

Laura Tilsed, Secretary, Jacqui Cannon,  
Treasurer, and Niall Johnson, Chair,  
The Holtermann Precinct,  
Crows Nest NSW 2065  
11 December 2016.

Draft Medium Density Housing Code & Design Code,  
Department of Planning and Environment,  
[www.planning.nsw.gov.au](http://www.planning.nsw.gov.au)

Dear Sir/Madam,

This is a submission from the Holtermann Precinct on the Draft Medium Density Housing Code & Design Code. The Holtermann Precinct is a community group within North Sydney Council's Precinct Network. Our area includes most of Crows Nest and that part of St. Leonards within North Sydney LGA. It includes medium density zoning. We hold monthly meetings to consider matters of community concern, including planning issues. While students, workers and employers are welcome, our members/ attendees are mainly residents.

These are our concerns.

1. We request that the calculation of minimum lot sizes exclude areas affected by a right of carriageway or an access handle, as these areas do not contribute to the amenity or developmental space of a site.
2. Our area has rear laneways. We request that rear setback controls for development with rear lane access be incorporated , for the amenity of residents ( to ameliorate traffic impact by reducing noise and allowing better sight lines, to allow for some green or open space fronting the lane , and to maintain a human scale for pedestrians and others using the lane.
3. We support the use of nominal setbacks in preference to building height plane controls which, particularly on small lots, are difficult to apply.
4. We request that certification of domestic waste and stormwater disposal be limited to councils and not be extended to private certifiers, particularly as councils are responsible for upgrading and maintaining stormwater infrastructure.
5. We request that at least 10% of all dwellings within a development are capable of being made adaptable, particularly in view of the ageing population.
6. We request that the building height for terraces be limited to 8.5m particularly on small lots.
7. Strategic planners are aware of an increased risk of flooding with climate change. Regulation of basement parking will need to take account of this. We understand that Flood Studies are being prepared across the State with a view to limiting risk and liability and that these studies will feed into planning regulation.

Yours sincerely,

Laura Tilsed, Jacqui Cannon and Niall Johnson