

Submission  
No 42

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

**Name:** Name suppressed

**Date Received:** 17 March 2024

---

Partially  
Confidential

The plan to allow higher density housing close to railway stations makes sense.

However, 2 points:

400m is already a large distance. It should be the maximum. Anything further mixes large unit developments to be built in between small houses on quiet streets, with no transport. If you survey how many people walk more than 400m to transport, it would be minimal. So you would be creating units with not enough parking, where every unit requires at least one car and destroying the amenity of people who bought in a quiet area away from transport.

This is compounded by the 'as the crow flies' measurement. We are well over a kilometre from the nearest station, but on paper we are just under 800m from a station, via a gully which we cannot cross. This is grossly unfair. All measurement of boundaries for this should be by road.