

21 December, 2016

Codes@planning.nsw.gov.au

To Whom It May Concern,

Re: Draft Medium Density Housing Code 2016

Thank you for the opportunity to comment on the draft Medium Density Housing Code 2016.

Granted, medium density housing is far preferable to high-rise blocks of cement festooned with garments drying on balconies. However, the NSW Government's plan to extend medium density development throughout current low-density, single-dwelling residential areas (R2 zones) is unacceptable, especially as it would be additional to the existing R3 zoning that is specifically designed to deliver medium density housing. And, for it to be achieved through the Complying Development process is downright undemocratic, breaks the Liberal Party's promise to "return planning power to the community"—seemingly just a ploy to help win the 2011 election—and blatantly flouts the reason why Mr Hazzard's 2013 Planning Bills failed to make it through the Parliament; the community did not then and does not now want higher density forced on them, especially not by the sneaky, risky means now devised by the Baird and Stokes regime, whereby neighbours would have no input on the gross transformation of their areas and amenities by developments approved by private certifiers employed by the developers, rather than through the development application process.

I believe that the draft Medium Density Code promotes bad planning as it would encourage ad hoc, probably poor quality development that does not address the cumulative effects on existing local infrastructure, tree clearing, bushfires, flood mitigation, stormwater runoff, topography, services, traffic, street parking, privacy, social services and amenities. The wholesale destruction of the natural tree canopy that would occur by building over whole backyards will be harmful to both human and native animal life. It would definitely be the developers' dream situation but a cross for communities to bear and another backlash against all Liberal Governments.

Please correct the Draft Medium Density Code, chuck out corruption-fraught complying development and restrict medium density to the sites that have been designated R3 medium density and do not interface a lower density zone.

Yours sincerely,

Carolyn Darby

Cc: Draft Medium Density Housing Code
Exhibition feedback