

**Submission  
No 36**

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

**Name:** Mr Chris Chacos

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I am strongly supportive of the Transit Oriented Development program. I think a statewide upzoning of R2 zoning to allow townhouses, terraces and perhaps low rise apartments in all urban and suburban areas should also be considered, as occurred in Auckland to great positive effect on housing affordability and recently Wellington, NZ. Strong minimums for public housing are also important. 10-30% minimums should be considered and research should be conducted into the point at which market housing has to lower its prices to compete with non-market housing. Non-market housing minimums should then be set to create genuine competition with market housing that will lower the price of market housing, as well as providing a robust safety net for all who may need social housing.

As a teacher who loves Sydney but has only managed to afford to live there for a few years before being priced out, I hope that programs like this will one day allow me to return.