

In reply please quote: 10/02884

Contact: Chris Shinn on 9725 0804

22 December 2016

NSW Department of Planning and Environment

To whom it may concern,

**SUBMISSION ON DRAFT MEDIUM DENSITY GUIDE AND EXPLANATION OF
INTENDED EFFECT FOR THE NEW MEDIUM DENSITY HOUSING CODE**

I refer to the above draft Medium Density Guide and Explanation of Intended Effects. Council previously considered the discussion paper on the proposal to expand the complying development provision to include medium density housing.

Council provided a submission on the proposed changes in February 2016. The attached report reiterates Council's previous position on the matter.

The key issues raised in the attached Council report include:

1. Removal of Council Powers;
2. Inconsistencies with Council Planning Instruments;
3. Impact and appropriateness of Manor Homes;
4. Qualitative Assessment of Development;
5. Impact on community consultation;
6. Impact on Council operations;
7. Budgetary implications for Council;
8. Flooding, Overland Flow and Stormwater issues;
9. Effectiveness of private certification;
10. Compliance and Enforcement issues;
11. Duty of Care to the Fairfield community and stakeholders.

In summary, Council has previously outlined a series of concerns with regards to the discussion paper and the proposal to expand complying development provisions. It requests these issues be addressed prior to finalising the proposed expansion of complying development provisions and relevant guidelines.

Should you have any queries please do not hesitate to contact Chris Shinn on 9725 0278.

Yours sincerely,



Eber Butron

ACTING GROUP MANAGER CITY DEVELOPMENT