

## Response to “Medium Density Design Guide” and “Medium Density Housing Code”

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1. We are very supportive of the concept direction of both the Design Guide and Housing Code for use in Sydney and across NSW. It is sensible planning for a growing city.
  1. we are particularly supportive of the MDDG and MDHC addressing some of the less desirable elements of Dual Occupancies.
  2. We are particularly supportive also of the design and Titling concepts of ‘side by side’ Dual Occupancy (Strata) or Torrens titled and Dual Occupancy (attached - one above the other) with a Minimum Lot Size of 600m<sup>2</sup> (Strata Subdivision only) as this opens up the option for sensible solutions to address the shortage of affordable ‘ageing in place’ options for retirees living in large houses with unused bedrooms.
2. Our main comment for improvement in the MDDG and MDHC is generated from the situation that exists in current LEP’s within the emerging Northern Beaches Council (NBC) area and specifically the currently applied NBC - Pittwater LEP (2014) as amended 2016, for areas zoned R2 and covered by Minimum Lot Size Plans and Subdivision, Strata Title Prohibitions.

We submit that the MDDG and MDHC should be compulsorily applied in NBC previous Pittwater LEP area and the lot size controls where zoning allows should be those proposed in the MDDG and MDHC as well as the proposed titling provisions of Strata and Torrens.

**A worked Example of the issue is demonstrated by the situation as applied to our property at 188 Narrabeen Park Parade Mona Vale where we are a retired household of 2 persons only with 4 bedrooms**

- Property Area = 720 m<sup>2</sup>
- Zoning = *Zone R2 Low Density Residential*

#### *1 Objectives of zone*

- *To provide for the housing needs of the community within a low density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To provide for a limited range of other land uses of a low intensity and scale, compatible with surrounding land uses.*

#### *2 Permitted without consent*

*Home businesses; Home occupations*

#### *3 Permitted with consent*

*Bed and breakfast accommodation; Boarding houses; Boat sheds; Building identification signs; Business identification signs; Child care centres; Community facilities; **Dual occupancies**; Dwelling houses; Environmental protection works; Exhibition homes; Group homes; Health consulting rooms; Home-based child care; Home industries; Jetties; Places of public worship; Respite day care centres; Roads; Secondary dwellings; Veterinary hospitals; Water recreation structures*

#### *4 Prohibited*

*Any development not specified in item 2 or 3*

- Currently for a subdivision to occur our lot would have to be 1100 m<sup>2</sup>; for a dual occupancy to be granted the Lot Size would have to be 800 m<sup>2</sup> but strata title is Prohibited.

- So even though Dual Occupancy is allowed in our Mona Vale Hospital neighbourhood zoned R2, most of the properties covered by the Lot Size plans are unable to have a dual occupancy approved and certainly cannot achieve a financial outcome that would be facilitated by strata titling to create 2 properties from one and allow the existing retired occupants of many of the properties in this area to down size in their current place of residence and live a healthy life and 'age in place'
- Using the proposed MDDG and MDHC provisions we could Knock Down and Re-build either a side by side' Dual Occupancy (Strata) or Torrens titled or Dual Occupancy (attached - one above the other) meeting a Minimum Lot Size of 600m2 (Strata Subdivision only) and
  - maintain the existing Streetscape quality
  - stay within the existing height requirements
  - maintain the existing front and side setbacks
  - not increase the existing 'Floor to Site' ratio
  - no change to footpath crossing
  - provide 2 extra garage spaces to a total of 4 (Alternatively we could sell our property to a family of 5 with 3 post school age children living at home each with a car and 3 cars would be parked on the street taking away valuable hospital community parking in the area)
  - Provide accessible lift access for 'ageing in place' owners
  - maintain existing gardens and landscaping.
  - provide 1 extra property for separate ownership at a lower price than is being generated by 3 storey over 55 developments in the NBC area

**In relation to Northern Beaches Council draft "Submission to the Department of Planning and Environment in response to a proposed Medium Density Code" to be tabled at NBC Council Meeting tomorrow night 13/12/16.**

We find on review that the document and the 38 Recommendations are more of a 'Lets Change Nothing' rather than a 'Solutions' oriented Paper.

We particularly recommend that in order to try and facilitate some affordable options for 'Large House' owning retirees to 'age in place' the Department is very circumspect in dealing with the recommendations (noted below) of NBC in their current draft recommendation we have attached and will publicly comment on at the NBC Council meeting at 6.30 pm on Tuesday 13/12/16.

Recommendations 3, 4, 5, 8, 9, 11, 15, 17, 18, 30,

Attachments:-

Northern Beaches Council Meeting 13/12/2016, Agenda Pages 125- 129

Northern Beaches Council Meeting 13/12/2016, Attachment Booklet 3 , Pages 16 - 45