

Submission
No 166

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

Name: Name suppressed

Date Received: 28 March 2024

Partially
Confidential

We are residents in a R2 zone in Killara (within 800m of Killara railway station), which has been identified by the NSW government as one of the suburbs for high density housing rezoning. We have been residents on the upper North Shore for 43 years and we are alarmed by the proposed NSW Government Housing Policy that is intended to come into effect in April 2024.

THERE MUST BE A MASTERPLAN AND DENSITY MUST BE DONE RIGHT

We agree that there is an urgent need to increase affordable housing in NSW and agree with an increase in density in our LGA in order to partly address this problem, however we object to the proposed planning policy which strongly affects our neighbourhood for the following reasons:

1. The policy does not address the increase in traffic congestion.
For a 75-100% uptake of proposed increase in housing, the population of Killara and surrounding suburbs would increase by at least 2- or 3-fold. This would result in a 2- or 3-fold increase in the number of vehicles. Most intersections at present are already heavily congested during peak hours, which now run between 6am-10am and 3-7pm.
2. Loss of tree canopy and wildlife.
Ku-ring-gai has one of the largest tree canopy coverages in Sydney (over 40%), and is only one of 2 areas that has the minimum requirement for NSW to reach its low emission target. The proposed high-density housing will lower this to an alarming 7%! This will have dire consequences, including loss of wildlife and natural habitat in the area.
3. The policy intends to overrule all Heritage items or Heritage Conservation area protections.
The residents in our area have worked hard to maintain the history and heritage of northern Sydney. Century-old houses have been meticulously restored to ensure the character of the area has been retained. Once this is lost, it will be gone forever.
4. No improvement in existing infrastructure is being proposed.
Our existing infrastructure is already stretched. Banks have closed branches, Australia Post has closed our local outlet, local shopping centres are choked, public and high schools in the area have already reached their limit in student numbers, and more funding is required to upgrade Hornsby and Royal North Shore Hospitals to accommodate the increased population. These upgrades will have to be put in place before the housing policy is implemented.

In summary, it is imperative that the NSW government work with our local council to develop a sustainable planning strategy that will address the above issues and still being able to provide the desirable increase in affordable housing.