

FRIENDS OF PYMBLE

Department of Planning & Environment
Draft Medium Density Housing Code Exhibition
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Dear Sirs

Draft Medium Density Housing Code Exhibition 12/10/2016 to 23/12/2016

Friends Of Pymble is a local community group which has become concerned about widespread poor planning outcomes affecting Pymble and neighbouring suburbs over recent years.

Our principal objections to the Draft Medium Density Housing Code are twofold.

1. Under the draft Code, Medium Density Housing will become Code-complying development, thereby removing from local Councils the ability to ensure that the development achieves as good a planning outcome as possible taking into account the characteristics and constraints of the particular site.

Code-complying development for Medium Density Housing will also undermine effective local planning seeking to maintain the character and amenity of our suburbs.

2. In addition, the Code proposes to rely on private certifiers for compliance. It is not controversial that serious public concerns exist over the incidence of private certifiers certifying non-compliant developments.

We also submit that the *combination* of Code-complying development *and* private certification is particularly undesirable, and will make Medium Density Housing development compliance especially vulnerable to conflicts of interest and abuses.

Friends Of Pymble submits that Code-complying development should not be permitted in the proposed Medium Density Housing Code, and nor should private certifiers be permitted under the Code.

Your faithfully

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