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Director, Codes and Approval Pathways
NSW Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Our Ref:
File:
Date:

Z17/158139
ESP-100.07.002
30 June 2017

Dear Sir/Madam

CODE SEPP – GREENFIELD HOUSING CODE

Reference is made to the current exhibition of the proposed Greenfield Housing Code – Explanation of Intended Effect (EIE) for a new Greenfield Housing Code.

It should be noted that Council would prefer to comment on the draft amendment to the Code SEPP, as this would form the legislative change.

Council has made submissions to previous exhibitions supporting the approval of new dwellings in Greenfield areas through complying development, given the differences between Greenfield development and infill development.

Council remains supportive of a Greenfield Housing Code; however the EIE misses the opportunity to address broader issues and curiously only seeks to implement some aspects of the Background Paper.

The Background Paper only addresses five “identified barriers” to housing approvals that have been derived from consultation with the development industry (page 5). It is considered that there are many other issues that also affect the housing approval process, although some of which are outside the scope of planning controls. It is unclear whether the Department consulted with councils on why these “barriers” exist, or on other Greenfield development issues or opportunities for improvement.

It is particularly disappointing that the draft EIE does not address the masterplanning issue identified in the Background Paper. Council has previously raised concerns that Council and landowners / developers are required to prepare DCPs / Neighbourhood Plans to satisfy the LEP Urban Release Area provisions, only to have them ignored / not considered as part of complying development applications.

Please contact Council’s Land Use Planning Manager, Mr David Green on 4227 7465 should you require further information.

This letter is authorised by

Andrew Carfield

Director Planning and Environment – Future City and Neighbourhoods

Wollongong City Council

Telephone (02) 4227 7111