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Dear Ms Sheridan,

Submission Re: DRAFT MEDIUM DENSITY HOUSING CODE

Thank you for this opportunity to comment.

I wish to object to this code for the following reasons.

The new Code is devised for the benefit of developers, not the people who live in Sydney. This is borne out on page 5 of the Department of Planning and Environment's *Explanation of Intended Effects, Proposal: Medium Density Housing Code*, stating the Code is to:

- Provide an efficient mode of delivery for low rise medium density
- Remove existing obstacles to delivering this form of housing
- Provide a variety of housing choices across NSW in areas that are zoned for Medium density

So far, high-rise development has been kept to areas zoned for high density, and medium density can only be built in specifically designated areas to allow a graduated change from apartments to single houses.

Now the proposed legislation, the draft Medium Density Housing Code, will extend medium density development as "complying development" throughout current low density, single dwelling residential areas, despite the existing R3 zone which is specifically designed to deliver medium density housing.

This will adversely change the nature and character of our suburbs:

- Development may be out of character for a zone or area - allowing five dwellings on a 1000m² block of land where one dwelling now stands
- Development will be *ad hoc* - not integrated into overall town planning
- The quality of building will be even worse than it is now
- Development may change the streetscape dramatically
- The proposed Code does not take into account the cumulative effects of denser population on
 - local infrastructure
 - services

- traffic
- street car parking
- social services
- amenities

- There is no limit to such “complying medium density” redevelopments which means *an effective blanket rezoning to medium density of virtually all single dwelling, low density residential land, with some exceptions (Heritage Conservation Areas or Environmentally Sensitive areas), with a street frontage of 12 metres and a minimum lot size of 400 sqm.*
- Complying medium density should only be allowed in sites in core R3 medium density zones, that is, sites where the R3 zone does not interface a lower density zone.

There are many other ways to solve the self-perpetuating housing shortage than to let developers take parts of our cities and render them potential slums.

M. Street
Sydney