

Submission
No 87

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

Name: Name suppressed

Date Received: 26 March 2024

Partially
Confidential

Submission: The Development of the Transport Oriented Development Program

Re the Terms of Reference:

1.(a) There has been a lack of transparency and accountability in relation to the TOD. The Minns Government has refused to release the “Cabinet in Confidence” evidence justifying the selection of the areas, and studies to determine the necessary infrastructure capacity for such increased density.

1.(d) There has been no consultation with council, or the community prior to this announcement. However, developers have been hassling residents by email, phone and mail prior to any formal announcements being made. This has caused extreme distress to many residents.

1.(e) Development of Affordable Housing should be a responsibility of the government to plan and build affordable housing in conjunction with local councils and the community. This should not be handed over to developers who are looking for short term profit over long term community driven solutions.

1.(g) There are no details provided to ensure there will be controls on new multistorey developments to ensure good quality, well designed construction, and to meet net zero emission targets to take into account the high energy requirements of air conditioning and lifts in the new developments.

1.(i) Heritage Concerns: the TOD removes heritage protection across the Ku-ring-gai area. This abrogates NSW’s obligations to protect individual heritage items (e.g. Erlydene) and Heritage Conservation Areas. This will irreversibly destroy the community’s liveability, character, heritage – once lost this cannot be regained. Ku-ring-gai features some of the best 20th Century domestic architecture. It will destroy the character and heritage of these suburbs, and therefore of Sydney.

1.(j) There has been no detail as to planned infrastructure to address the increased strain on roads which are already suffering pressure and bottlenecks; stormwater systems where old drainage systems are already struggling with the effects of climate change; the train service; general infrastructure such as schools (already under pressure) and green space to service the increase in population.

Other related matters:

This TOD plan has put developers before the Community that the government is supposed to represent. It denies justice for those residents living within the TOD area with no opportunity to provide input or object. There has been a complete lack of transparency and accountability with little tangible detail provided.

The plan does not acknowledge the effect of the removal of the tree canopy which goes against current studies. Trees contribute unmatched benefits to targeted dwellings with

benefits of sunshielding, wind protection, passive cooling and natural ventilation, atmospheric CO2 emission storage and air contaminant removal. Where other countries are legislating to improve tree canopy levels and green space, the NSW government is ignoring and going against all common sense in not protecting the current tree canopy and green space requirements.

The proposals also ignore the risks that Ku-ring-gai faces due to climate change from increased risk of fire, storms and flash flooding – all of which have been experienced in recent years.

We ask that the government work together with the community and council to ensure quality developments that will provide well planned, well designed, and well-built areas of affordable housing for the future., considering infrastructure needs, maintaining the heritage and character of the area and looking after the environment.