Submission Planning Codes- Medium Density Housing Code

Code complying developments should not include medium housing density developments. Building townhouses, terraces, manor homes and dual occupancies on a 200sq .m per dwelling will have an impact on the wider community and see serious issues occur.

The proposed medium Density Housing Code fails on environment protection, climate change and governance grounds.

Each Sydney suburb is unique and holds its own character and amenities. The expansion of code complying developments will see local areas subject to commercial development unconcerned with enhancing suburbs.

Private certifiers have been approving non -compliant developments and buildings with structural defects. To allow private certifiers more power and control is a dangerous and irresponsible decision and leaves homeowners venerable.

The Code does not address cumulative impacts. Existing infrastructure, tree clearing, bushfires, flood mitigation, stormwater runoff, privacy and topography would not be addressed in the absence of a full development application and over a series of developments.

Communities are most successful when residents live in harmony with each other. This Code will see the anxiety and stress escalate and anger increase. After the effort and expense of amalgamating local councils, this Code will see Council staff redundant.

Similarly, we will see the loss of the suburban backyard and an increase in cement. Recent weather has seen our hot summer days increase in temperature to levels that are dangerous to health. There is no mention of urban heat and measures to counter this in the code. It is irresponsible to be increasing the temperature of a city and increase the reliance on air conditioning.

A comprehensive green, cooling response to the Code must be devised. This is for habitat and our endangered species such as possums, koalas and flying foxes.

I do not support the expansion of 'Code complying development" to include medium density development using a Medium Density Housing Code.

Yours sincerely

Maria Bradley