

I wish to express my concern with the proposal to expand “code complying development” to include medium density development, through a mechanism established by the Greater Sydney Commission.

My grave concern extends to the proposed Medium Density Code which aims to extend medium density development throughout current low density single dwelling residential areas (R2 zone) as Complying Development, bypassing the Development Application process.

Under State Environmental Planning Policy building guidelines will override local controls and enable private certification instead of a DA process through local Councils.

Neighbours will only be required to be informed of these developments, and will have no right to object. As long as the developments meet a predetermined set of guidelines they will be fast-tracked through Councils, without the benefit of community involvement and merit assessment.

There is much greater public benefit and community confidence for development to be assessed by an independent body such as a local Council rather than a private certifier paid by the owner or developer.

The proposed changes are designed to increase density across suburban areas and reduce lot sizes. This may be inappropriate in many instances, and coupled with the opportunities for conflict of interest which the current private certification process presents, the changes could lead to wholesale changes to the character and amenity of residential areas.

Will there be a limit to the number of these types of complying developments allowed across R2 residential areas?

Atypical dwellings in a residential zone will not only change the character of streetscapes, but unless very carefully managed will have a negative impact on local infrastructure, services, traffic, street car parking, social services and amenity.