

Submission  
No 163

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

**Name:** Name suppressed

**Date Received:** 28 March 2024

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Partially  
Confidential

## Submission to NSW Planning Authority

- I acknowledge there are problems of availability for young home buyers and renters.
- The TOD solution to rapidly build and overdevelop is heavy handed and fails to consult with communities that will be visibly affected.
- Putting the development in the hands of developers overrides local culture, knowledge, heritage concerns and lived experience of existing infrastructure limitations.
- I live in Roseville and these comments reflect discussions of the TOD with my family of four and their partners, who have all lived here.

### Transport

**Roads:** The Pacific Highway is already a logjam in peak hours with commuters coming from the Central Coast and looking for parking around stations from Gordon to Roseville.

- There has been no traffic congestion assessments or solution plan provided.

Roseville train services are reduced in peak hours and throughout the day with frequent 10-minute wait times.

- No public transport initiatives have been tabled.

**Parking:** Street parking fills the commuter car park and surrounding streets well past the 400-metre walk to and from the station.

- No additional parking arrangements are provided and when created on the fly will have significant impact.

### Future Roseville

**Over development:** 197% increase in population of 28, 652 will endanger heritage sites and local conservation areas.

- Each proposed development has an allocated parking space between 0.5 and one. This is already evident in Victoria Street where cars parked on both sides make travel dangerous, particularly at drop-off and pick-up time at Roseville College.

**Bungalows alongside development:** The proposed development controls do not work in a suburban residential context.

- No side setbacks
- Blank party walls to neighbours
- Apartments with no external windows
- No provision for internal lightwells for natural light
- No natural ventilation
- No minimum parking requirements
- Lot width sizes make it difficult to accommodate basement parking.
- There are no controls to ensure new multistorey developments have net zero emissions with roof top solar and community batteries for the high energy required for lifts and air conditioning.

**Infrastructure:** Roseville has limited entry and access points for vehicle travel, including emergency vehicles.

- There has been no traffic congestion assessments or solutions provided.

- There has been no consideration on the impact on power, stormwater, sewerage and water pressure.
- No flood mapping and bushfire risk assessment have been noted.

**Public Services:** Roseville Public School serves the local community. Kur-ring-gai Library at Gordon supports the local community. Royal North Shore Hospital at St Leonards is the closest public hospital.

- There is no provision for additional schools, community and sporting facilities.
- There is no increase in health-related amenities: hospitals, emergency services or allied health facilities.
- There is at a minimum, a 10,000 square metre shortfall of library and community floorspace.
- 37,000 people have not been accounted for in Kur-ring-gai Council's plan for future growth.
- Supermarkets and green spaces have not been considered. Ku-ring-gai Council have an Open Space Acquisition Program: under the government's proposal this will not exist.
- All council control and initiatives to preserve the area and assist community welfare will be lost.
- Rates and levies will increase.

**Commitment to community values:** The National Housing Accord committed to work with local governments to deliver planning and land use reforms. This has not been done. There has been no consideration or discussion on issues that are most valued by the community.

- Natural environment
- Biodiversity
- Sense of place
- Tree canopy and the green and leafy streetscape

Increasing the population of Kur-ring-gai as projected in the TOD will eliminate many of the features that may initially attract new home owners to town houses, manor houses and apartments in 6-7-8-9 story blocks as they gradually replace an ecosystem of

- 160+ bird species
- 700 native plant species
- 690 fauna species
- 300+ vertebrate species
- Numerous invertebrate species

**The great Labour leader Tom Uren said 'you have something special here in Kur-ring-gai. Fight for it.'**

**He helped establish the heritage and conservation movement in Australia and worked to preserve the heritage of inner Sydney.**

- What is planned for this area is grossly undemocratic.
- It will destroy the character, heritage and environment of Sydney's diverse suburbs with a **one size fits all** policy.
- ACTIVATING TOD will undermine the integrity of the entire NSW PLANNING system and will lead to planning chaos.
- ACTIVATING TOD fails to consider local amenity impacts including overshadowing, loss of privacy, loss of streetscape.

- ACTIVATING TOD fails to ensure good quality and well-designed apartments.
- ACTIVATING TOD puts the interests of property developers BEFORE community.
- ACTIVATING TOD will allow super windfall rezoning profits to be ‘gifted’ to property developers- I have been contacted by 7 already.
- ACTIVATING TOD will not address the housing crisis.
- ACTIVATING TOD will open the NSW planning system to ‘corruption risk’ with the introduction of the ‘non-refusal standards’ (including money laundering).
- ACTIVATING TOD will deny natural justice to those residents living within a Transport Oriented Development- with NO OPPORTUNITY to object.
- ACTIVATING TOD is environmentally irresponsible when Sydney’s natural **ENVIRONMENT** is under severe with the escalating threats of climate and biodiversity extinction.
- ACTIVATING TOD will have an adverse impact on Lane Cove National Park, Garigal National Park, Ku-ring-gai Chase National Park. As well the integrity of the remaining pockets of intact Blue Gum High Forest at the Dalrymple-Hay Nature Reserve (St Ives), Sheldon Forest (Turramurra) will be placed under pressure. Other bushland reserves include Ku-ring-gai Flying-Fox Reserve (within 400 metres of Gordon Railway Station), Granny Springs Reserve (Turramurra), Swain Garden, Seven Little Australians Park.
- TOD IGNORES the evidence that Ku-ring-gai is one of Sydney’s most ecologically sensitive places.
- TOD IGNORES Ku-ring-gai’s geography. geology and climate. Ku-ring-gai suburbs are located on a thin ‘railway line’ ridge that climbs to about 200 metres and has the highest rainfall in Sydney. There are many creeks running from this ridge east and west, flowing down into either the Lane Cove, Garigal or Ku-ring-gai National Parks. The canopy trees, bushland reserves, gardens are environmentally critical to the survival of these national parks. The NSW housing policies will lead to more intensive hard surfaces. During high rainfall events this will lead to flash flooding, with pollutants, rubbish and weeds being flushed into the National Parks.
- TOD FAILS to acknowledge Ku-ring-gai as an environmentally sensitive area.
- TOD FAILS to acknowledge Sydney’s environment interconnections. Ku-ring-gai is the lungs of Sydney. What happens to Ku-ring-gai’s trees will impact on Western Sydney’s, Northern Beaches, Sydney Harbour’s and the Hawkesbury River’s environmental health.
- TOD FAILS to acknowledge Ku-ring-gai’s Aboriginal heritage that is a local government area that has one of the most significant Aboriginal sites in Sydney.
- TOD will devastate Ku-ring-gai’s natural environment with the overriding of existing Council protections including Tree & Vegetation Development Control Plan (DCP), Urban Forest Policy, Threatened Species Community.
- TOD will push Ku-ring-gai’s Critically Endangered Ecological Communities (Blue Gum High Forest, Sydney Turpentine Ironbark and Duffys Forest) and its wildlife and birdlife to extinction  
TOD will destroy Ku-ring-gai’s tree canopy. Already Ku-ring-gai’s tree canopy is under serious threat with an 8-9% slash in tree canopy cover. The NSW Housing Strategy will accelerate this destruction. It will destroy the vital wildlife corridor/national park railway line ridge.

- TOD will result in wildlife extinction. Ku-ring-gai has more native species than the entire United Kingdom. Ku-ring-gai is a hot bed of biological diversity that supports over 800 native plants, 170 fungi and 690 fauna species (including the threatened species – Grey-Headed Flying Fox and Powerful Owl).