

Review of Complying Development in Greenfield Areas

Frequently Asked Questions

May 2017

What is covered in A Review of Complying Development in Greenfield Areas Background Paper?

- In response to stakeholders' feedback, the Department has reviewed greenfield areas (new land release areas) to identify the barriers for using the complying development pathway. We propose recommendations to overcome these barriers, while promoting good design principles in greenfield areas across NSW.
- The Background Paper focuses on three key initiatives including:
 - recommendations for faster housing approvals in greenfield areas and to overcome barriers
 - guidance on well-designed subdivisions for greenfield areas;
 - simplified and tailored development standards for complying development in greenfield areas under a new Greenfield Housing Code.

Why are we doing this work?

- NSW and Sydney are sought after locations as a place to call home. The population in NSW is projected to grow by more than 100,000 people each year. By the year 2036, we will need to provide homes for an additional 2.2 million residents, requiring an additional 725,000 new homes.
- Many of these homes will be built in new land release areas. Housing in greenfield areas has historically contributed between 20 to 30 percent of new homes in Sydney.
- Facilitating faster housing approvals in these areas will make it easier, faster and cheaper for people to find or build homes to suit their lifestyles and help grow the economy by providing a boost to the housing industry in NSW.
- Developing subdivision and masterplan guidelines for councils and developers will promote good design outcomes for these new neighbourhoods.
- A simplified and tailored Greenfield Housing Code will promote faster housing approvals in greenfield areas and cost savings for homeowners.

What is Complying Development?

- Complying development is a fast-track planning and building approval for straightforward development, such as one or two storey houses. An application for complying development can be determined by an accredited council or private certifier, without the need for a development application, provided it meets specific development standards in the State Policy.
- In 2014/15, complying development certificates were issued in an average of 20 days, compared to 71 days for a development application (*Local Development Performant Monitor*).

What is the Greenfield Housing Code?

- The proposed Greenfield Housing Code will contain simplified and tailored standards to allow housing in greenfield areas to be carried out under the fast-tracked complying development approval pathway. The standards will be tailored to greenfield areas.
- The Department of Planning and Environment is seeking feedback on the proposed Greenfield Housing Code, and in which new release areas it should apply.

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How will the Greenfield Housing Code facilitate faster housing approvals?

- The Code will include tailored, simplified development standards which will improve the ability to use the complying development pathway in greenfield areas;
- The proposed development standards will be easier to understand. They will align with those standards already in the State Policy and the Growth Centres Development Control Plan (DCP), but will be specifically tailored to project home designs while establishing standards for good design in new suburbs.

When will the Code be implemented?

- The Department is aware home builders and developers have designed new housing developments based on current development standards in the General Housing Code and the relevant council Local Environment Plans (LEPs) and Development Control Plans (DCPs).
- The Department proposes a three-year transition period between the application of the existing policies for residential complying development (General Housing Code, soon to be replaced with the Simplified Housing Code) and the introduction of the new Greenfield Housing Code for new release areas. This transition period would allow home builders and developers to deliver on their existing projects and give them enough time to design new homes to comply with the development standards in the Greenfield Housing Code. The DA pathway will continue to be available.

What are the next steps?

- Feedback and submissions from the exhibition of the Background Paper - *A Review of Complying Development in Greenfield Areas* and the Explanation of Intended Effect: Proposed Greenfield Housing Code will inform any changes to the planning system, and the final Greenfield Housing Code.
- At the end of the public consultation period, the Department will review all submissions and then prepare a report for the Minister for Planning.
- Once the Minister makes a decision about the amendment, an update will be published on the Department of Planning and Environment website at: <http://planspolicies.planning.nsw.gov.au/>

Where can I see and comment on the proposed changes?

- You can view and comment on the proposed changes at: www.planning.nsw.gov.au/proposals
- You can make a submission by responding online at www.planning.nsw.gov.au/proposals or emailing codes@planning.nsw.gov.au or writing to the Director, Codes and Approval Pathways, GPO Box 39, Sydney, NSW 2001
- Submissions on the Background Paper and the Explanation of Intended Effect will close on 16 June 2017.
- All submissions will be made public in line with the Department of Planning and Environment's objective to promote an open and transparent planning system. If you would like the Department to delete your personal information before publication, please make this clear in your submission. Before making a submission, please read the Department's privacy statement at www.planning.nsw.gov.au/privacy

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How do I comment on the proposal?

- Submissions on the exhibition of the Greenfield Housing Background Paper and Explanation of Intended Effect will close on 13 June 2017.
- You can view and make a submission:
 - Online at planning.nsw.gov.au/proposals
 - the Department's Information Centre, Level 22, 320 Pitt Street, Sydney.
- You can make a submission by:
 - responding online at: planning.nsw.gov.au/proposals
 - emailing codes@planning.nsw.gov.au
 - by mail to the Director, Codes and Approval Pathways
GPO Box 39, Sydney, NSW 2001
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Where can I find out more?

- Call our Information Centre on 1300 305 695.
- If English isn't your first language, please call 131 450. Ask for an interpreter in your language and then request to be connected to our Information Centre on 1300 305 695.
- Email information@planning.nsw.gov.au

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