

Dated: 22-10-2016

To: Director, Codes and Approval Pathways

NSW Department of Planning

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From: Mohammed Rahman
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Re: Submission - Draft Medium Density Design Guide and Medium Density Housing Code

Dear Sir

I would like to make the below submission and comments regarding this draft MDDG for your kind consideration.

1. I believe the medium density fsr set of roughly .5 to .6 for all types of development recommended in this guide are at the lower end, similar fsr in use for past decade by various councils but did not work well. Similarly, landscape area of 30% to 40% being use in the past. This can now be improved by setting landscape area to 20% to 25% with good landscape architect design.
2. For modern medium density development, such as proposed this this guide and code, where the dwellings are going to be design by architect and adopt to various design varification standards, there is scope for better medium density design to be set at fsr of 0.8 to 0.9.
3. I believe there is some anomaly in how the controls are set, in this respect I refer to page 139 of MDDG control for Manor house design – below is one example

Standard Summary Development Standard:

Maximum floor space ratio for the site

LOT AREA FSR

>600 - 700 m² : 0.60:1

>700 - 920m² : 0.50:1

>920m² : 0.40:1

As the standard set above, one applicant with land area up to 700 sqm will be allowed 0.6 fsr... giving effective building area of 420 sqm

Next applicant with land just about 700 sqm (say 701 sqm) that will be allowed fsr of 0.5 giving effective building are of just 350 sqm. (considerably less)

Similar anomaly exists with land area just below 920 sqm and just above 920 sqm.

This anomaly may need to looked at, a standard fsr may be maintained for all lot sizes.

4. Similar to example above there exist anomaly in landscape area.

Standard Summary Development Standard:

Minimum Landscaped Area for the site:

LOT AREA LANDSCAPED AREA AS PERCENTAGE OF LOT

>600 - 750 : 30%

>750 - 900 : 35%

>900 - 1500 : 40%

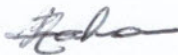
>1500 : 45%

Standard landscape could be set say at 20% to 25%, this should eliminate any anomaly between applicants having a lot of just below 750 sqm and above 750 sqm.

5. I believe there are similar anomaly of fsr and landscape area for various types of medium density development discussed on the draft MDDG. If the standard is not uniform that may discourage smaller lot owners to amalgamate as they will be disadvantaged by amalgamation.

I hope you will consider above recommendation and set better uniform fsr and landscape standard.

Thanking you and oblige thereby



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