

Monday, October 31, 2016

31 October 2016

NSW Government  
Department of Planning & Environment  
GPO Box 39,  
Sydney NSW 2001

Dear Sir/Madam

**Re: Draft Medium Density Design Guide**

The Site Foreman is an architecture and company based in Summer Hill and over the years we have been involved in many medium density residential developments and as such we are very interested in this discussion. We have reviewed the information that is available and we are providing our opinion below:

We believe that in principle the MDDG should be adopted in the whole state – councils should only decide the areas where these policies would apply based on minimum targets set by the state government. Councils should only be granted exemptions from the complying development under the MDDG where they can demonstrate significant constraints such as heritage or environmental aspects.

We applaud the initiative to create a hierarchy of residential land uses based on density. However, the definition of dual occupancies (one over the other) breaks the hierarchy and can cause confusion. We propose the following alternative definitions to classify dual occupancies fully in a lower density hierarchy rather than in conflict with multi dwelling housing:

- Dual occupancy (attached) means 2 dwellings on one lot of land that are attached by a common wall to each other, but does not include a secondary dwelling or dwellings attached by a floor
- Manor house means a building containing between 2 and 4 attached dwellings on one lot of land, where:

- a) At least one dwelling is attached to another by a floor
- b) The building contains no more than two storeys, excluding any basement storey

It would be helpful if the BCA could be amended to classify Manor houses up to 300m<sup>2</sup> GFA under class 1B (same category as small boarding houses) instead of class 2.

Certifiers are not qualified to review design verification statements. These statements should be signed by an architect and reviewed by a panel of independent architects within 2 weeks to ensure

a high quality of design similar to what happens with SEPP65. Please note that it does not prevent a drafter or building designer being the main consultant in the design process, only that an architect needs to be involved at some point.

We appreciate the initiative of public consultation and thank you for the opportunity to comment in these new policies.

Kind Regards,

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