

19 December 2016

Department of Planning NSW

MEDIUM DENSITY HOUSING CODE

I wish to submit the following comments about the proposed code.

- Development applications should be retained for all medium density applications and Local Councils should be the planning authority;
- The proposed Medium Density Housing Code fails on environment protection, climate change and governance grounds;
- The expansion of code-complying development across all residential zones removes the ability to undertake effective local planning to determine and maintain the character and/or amenity of our suburbs. The proposed Code is a gift to commercial developers;
- The Code fails to address cumulative impacts. Existing infrastructure, tree clearing, bushfires, flood mitigation, stormwater runoff, privacy and topography would not be assessed in the absence of a full development application and across multiple developments;
- The worst aspect of this type of code is that the Code relies upon private certifiers for compliance when serious concerns exist over numerous cases of private certifiers giving the green light to non-compliant developments. The NSW Government seems incapable of reforming this as with other aspects of self-regulation.

Regards

Chris Hornsby