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**Sent:** Wednesday, 18 July 2018 3:15 PM

**To:** DPE PS Codes Mailbox <[codes@planning.nsw.gov.au](mailto:codes@planning.nsw.gov.au)>

**Cc:** [REDACTED]

**Subject:** House Keeping amendments to Codes SEPP - Articulation Zone Controls under HOUSING CODE

Dear Codes Team

As part of the upcoming review of Codes SEPP, could I please request consideration be given to amending Clause 3.14

As it currently reads, the wording of Clause 3.14(1) means it only applies to the “erection of dwelling house” (ie development under clause 3.1(1)(a)) and therefore not to alterations and additions to a dwelling (ie development under 3.1(1)(b))

It is clause 3.14 that contains the controls for allowing certain elements in the articulation zone, however because 3.14 in its entirety does not apply to alts and adds to dwelling, that means that the articulation zone elements permitted in 3.14 (4) are technically not permitted when doing alterations and additions to an existing dwelling. Im sure that was not intended

As clause 3.14 contains a variety of requirements including some that are onerous when doing alts and adds, it would not be appropriate to include alts and adds in clause 3.14(1).

I believe its important to make a distinction by clarifying which controls in 3.14 apply to all dwellings and which apply to just new dwellings, similar to how the General Housing Code does.

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