



12 December 2016

Ms. Lynne Sheridan  
Director, Codes and Approval Pathways  
NSW Department of Planning and Environment  
GPO Box 39,  
Sydney, NSW 2001  
Via email: [lynne.sheridan@planning.nsw.gov.au](mailto:lynne.sheridan@planning.nsw.gov.au)

Dear Ms Sheridan,

**Re: Draft Medium Density Design Guide & Code Consultation**

Thank you for providing the Australian Institute of Building Surveyors (AIBS) with an opportunity to make a submission on the above draft documents.

AIBS's position on the broader question of expanding the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* ("the Codes SEPP") to address the 'Missing Middle' of low level dual occupancies, manor house and townhouse/terrace type developments remains as per our submission of 9 February 2016.

With regard to the current draft documents, AIBS supports any changes that;

1. provide greater certainty for all parties;
2. reduce the potential impact upon nearby residents and the locality; and
3. achieve desirable design outcomes.

AIBS would however, again advocate the need to harmonise state based development and design standards and controls with the National Construction Code - Building Code of Australia (BCA), as detailed in our submission of 9 February 2016. To fully understand, and be able to assess, the finished product, it is critical to consider the effect of achieving compliance with the BCA. Compliance with the BCA should be an integral part of a building's design and not be seen as something that is applied once the design is completed.

AIBS congratulates you on the progress made to date and offers our continued support to help improve and enhance the State's planning documents.

Yours sincerely

A handwritten signature in black ink, appearing to read "B Mace", written over a horizontal line.

Brett Mace  
**Chief Executive Officer**

**Australian Institute of Building Surveyors**

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