

Submission
No 111

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

Name: Name suppressed

Date Received: 27 March 2024

Partially
Confidential

Dear Inquiry Committee Members Thank you for considering our submission to the Inquiry. We live in Roseville with our children in the proposed 400-800m planning zone. We have lived in our home for 25 years. We don't wish to sell to developers - we would like to continue to live in our home as we intended. However, acknowledging that Sydney needs a current and future approach to available housing in NSW, we wish to see a more competent planning process implemented concerning housing availability and housing types close to transport. We believe that the Government's proposals do not give appropriate consideration to a myriad of issues that impact the current and future residents of these areas. We are writing to the Committee to register our disappointment about how these planning proposals have been developed, and the poor planning policy ideas and practices that have been used to develop the proposed plan. The outcomes created by this policy position in its current form have not been competently thought through. The outcomes are a result of a very blunt policy instrument being applied to the housing problem facing Sydney. Our comments about poor policy decision making can be applied to all areas of Sydney covered by the planning proposals, not just our own. However, with regards to where we live (Ku-ring-gai), we do not understand why the heritage and ecology in our transport corridor has to be destroyed and compromised to deliver such poor planning outcomes. The residents of Ku-ring-gai town centres and nearby streets have complied with heritage orders and have financially invested in the upkeep of their properties and Ku-ring-gai culture. If they are properly planned for the future, well considered residential plans can exist alongside community & environmental features that make these areas culturally and ecologically significant. A proper planning process with good resident consultation will ensure that the housing needs of Sydney residents can be managed without complete destruction of whole precincts that have been long valued for their heritage, ecology and cultural reference. There should still remain an opportunity for families to live within a reasonable distance of transport links and be able to enjoy a family home. It is nonsensical to say that the only residents that can live within reach of good transport links must live in apartments. Zoning should allow for different housing arrangements so that the residents of Sydney have a choice about what they can afford and how they wish to live. And it is inevitable that the Government's planning proposals will mean that current residents in houses within the 400m and possibly to 800m will be forced to sell to developers as the built environment around them is impacted. We appreciate the opportunity to provide our views and look forward to hearing that the Committee will support a proper consultation and planning process.