

Kate Freney

From: Mike Scott <mikescott@discoverhomeworld.com.au>
Sent: Friday, 7 July 2017 6:26 AM
To: Kate Freney; Lynne Sheridan; Elizabeth Kinkade
Subject: RE: Update: Background Paper: A Review of Complying Development in Greenfield Areas

Hi Kate, Lynne and Elizabeth,

Thanks for the opportunity to provide feedback on the Proposed Greenfield Housing Code.

I believe the closing time for submissions has been extended to today but I can't find anything on the website (I may be looking in the wrong place) and I haven't receive any further notifications since the email below.

My apologies with everything going on at the moment there is a massive volume of meetings, forums, and proposed new reforms to comment on.

HomeWorld is very supportive of the NSW Government and Federal Governments strengthened current focus on making housing more affordable and increasing supply.

There seems to be something closing or a significant opportunity to meet and provide feedback every few days.

Please understand we are very thankful and supportive but we have limited resources to cover all the bases so are running a little late with some responses.

HomeWorld has also provided feedback to HIA and UDIA who are making submissions.

A number of our 45 shareholder builders are members of these industry associations and we have also encouraged them to make their own individual submissions so I am sure you have received lots of feedback.

I will send a more complete letter over the weekend but just in case the deadline is COB today I would like to provide some feedback for the record.

- 1) HomeWorld supports the introduction of a Greenfield Code as it is more efficient and productive (alternative faster approval pathway for what is currently permissible) reducing time and providing an earlier start to construction for homebuyers.
- 2) This is an opportunity to create an alternative pathway to existing DCP's in Greenfields areas, so the controls need to align with or be easier to comply with than the current CDC or DCP's or the new Greenfields CDC won't be used. There are a few of the proposed setbacks, site coverage (floor area) and other controls are greater than the existing controls in the current CDC or DCP (such as growth centres or some other new release areas). These need to be aligned to maximise the number of approvals that will go through this pathway.
- 3) Builders are already in the process of delivering hundreds of Display Homes at a number of new HomeWorld Display Villages that will be on display over the next 3-4 years. These have been approved under existing CDC or DCP's. In some cases we believe from our builders these homes will not comply with the proposed Greenfields CDC controls. So unfortunately they will not go through CDC.
- 4) With Sydney's current land shortage blocks are being sold unregistered and 'off the plan' up to two years before registration and construction of a dwelling can commence. Thousands of homes have been sold on unregistered land in Sydney's Greenfield estates with many not starting construction until 2018 or 2019 and these homes have been designed to comply with current DCP and CDC controls, so any proposed increased design standards such as 2700 mm ceilings and the addition of landscaping or trees in the new Greenfields CDC will add cost and require a variation to existing building contracts if this new approval pathway is going to be used. So in its current form very few applications will go through the new Greenfields CDC.
- 5) The cost of 2.7 m ceilings is between \$6,000 - \$14,000 depending on the size of the home and if it has living areas on one or two levels.
- 6) Trees should be able to be planted by the residents themselves with in 6 months of issue of OC to save money. Most builders don't include landscaping and it is more affordable for new owners to go to Bunnings on the weekend and do it themselves.
- 7) HomeWorld strongly support conditional (deferred commencement) approvals on unregistered land so purchasers and builders can get certainty of approval finance etc. all lined up and ready to go, then as soon

as the land is registered (approval is deferred/ subject to registration and final check by certifier of lot dimensions, easements and levels). This will improve certainty and remove 1-2 months of delays with finance etc. getting to site after registration.

- 8) HomeWorld strongly supports a number of the other new initiatives that add diversity and respond to the affordability crisis such as the inclusions of double garage (two storey only) home on 10m zero lots and a minimum lot size of 200 m2.

Thanks again for the opportunity to provide feedback on the Proposed Greenfield Housing Code.

Kind regards,
Mike Scott
Chairman

M | 0418 223 969
E | mikescott@discoverhomeworld.com.au
W | www.discoverhomeworld.com.au



From: Kate Freney [mailto:Kate.Freney@planning.nsw.gov.au]
Sent: Thursday, 18 May 2017 3:38 PM
Subject: Update: Background Paper: A Review of Complying Development in Greenfield Areas

Good afternoon,

Thank you for your presence at the Industry Round Table on Tuesday, it was an excellent session and very informative for the Department.

There has been a minor technical update to the Background Paper you were handed at the end of the session. This has been remedied on the website, but not in the version you would have printed out. I've attached the updated version to this email for your reference. The file is a reduced size, to allow the email system to handle; the high resolution version is available on the website if desired.

<http://www.planning.nsw.gov.au/>

Thanks,
Kate

Kate Freney
Senior Planning Officer
Codes and Planning Approvals
Department of Planning and Environment
320 Pitt Street, Sydney
02 9274 6449
kate.freney@planning.nsw.gov.au