



23 December 2016

NSW Department of Planning and Environment
320 Pitt St
Sydney NSW 2000
codes@planning.nsw.gov.au

Dear Sir/Madam

Re: Sustainable Australia submission re Medium Density Housing Code

The NSW Government is seeking feedback on the draft Medium Density Housing Code.

Sustainable Australia is a federally registered political party, and will soon launch a NSW state party to contest the upcoming NSW state election. We will be campaigning on a number of key sustainability issues including planning.

Sustainable Australia rejects the proposed 'top down' Medium Density Housing Code, which is undemocratic and a brazen land grab by the government and developers.

Instead, the NSW government should adopt Sustainable Australia's planning policies, which state that:

- ***Australia's town and urban planning should work to stop overdevelopment and be more transparent, egalitarian and ecologically sustainable.***

To help achieve this proper and democratic policy, NSW should allow more involvement and authority to local communities in regards to local planning processes and densities, not less.

Specifically, this should mean a 'bottom up' planning process rather than 'top down'.

A democratic 'bottom up' process should include the following steps:

1. A local government infrastructure and services capacity audit and report covering schools, hospitals, roads, public transport, recreational and green space, etc. The report should include local community submissions, as well as a analysis of the impact of proposed planning, development and density options on per capita infrastructure and service levels.
2. Local council-run community referendums regarding the desired level of development of new dwellings in the local government area (including a range of options on density).
3. Binding community-led local council decisions on development and density levels for the state government to adopt.

If the level of projected state population growth (which is largely a factor of federal government-controlled immigration numbers) and subsequently projected dwellings development exceeds the determined local government development capacity, the state



government must lobby the federal government for lower immigration numbers, including through COAG meetings.

Conclusion

Australia's town and urban planning should work to stop overdevelopment and be more transparent, egalitarian and ecologically sustainable. To achieve this, NSW planning must change from being a 'top down' process to being 'bottom up', driven by local communities.

Yours sincerely

William Bourke
President
Sustainable Australia
PO Box 575
Crows Nest NSW 1585
www.VoteSustainable.org.au

