



12 February 2016

Housing Land Release
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Dear Sir/Madam

SEPP – SYDNEY REGION GROWTH CENTRES – MINIMUM LOT SIZE FOR SEMI-DETACHED DWELLINGS

Allam Homes Pty Ltd is a well established builder that constructs semi-detached dwellings as part of its range of medium density products. This business has vertical integration between land development and housing construction activities, which provides a unique perspective on the planning approval hurdles to bringing these housing products to market in a timely and cost efficient manner.

Allam are fully supportive of the proposed amendments to the SEPP (Sydney Region Growth Centres) 2006 to clarify the minimum lot size provisions for semi-detached dwellings. For efficiency of delivery, we need to have one standard suite of products suitable for construction across Sydney. Our market experience is that purchasers prefer a Torrens titled lot to a strata title dwelling with no common property.

We are currently actively seeking approvals or constructing this product in the North Kellyville, Alex Avenue and Riverstone, Schofields, Blacktown (Marsden Park) and The Hills (Box Hill) Precincts. We appreciate the differing circumstances of each of these precincts and need for differing lot sizes. We also suggest this clarity also be extended to other release areas. For example, there is a variety of controls applicable in Edmondson Park, in areas close to the new rail station.

Allam also support the much needed changes to the relevant Growth Centres Development Control Plans that accompany the Growth Centres SEPP amendment. The new wording as proposed is very clear and much easier to comply with than the existing 40/20 rules. *"In density bands $\leq 20dw/Ha$ no more than 40% of the total residential lots proposed in a subdivision development application in a street block may be of the same lot type have a frontage of less than 10m wide."*

We particularly support the revised controls that facilitate a variety of lot sizes and housing product types. We look forward to the quick finalisation of the SEPP Amendment, as we have a number of applications in train that will directly benefit from the changes.

Yours faithfully

A handwritten signature in black ink, appearing to read "C Osborne".

Carmen Osborne
Development Manager