

Submission
No 90

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

Name: Name suppressed

Date Received: 26 March 2024

Partially
Confidential

Dear Minister

Planning experts have warned that the proposed changes could have significant impacts on our Lilyfield community. Experts have raised concerns that the proposals could:

- Rezone large parts of the Inner West for medium to high-rise development
- Override local council planning controls – giving no right of refusal on many developments
- Interfere with local affordable housing targets
- Further threaten our tree canopy targets
- Override local heritage protections

While it is clear that increased density is required to meet the housing needs of our community, this must be delivered in a strategic and carefully considered manner.

Experts have warned that the current proposals are unlikely to deliver a significant increase in affordable housing. We need a more strategic approach if we are to fix the housing crisis.

In addition it is very concerning to see the lack of proper consultation with the community.

The government should not proceed with this proposal.