



12 December 2016

Director, Codes and Approval Pathways
NSW Department of Planning and
Environment
GPO Box 39
SYDNEY NSW 2001

Contact: Mr Scott Christie
Our Ref: DOC2016/067796
Your Ref:

Dear Sir/Madam

Draft Medium Density Design Guide – Submission

Thank you for providing Cessnock City Council (Council) the opportunity to comment on the Draft Medium Density Design Guide.

Council made a submission to the Discussion Paper on expanding complying development across NSW, of which Council were in support of the concept and are pleased to learn that recommendations made by Council have been incorporated into the Draft Medium Density Design Guidelines.

Council would like to commend the Department of Planning and Environment on the structure and presentation of the Draft Medium Density Design Guidelines, considered to be comprehensive and user friendly. This will create improved certainty and efficiencies for both developers and Council's across the state.

As a regional Council, Cessnock Local Government Area's housing supply is largely dominated by detached dwellings. Although the housing supply is considered regionally to be affordable, the introduction of the Medium Density Design Guidelines would increase the diversity of affordable housing, making it more accessible and appealing to a broader demographic. Council will seek to adopt the guidelines in due course.

If you require any further information, please do not hesitate to contact me on telephone 02 4993 4229 or via email martin.johnson@cessnock.nsw.gov.au.

Yours faithfully

Martin Johnson
Acting Director Planning and Environment