

Submission
No 117

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

Name: Name suppressed

Date Received: 28 March 2024

Partially
Confidential

I feel very strongly that the NSW Gov't has not consulted with the electorate, not only in Ku ring gai but across other areas of metro Sydney. A change to planning of this magnitude should be the result of extensive consultation not rushed through in the cynical way it appears to have been managed by the Gov't.

The time allowed for consultation is less than the time taken to secure a DA for a simple home extension.

Increases in density should be achievable without the simplistic approach proposed.

100 years of heritage potentially going to be lost, never to be recovered.

Please pause the process to allow for proper consultation and a review of other potential approaches to increasing density.

The simplistic approach to changes in zoning which include the removal of heritage and flora/fauna controls will have very significant detrimental impact on the nature of all impacted suburbs.

The impacts on local infrastructure do not appear to have been given appropriate consideration i.e. School capacity, traffic impacts on the local road system which is already inadequate, sewer and water systems are struggling to meet existing needs without the introduction of further medium and high density development.

The proposal will not deliver affordable housing for essential services workers within many of the areas identified, nor will it deliver homes affordable for first home buyers.

Many of the locations within the proposed rezoning have heritage value similar to those areas saved from wholesale apartment development in the 1970's such as Paddington, Glebe and The Rocks. Sydneysiders value these suburbs and it will be a tragic loss not only for this but future generations if the current changes are allowed to proceed without further detailed planning and consultation.