

**Neighbourhood
Forum 5**

**Wollongong's
Heartland**



**Coniston, Figtree,
Gwynneville, Keiraville,
Mangerton, Mount
Keira, Mount St
Thomas, North
Wollongong, West
Wollongong,
Wollongong City.**

Thursday, 8 December 2016

Ms Lynne Sheridan
Director Codes and Approval Pathways
NSW Department of Planning and Environment
Sydney

Dear Madam

draft Medium Density Development Code

At its meeting on 7th December the Forum resolved to advise the Department in relation to the draft Medium Density Development Code that it:

- 1 understands that guidelines can promote good design outcomes but insists that should they remain just that - guidelines, not mandatory factors to be taken into account regardless of circumstances, and Councils should be able to adopt all or part of them if they so choose;
- 2 would be pleased to know details of the substantial research, undertaken to justify many of the requirements, such as consumer preferences, neighbour reactions, community priorities and realistic environmental benefits;
- 3 requests that the submissions and the report on the discussion paper on Low Medium Density be published;
- 4 vehemently objects to those provisions of the Medium Density Guidelines which conflict with provisions of a Council's Local Environmental Plan or Development Control Plan for the reasons noted above;
- 5 requests that the proposed new provisions be tested against the Illawarra Urban Feasibility Model and the results on a small area basis be published before the adoption of the Guidelines and Code to apply to Wollongong;
- 6 insists that adjoining owners be notified at least two weeks prior to any approval being granted so that they can check that the development indeed complies and attempt to negotiate changes where necessary;
- 7 recommends that system be introduced to reduce the inherent conflict of interest between Certifiers and their clients by regulating how Certifiers are appointed;
- 8 a code and procedure similar to that for the Residential Flat Code be introduced instead;

- 9 that solar access standards be introduced for residents as well as well as neighbours;
- 10 supports the submission by Wollongong City Council;
- 11 in the event that the Department chooses to ignore community concerns, that to promote sustainability and reduce carbon emissions, where the new provisions differ from Council controls, they only apply to development within 400m walking distance of a commercial zone or a railway station.

Yours Faithfully

David Winterbottom
Secretary