



David Shoebridge MLC
Member of the NSW Legislative Council

The Greens NSW
Submission
10 August 2016

Review of Complying Development- Simplifying the Housing Code

Thank you for the opportunity to respond to the proposed simplification of the Housing Code which forms part of the State Policy (Exempt and Complying Development Codes) 2008.

I understand that this is a review of the existing General Housing Code and that the simplification is intended to support the government's target of increasing the take-up of complying development by removing complexity as a barrier to take up. The objective is to get it more widely used.

The NSW Greens do not support the General Housing Code or its simplification because:

- it takes away the opportunity for neighbours to have a say in development which directly affects the amenity of what is for most people the single largest investment they own;
- the substance of the Code does not take into account significant amenity issues such as aspect, light penetration, or views – it is a blunt instrument which puts in place minimal protections which in many instances produces negative outcomes;
- the key objective of the code is to save time for housing builders and renovators yet the potential for poor amenity outcomes for people immediately adjacent – the place where people live their lives and raise their families – sets up the potential for long term disgruntlement and loss of property values.

The Greens do not support the intention to get wider use of the Housing Code as it stands. As a minimum the Greens support the inclusion of a mechanism that would allow neighbours to have a say in any development or renovation that will impact on their enjoyment of their residence and a requirement that these views be considered prior to any approval.

Please do not hesitate to contact my office at david.shoebridge@parliament.nsw.gov.au or (02) 9230 3030 if you have any questions regarding this submission or require further information.

Regards,

A handwritten signature in black ink, appearing to read "D. Shoebridge".

David Shoebridge
Greens NSW MP