

Submission
No 164

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

Name: Name suppressed

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Partially
Confidential

While I agree that additional housing needs to be available, introducing blanket housing plans with no regard to natural landscape, flora, fauna, infrastructure, or heritage is irresponsible and reckless. There has been no consultation with community groups or local councils to work with existing residents, instead mandating a blanket approach which will simply benefit developers who have carte-blanche to act without regard for council's development standards to maintain built and natural heritage, privacy, and environment.

The proposed changes in Kur-in-gai would reduce tree canopy coverage by up to 30%. This would increase the urban heat effect by up to 7 - 9 degrees (<https://www.nsw.gov.au/sites/default/files/2022-10/Average-tree-canopy-cover-heat-vulnerability-heat-islands.pdf>) at time when climate change is increasing the global temperature and the flow-on effect of such significant increase in local temperature is an increase in power consumption for cooling, which further impacts climate change.

The lack of planning for additional infrastructure such as schools, waste and storm water, and transport will substantially negatively impact the local residents, including the thousands of new residents.

The proposed changes take no consideration for aboriginal, natural or built heritage. Kur-in-gai has a significant natural heritage, with substantial mature trees providing native wildlife corridors for many species, including threatened and endangered species. The TOD SEPP does not take these into consideration, and will allow the destruction of these critical corridors.

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.

The TOD SEPP fail to acknowledge and respect the character, heritage and environment of a local area. They are blunt, one-size-fits all changes that will irreversibly destroy a community's liveability, character, heritage and the environment.

No Environmental Impact Statement has been prepared for the significant impact the proposed development would have on the Kur-in-gai area, which has the potential to cause irreversible damage to one of Sydney's most significant natural environments and forever destroy it's character. Work with local councils to develop a housing strategy that does not destroy the significant natural heritage or the very character of the communities we live in.