NORTHBRIDGE

PROGRESS ASSOCIATION

Submission to New South Wales Department of Planning and Environment in response to Explanation of Intended Effect: Changes to create low and mid-rise Housing published December 2023

23 February 2024

The Northbridge Progress Association (NPA) is a 100-year-old, not-for-profit, volunteer association which advocates on behalf of Northbridge NSW to preserve or improve for its residents the amenity and environment of the suburb. Northbridge is a strong community with over 6300 residents, proud of the physical attractions of our peninsular suburb and cultural heritage.

The NPA agrees that changes to planning controls may be needed to address our housing affordability crisis. We support the intended outcome of the proposals to provide more housing within walking distance from transport hubs, shops, and amenities.

However, within our community these changes allowing more building density will generate significant debate and a range of concerns, including the impact on our public resources such as community sport facilities and the need for higher utilization of recreational land. At the same time, the changes could bring opportunities, including for downsizers, for local workers and for revitalising our neighbourhood retail centres.

We believe the very short period of consultation on this very significant proposal (over a holiday period) falls short of good practice for government engagement on a major policy proposal. We urge the NSW Government to consult and engage meaningfully with local communities including Northbridge in order to identify potential impacts and opportunities arising from these important proposals.

Sincerely,

Rachel Blazey

President

president@northbridgepa.com.au