

16 December 2016

Lynne Sheridan
Director, Codes and Approvals Pathways
NSW Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Our Ref: Record/Container
2016/398978 #EC02655

Dear Ms Sheridan,

Submission in response to the draft Medium Density Design Guide and an Explanation of Intended Effect for a Medium Density Housing Code

Thank you for the opportunity to comment on the draft Medium Density Design Guide and Explanation of Intended Effect for a Medium Density Housing Code, and for providing an extension to respond.

Please see attached our submission adopted by Council on 13 December 2016. It provides comment on various aspects of the draft documentation, including requests for clarification and recommendations. Note the Administrator will be forwarding a separate submission to the Minister for Planning to supplement the attached.

Council acknowledges the Department has addressed issues previously raised in response to the Discussion Paper on expanding complying development. However, Council has a number of concerns with the draft Code in its current form.

Should you have any enquiries in relation to Council's submission, please contact Suzy Lawrence, Senior Strategic Planner on (02) 9942 2548.

Yours faithfully



Neil Cocks
Manager Strategic Planning