

Submission  
No 82

## INQUIRY INTO DEVELOPMENT OF THE TRANSPORT ORIENTED DEVELOPMENT PROGRAM

**Organisation:** Newport Residents Association Inc

**Date Received:** 26 March 2024

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# Newport Residents Association Inc.

President - Gavin Butler

Vice-President - Kyle Hill

Hon. Secretary -

Hon. Treasurer -

[www.newport.org.au](http://www.newport.org.au)

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26th March 2024

## **Submission re Development of the Transport Oriented Development Program**

We believe our submission to the NSW Government re EIE Changes to create Low & Mid-rise Housing and the impact on Newport covers the transport issues adequately so we attach a copy as our submission.

Yours sincerely  
Gavin Butler  
President



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21<sup>st</sup> February 2024

## **Objection to EIE Changes to create Low & Mid-rise Housing and the impact on Newport**

The Newport Residents Association directly represents over 250 local residents which it has done so for close to 100 years.

The proposed changes don't consider Newport's environmental context, hazards, existing built form and constrained capacity of urban infrastructure, human resources, roads and public transport.

The proposed changes, if implemented, conflict with and undermine Council's local strategies & community involvement with the development of those strategies such as The Newport Masterplan, the recently adopted 'Tree Canopy Plan', 'The Local Housing Strategy', 'Councils Local Strategic Planning Statement' and the State 'North District Plan'.

A one size fits all approach with "non refusal provisions" will substantially diminish any consideration of local character and environmental impacts in future development activity.

There is insufficient justification for these changes: While the 'housing crisis' is acknowledged, no analysis has been provided to justify the detailed changes proposed and no estimates of the additional population likely to result has been provided.

There is inadequate public transport with Newport commuters required to change buses to get to the city. The recently cancelled funding to complete the Mona Vale road upgrade and the cancellation of the Beaches Link Tunnel under Middle Harbour is further evidence of the lack of infrastructure planning to accommodate these proposals. The sewerage system in the Pittwater area is already at capacity so what plans are in place to overcome this and who will pay and at what cost.

It is very unclear whether Newport is considered a town centre for the application of the proposed changes to allow flat buildings up to 7 storeys within 400 metres of the town centre and up to 5 storeys within 400 metres to 800 metres of the town centre. These proposed changes would completely destroy all the good work by the council and residents in creating a Newport Masterplan which sets heights and standards, shadowing etc. for buildings in the E1 Zone which has allowed Newport to maintain a Village atmosphere.

Gavin Butler

For & on behalf of the Newport Residents Association