

## Draft Eastern District Plan

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Submission content: I have concerns about the South District draft plan for Earlwood and the Eastern City District draft plan for Bardwell Park & Turrella. Earlwood, Bardwell Park and Turrella are connected by the Wollie Creek Valley Regional Park and Bardwell Valley Parklands. The proposed plans for urban renewal areas in the District Plans will have a negative impact on the entire area, and particularly on its wildlife, the green canopy, waterways and open space. The proposals for 'upzoning' existing low-density residential housing to develop high-rise housing will force residents away from their neighbourhoods and communities. The proposed increases will have major negative impacts on existing infrastructure, will worsen road congestion and overcrowding on public transport and reduce the livability of our suburbs. The District Plans foreshadow increases in families with primary-aged children and also those over 65 in the two Districts but there is no clear provision of social infrastructure and so the burden will fall on local councils and community providers. Increased population will put even more pressure on already overcrowded schools and hospitals in the local area. The topography of Earlwood and Bardwell Park is significant because the suburbs are built on sandstone escarpment, making access difficult. Streets are narrow with little room to expand and so traffic congestion will significantly increase with even

a modest increase in population either in Earlwood and/or Bardwell Park and Turrella because the suburbs share roadways and public transport facilities. The housing projections proposed in the District Plans are unfair. The combined targets for Canterbury City Council and Bayside Council is for 23,400 homes in the next 5 years. This is a huge increase in population and is grossly disproportionate to other suburbs/areas within the two Districts and compared to the whole of Sydney. The plans give little consideration given to affordable and social housing. Increasing supply of high-rise housing does not necessarily improve affordability or housing choice, yet the plans seem to imply that this is a fact. Integrated planning and development requires genuine and sustained consultation with the local community to ensure that the housing density levels are appropriate for our suburb in a way that respects the needs of the community and its urban character. Development should only be allowed where it includes additional public transport, good traffic planning, new schools, open spaces, and community facilities in proportion to any projected increase in population.