

**Submission
No 171**

INQUIRY INTO DEVELOPMENT OF THE TRANSPORT ORIENTED DEVELOPMENT PROGRAM

Name: Mr Frank Windeyer

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I am opposed to the TOD for the following reasons:

1. It is introduced without consultation with the public or local councils.
2. It was stated by the Premier on introducing it that it would override existing heritage conservation areas and heritage items (I understand to mean both state government and local council created).
3. It is a one size fits all plan - that ignores the planning done over a very long time by local councils with proper consideration of the interests of those affected.
4. Residents have chosen to live where they do because the area is attractive to them, with no expectation that the ambience would be affected while they are there.
- 5 The existing infrastructure is inadequate - schools, roads, parking, drainage.
6. No apparent consideration of the requirement for additional open public space.
7. Almost certain loss of tree canopy and no requirement for future planting.

Despite this I understand the need for more housing. But this plan appears to be introduced as a matter of urgency and desperation. That will not work. If it does proceed existing areas will be destroyed forever. As it is proposed it is unlikely to do anything to provide affordable housing. It might provide more housing, but not affordable and at a tremendous loss to the amenity of the environment.

There are areas where an increase in density would be appropriate - some probably already zoned in a way that such development is permissible. But a plan based simply on a radius or walking distance of train stations is ill-considered.

A number - developers and owners - are looking at the opportunities to prosper financially from the proposed plan. It appears to be through greed and without any consideration of the nature of new housing that might be built or the adverse effect on the existing areas.

Robert Francis (known as Frank) Windeyer