



Mr Tony Coote  
Vice President  
The Hunters Hill Trust  
PO Box 125  
HUNTERS HILL NSW 2110

Dear Mr Coote

Thank you for your letter to the Hon Anthony Roberts MP, Minister for Planning, following on from our meeting of 20 July 2017. The Minister has asked me to respond on his behalf.

As discussed at that meeting, I appreciate the Hunters Hill Trust's interest in retaining the character and heritage of Hunters Hill. The Department of Planning and Environment recognises that a local area's character is important to communities and the planning system should respect and enhance this character. The Department is working on tools to help communities plan for the desired character of their areas. More information on these policy initiatives will be available shortly.

As I indicated at the meeting, the new Simplified Housing Code commenced on 14 July 2017 and replaces the previous General Housing Code. The new code sets out clear planning rules with explanatory diagrams for complying developments including one- and two-storey homes, renovations and extensions.

A proposed development, such as a home renovation or a new single and two-storey home, can only be carried out as complying development if it meets all the relevant development standards in the housing code. These standards include a maximum height of 8.5 metres (two storeys), minimum setbacks from boundaries and landscaping requirements. They were developed in consultation with councils, industry and the community.

To protect an area's local character, new homes cannot be built as complying development under the housing code in heritage conservation areas, in draft heritage conservation areas or on a heritage item. The consideration of heritage has not changed under the new housing code.

I understand the Hunters Hill Local Environmental Plan 2012 identifies seven heritage conservation areas and 510 heritage items of local and state significance.

As discussed at our meeting, the proposed Medium Density Housing Code is being developed to allow low-rise (two storeys) medium-density housing such as terraces, dual occupancies and manor homes under complying development. Medium-density housing provides an alternative housing choice to traditional free-standing homes or residential apartments.

The proposed Medium Density Housing Code does not change the places where medium-density development can occur. The proposed code will only allow low-rise medium-density housing as complying development in areas where this type of development is permitted under the area's local environmental plan.

The draft Medium Density Housing Code and a draft Design Guide were on public exhibition until 23 December 2016. The Department is now considering feedback from stakeholders to inform this work. You can find out more at [planning.nsw.gov.au/Policy-and-Legislation/Housing/Medium-Density-Housing](http://planning.nsw.gov.au/Policy-and-Legislation/Housing/Medium-Density-Housing).

I understand the Hunters Hill Trust's concerns about the Gladesville Shopping Village proposal. As discussed at our meeting, the planning proposal received a Gateway determination by the Department on 16 January 2017. I am advised Hunters Hill Council is working with the proponent to address the requirements of the Gateway determination before seeking the Department's approval to proceed to community consultation. I encourage you to remain engaged in this process and provide further input when the proposal is on exhibition.

With regard to your enquiry about the Windsor Bridge project, the NSW Government cannot overturn a development approval. This can only be done by the Land and Environment Court. I am advised the Windsor Bridge project's approval was previously appealed to the Land and Environment Court, which upheld the approval.

I note your suggestion that a funding mechanism be provided to better protect and preserve heritage in NSW. The NSW Heritage Grants Program offers grants to help individuals and communities care for their heritage. You can find out more at [environment.nsw.gov.au/Heritage/funding/index.htm](http://environment.nsw.gov.au/Heritage/funding/index.htm).

I have asked Ms Lynne Sheridan, Director, Codes and Approval Pathways, at the Department to be available to speak with you on any aspect of the reforms. Ms Sheridan can be contacted on 9274 6423.

Yours sincerely



**Carolyn McNally**  
**Secretary**

15.8.17