

Thank you for the opportunity to comment on the proposed Simplified Housing Code, SEPP 2008.

My position is this: **I do NOT support the proposal.** Although a simplified housing code on the face of it seems to be a good thing, in this case I think that the proposal is too “simplified”.

My main concerns are the removal of the so-called “**red tape**” items:

- The proposal that the neighbours do not have to be notified;
- The proposal that the neighbours have no right to object or appeal, except through the courts.

These two items are inherently unfair, as one person's dwelling/extension/new garage, etc can severely impact on another's amenity, sunlight, views, and garden space. The proposal that buildings up to 430m² building can be erected without neighbours' input, knowledge, or right to object is totally wrong-headed thinking, in my opinion.

The proposal to trash the restrictions on construction of buildings up to 430m² is also clearly an undemocratic imposition, and basically will create a lot of bad feeling between neighbours and within local communities. This also constitutes a substantial diminution of the role of Local Government in planning and regulation of construction and their control on the overall look and feel of a neighbourhood via the local DCP.

The legislation proposes to allow the Private Certifier to issue the Complying development certificate, *as well as* act as the regulatory authority and certify the building!! This is a **very clear conflict of interest**, which has the potential to lead to corruption on a grand scale; I am sure that no government would want to enact legislation that will so clearly encourage unethical and unlawful practices.

Conclusion: the removal of the “red tape” such as notification of neighbours and the right of a neighbour to object is a stupid proposal, which will cause a huge amount of conflict between neighbours and local communities. People's access to sunlight, views, garden space and amenity should be preserved as a right, not something which can be trashed at will, without their knowledge. Enabling the Private Certifier to be both “judge and jury” as it were is a dangerous road to travel, leading to unscrupulous operators becoming dominant, and entrenching corruption. Please, reconsider this proposed “Simplified Housing Code”, as it is not only not fair to the vast majority of people, it will encourage massive overdevelopment and corrupt operators in both construction and certification who will not be monitored effectively. It will be “open slather” for construction companies, and will change our suburbs in ways possibly unforeseen and possibly unintended, by look and feel, and will pit neighbour against neighbour. That's not what anyone wants.

Thanks for the opportunity to comment on the Simplified Housing Code, SEPP 2008

Yours sincerely,
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