



*Preserving Our Heritage*  
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Ms. Lynne Sheridan  
Director – Codes and Approvals Pathways  
Department of Planning and Environment  
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**Submission from The Hunters Hill Trust on  
Proposed Revisions to the Housing Code**

The Hunters Hill Trust is opposed to the proposed changes to the General Housing Code because we believe they will have a negative impact on the character and amenity of existing neighbourhoods as a result of the following:

- Reliance on a one-size-fits-all code that does not allow for the differences that distinguish localities as a result of:
  - Differing topographical factors such as slope, tree cover, their relationship to rivers, seafronts, estuaries and other environmental features that would have an impact on the form of acceptable development.
  - Differing zonings relating to lot sizes, garden areas etc
  - Heritage and Conservation Areas
  - Differences in the character of existing neighbourhoods
- A reduction in oversight by planning professionals of developments that could adversely impact on the amenity and character of the neighbourhood as a result of inappropriate use of materials, forms etc., which are contrary to the planning objectives in Local Development Control Plans. This applies particularly to areas outside of Conservation Zones and in the vicinity of Heritage Items.
- A reduction in oversight by planning professionals of developments that could adversely impact on the amenity of those living in the immediate vicinity through:
  - The use of ugly inappropriate building forms
  - Loss of solar access
  - Loss of privacy
  - Loss of views etc.
- The removal of the rights of immediate neighbours and those in the near vicinity of development to have an input into what is proposed for next door or up the road. This right is essential to the maintenance of a sense of local community, harmony and civility between neighbours. Already with existing complying and exempt development these rights have been eroded and the new code will continue this negative trend.

In relation to the Heritage and Conservation, we would like the Department to confirm that conservation areas and heritage items will continue to be excluded from Complying and Exempt development and that development of heritage items and in conservation areas will still require particular oversight by local councils.

We would also make the point that Heritage and Conservation are not concepts that are set in aspic. It is essential that neighbourhoods and individual buildings be continuously assessed for their particular character and heritage significance. As well, it is essential that buildings of more recent eras be assessed for their significance to ensure the preservation of the historical record of European building in Australia. Such considerations are not assisted by the proposed revisions to the Housing Code.

These changes will see the removal of yet more development proposals from proper oversight by planning and heritage professionals, which will continue a disturbing Governmental trend that seems less and less concerned about maintaining the character of our suburbs or about ensuring the conservation and preservation of our built heritage.

They will reinforce the view that the State Government is more concerned about facilitating development than looking after the amenity and well being of its constituents.

Yours sincerely,

Tony Coote

A handwritten signature in black ink that reads "Tony Coote". The signature is written in a cursive style with a large, prominent 'T' and 'C'.

President The Hunters Hill Trust