

Submission  
No 172

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

**Name:** Name suppressed

**Date Received:** 28 March 2024

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Partially  
Confidential

Will the TOD program apply in heritage conservation areas? If so, how will it impact character? The changes proposed will result in significant change in these locations as additional housing is delivered. But it is important to work together to embrace the transition that will occur as the character of these locations evolves. The new planning controls will apply in heritage conservation areas. However, a merit-based assessment will continue to apply to developments in these locations and relevant heritage controls will apply to the extent they are not inconsistent with the new standards.

This statement is deeply concerning for the environment and character of the Northern Beaches Sydney .(from the TOD and well located homes proposals)

The EIE released on 16<sup>th</sup> December 2023 by State Planning to amend SEPP (Housing) 2021 is a **gross** and **appalling** attack on the function of local Government and their constituents.

The Local Council will lose its planning and assessment powers and consequently remove the public voice. This does not lead to harmonious communities, only inequitable, and careless ones with social and medical problems. I have been a healthcare worker for 35 years and understand the impact of disconnected communities. **It is not good.** I have worked in almost every region of Sydney and Oseas.

Thousands of individuals and Proactive, dedicated Community groups across the current Northern Beaches Council and former councils (before forced amalgamation) have been working together for decades to create a sustainable housing strategy and place to live. We have worked tirelessly with local government over town and village plans, local housing strategies, and the formation of LEPs and DCPs and have protected conservation zones from extinction. This proposal will eradicate this carefully considered and effective work which is **arrogant** and **careless**.

There is a huge level of diversity within the animal, land and water environments, the function of urban space and the population itself within the Northern Beaches Council. A **one size fits all** and a **“non refusal”** approach to development in this area will be **catastrophic** due to the serious effects of climate change currently being experienced. This includes Bushfire, Flood, storms, gusts, coastal erosion, rising sea levels and radiant heat. The damage to infrastructure from these effects is extremely costly and life-threatening. Who will pay for this? **The constituents of course.** It will not be the developers footing the bill at the hands of irresponsible government. Developers and governments will profit short term and the community loses long term and the effect is irreversible.

Changes of this scale **must** involve planning that is consultative with the community and with experts in infrastructure and exposure to natural and man-made hazards before any reforms be **absent-mindedly** rolled out across Sydney and Greater Sydney. Population growth is **excessive**.

**We live here** and care deeply about its people, community and environment. That is why we have a diverse, passionate, caring and connected community. That is **why** we live here and are working to maintain its environment and values.

**Other major concerns are:**

- Further loss of tree canopy and natural environment and wildlife (already under threat).
- Excessive traffic, **worsening gridlock**, poor and slow public transport options and parking.
- Lack of infrastructure in road access, schools, daycare and hospital care.
- Lack of water, sewerage (already a problem) and sustainable electricity supply.
- A significant impact on the local character and heritage of the area which will affect local, national and international tourism / business and the **liveability** of the area.

Please consider very carefully these reforms and consequent impact on our community. As these changes are Sydney and region-wide, the impact of your decisions **will be** noticed by the community and reflected in polling booths on election day for all local, state and national government. It seems that's the only power we now have left when it comes to planning our communities. This is extremely disappointing, opportunistic, very concerning and will be seen by all as a **land grab**.

Thankyou for your time and consideration. **Please Listen.**

Regards

(Norther Beaches Resident)

