

Submission
No 116

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

Name: Name suppressed

Date Received: 28 March 2024

Partially
Confidential

The proposed changes to zoning regulations are very concerning due to the blanket form it has taken without regard for individual areas. It's lazy and unnecessary as it will if approved go down in history for its destruction of the soul of Sydney.

If Sydney needs more housing and that is debatable as maybe it needs less population then at least thought should be given to a structured way this can happen.

People want to live in areas that have a blend of homes with streets of the old and streets of the new. This maintains the soul of a suburb and not just a soulless group of high rise buildings.

I propose that the whole of Sydney share the burden of more accommodation by making it possible to build terrace houses of 2 stories plus attics in any area. This gives families areas of garden and green space for their children.

Also major roads like the Pacific Highway and Military Road on the North Shore should have greater allowances for high rise.

High rise should be allowed in all commercial areas and shopping centres .

It's unthinkable to just do streets of high rise buildings with no consideration of the historic significance of the area.