put the interests of property developers above the community, who will be left powerless.