

I Margaret Hogg would like to make a submission to appeal to the Government and Planning to recognise the NEED to recognise the individual nature of EACH development and stick to the policy of examination on MERIT.

One of the criticised Omissions of this current administration of indeed a merit test is being omitted. This behaviour is riddled with potential mistakes being made and in the interests of BEST PRACTICE I urge you not to go down this cost INEFFECTIVE ROAD (excuse any pun)

- 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 Code relies upon private certifiers for compliance at a time when serious concerns exist over numerous cases of private certifiers giving the green light to developments that have been shown to be non-compliant.
- In some areas the Code will pose a broadscale threat to existing 'backyard' vegetation or tree canopy – resulting in loss of open space, climate change mitigation and biodiversity.