

Submission
No 105

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

Name: Name suppressed

Date Received: 27 March 2024

Partially
Confidential

Submission Opposing the Development of the Transport Orientated Development Program

27th March 2024

Attention:

Upper House Inquiry into the development of the Transport Orientated Development Program

To Whom it May Concern,

As a resident of Ashfield residing within 800m of Ashfield station I am opposed to the government's proposal for increased density in the area.

I live in the **Federal-Fyle Heritage Conservation Area** within the Innerwest Council. This area is within 800m of Ashfield station. This small area of separate housing dwellings are **some of the only streets with houses remaining in Ashfield**. Over 70% of occupied private dwellings are apartments in Ashfield and only 22% are separate dwellings. If the proposal to allow 6-8 storey apartment buildings in Heritage Conservation Areas is approved, there will be almost no houses left in Ashfield. Developers will come in and buy up the land of these beautiful historical homes in our street and replace them with towering generic apartment buildings. The houses left remaining will have to deal with increased density, blocking of natural light on their properties and never ending construction and excavation noise as house after house is bought up.

Within the wider community of Ashfield, in the non-heritage listed zones which are marked for increased density, there have been no provisions outlined for increased services to our community or how the state or council would deal with the required pressure on infrastructure, school overcrowding, public transport demands, parking, traffic congestion and health services. Our local public school is already overfull – there has been no investment in expanding the school despite increasing density in our suburb over the past 15 years and students are having to study in demountable classroom buildings.

The Innerwest Council should have the right to make decisions about development in Heritage Conservation Areas. The State Government should not have the right to over-ride local council development plans. Innerwest Council should not be forced to accommodate the State government's housing goals at the expense of our local history, streetscapes, public amenity and services.

Please do not allow the State Government to override what our local area, historical society and council have worked so hard over many years to create and preserve which allows an assortment of housing types to remain to exist close to public transport hubs.

Yours Sincerely,

Concerned Resident
Federal Fyle Conservation Area