

11 December 2016

Dear Minister

Submission regarding the Draft Medium Density Design Guide

We refer to the Draft Medium Density Design Guide and Explanation of Intended Effect for the new Medium Density Housing Code dated 28 October 2016 currently on exhibition. This submission has been prepared for your consideration.

Submission:

We are of the opinion that the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 should be amended so that the Medium Density Design Guide applies to all land zoned R1 General Residential within the Growth Centres outlined by the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (**Growth Centres SEPP**).

Explanation:

By way of example, we refer to the North Kellyville Precinct Plan in Appendix 2 of the Growth Centres SEPP.

In North Kellyville, a development pattern has emerged whereby land zoned R1 General Residential is being developed into small lot subdivision with free standing homes.

Further, the proposed Neighbourhood Centres have either received development approval or are currently under construction. These developments are residential flat buildings and mixed use projects.

In North Kellyville, there is a Missing Middle ground in between free standing homes and flats within apartment buildings. There is currently limited capacity to deliver medium density housing types within land zoned R1 General Residential.

The social impacts from this Missing Middle ground are such that a young family, who may not be able to afford to purchase a free standing home and for reasons of impracticality cannot live within flats, cannot find suitable housing within the North Kellyville Precinct.

Accordingly, the North Kellyville Precinct Plan cannot fulfil its Aim to 'promote housing choice and affordability.'

We are of the opinion that all residential development types, described within the Missing Middle and including abutting dwellings, should be permissible in all land zoned R1 General Residential within Sydney Region Growth Centres.

Yours sincerely

Aldo & Joanne Vumbaca