



Planning &
Environment

Amendments to Planning Legislation

*Lynne Sheridan Director, Codes and Approval Pathways
September 2016*

Introduction and Overview



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A Plan for Growing Sydney

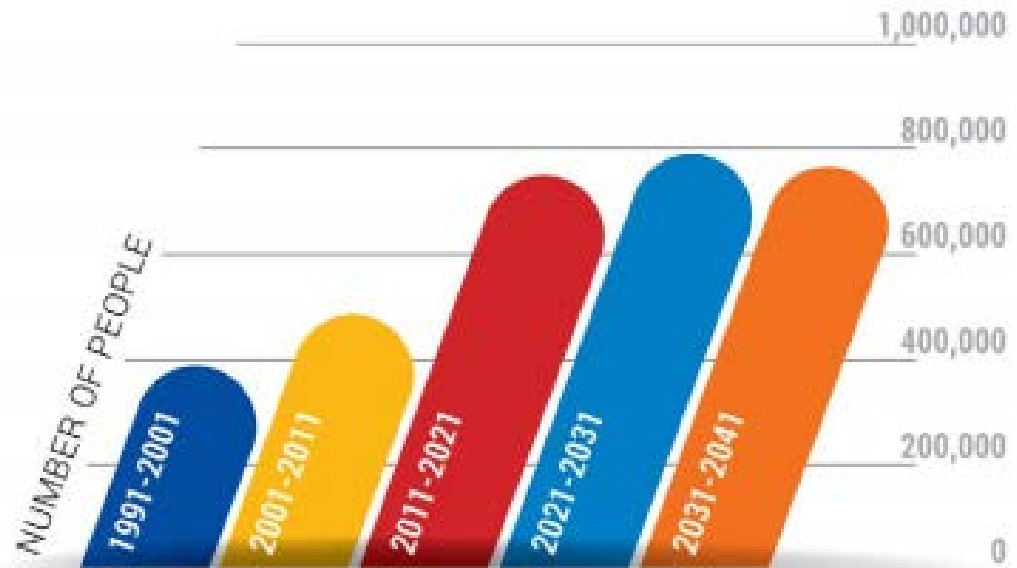
Key goals

- Provide more housing, with a greater choice of dwelling types in well-serviced locations.
- Help to meet changing household needs, lifestyle choices, population growth and different household budgets.
- Residents should be able to age at home, if they wish, live close to families and friends, and travel easily to work, education and social activities.

• *A Plan for Growing Sydney*

A growing Sydney to 2031:

- 689,000 new jobs
- 1.6 million new people
- 664,000 new homes

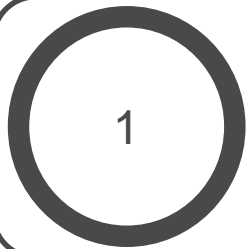


● *Premier's Priority Faster Housing Approvals*

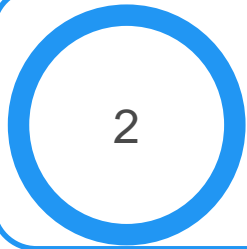


90% of housing applications approved
within 40 days

Strategies to meet the target

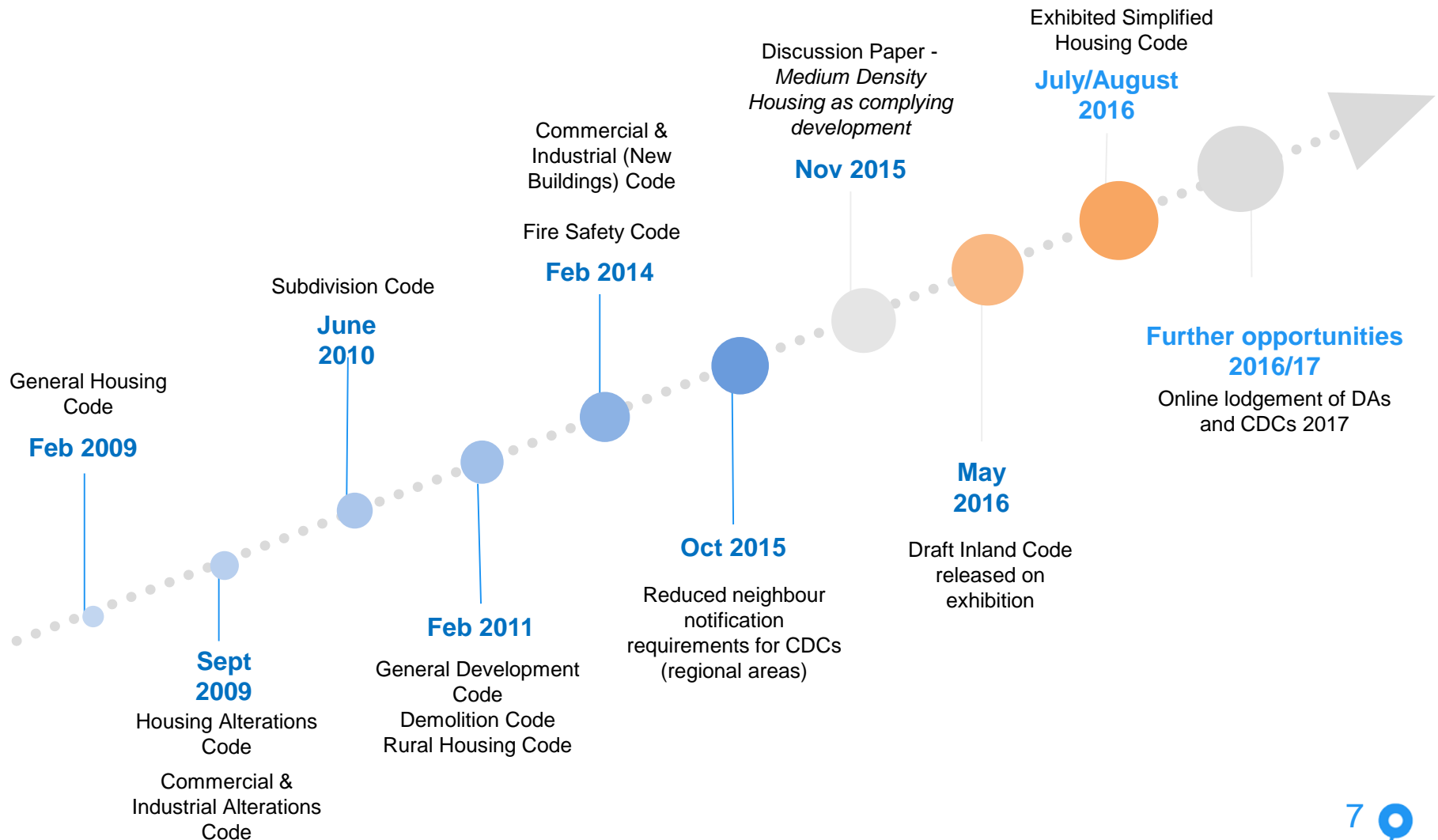


Digitalise the planning process to provide online lodgement of DAs and CDCs to all councils in NSW through the NSW Planning Portal



Improve and simplify complying development to further increase the take-up of this 'fast track' approval pathway.

Initiatives to meet the target



Why?

Delivering
housing to meet
NSW's growing
population

Improving the
quality of
housing

Providing
greater certainty
to the approval
process

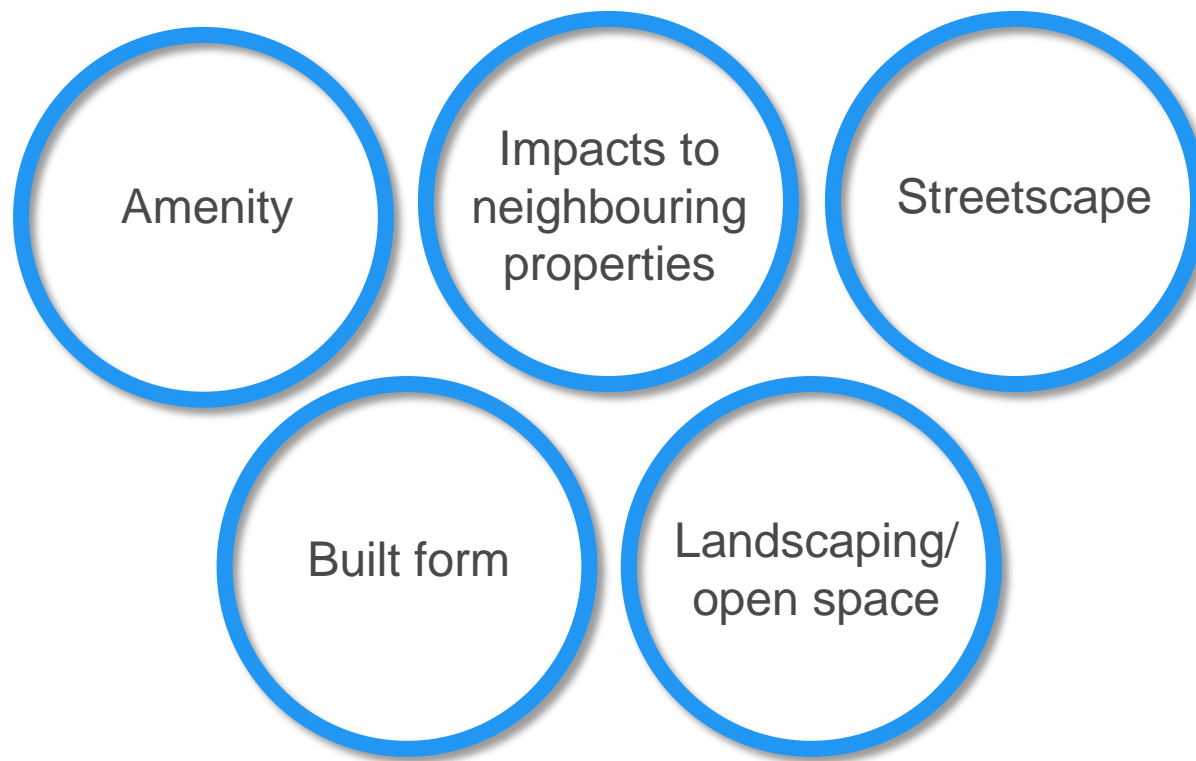
Streamlining
the approval
process

Reducing the
costs for
applicants

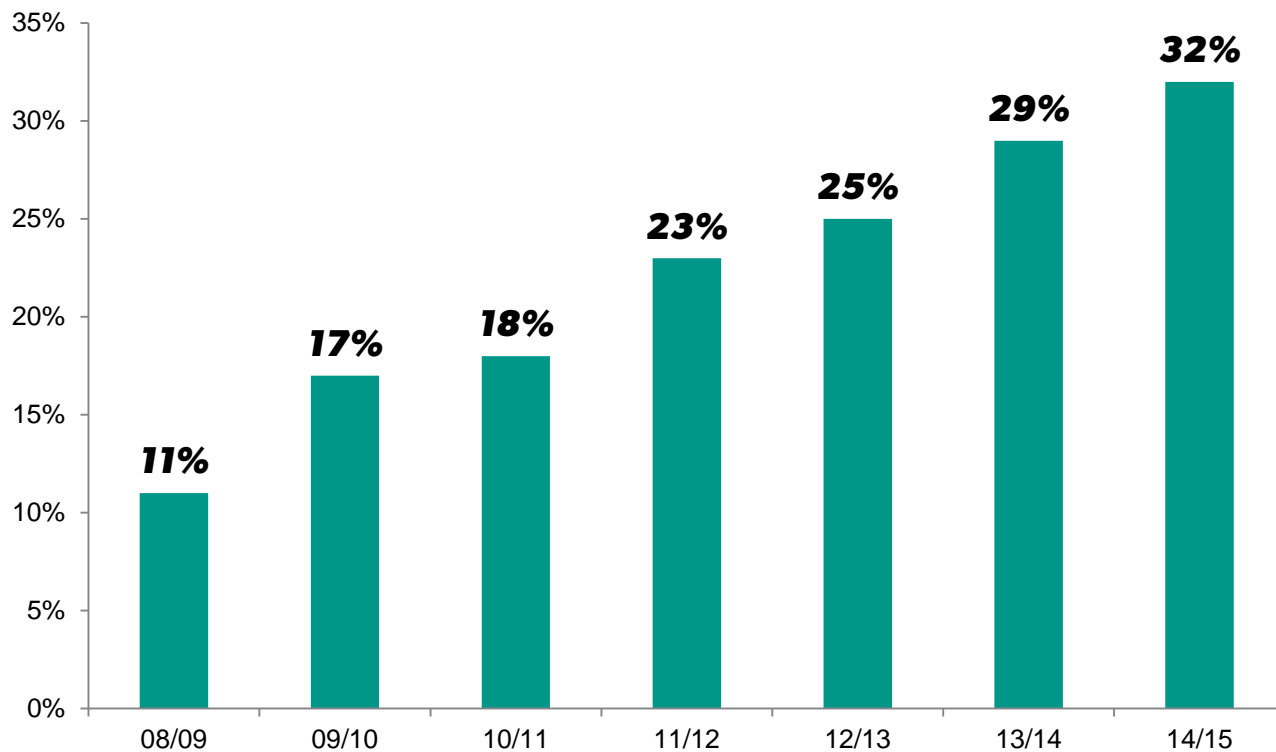
Achieving
better design
outcomes

Better design outcomes

The design standards in the State Policy address:



Growth in Complying Development



CDC approvals as a % of all approvals (CDCs + DAs)

Key statistics 2014 - 2015

32% of all approvals were CDCs and 68% were DAs

\$5.24 billion of complying development was delivered in NSW

Average approval timeframe is 22 days for a CDC (71 days for a DA)

A white line starts from the top right corner, goes down, then diagonally down and to the left, ending at a small white circle. A larger white circle is at the top right end of the line.

Current Work

Simplified Housing Code

Medium Density Housing Code


Inland Code

Complying Development in Greenfield areas



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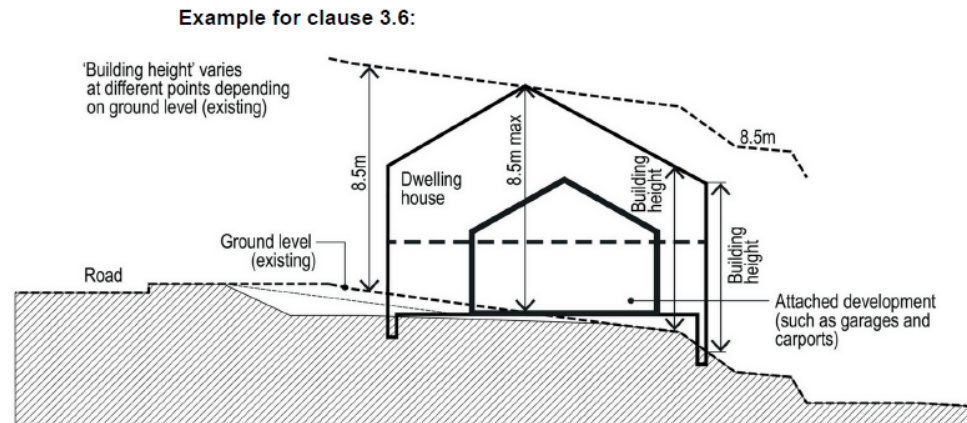
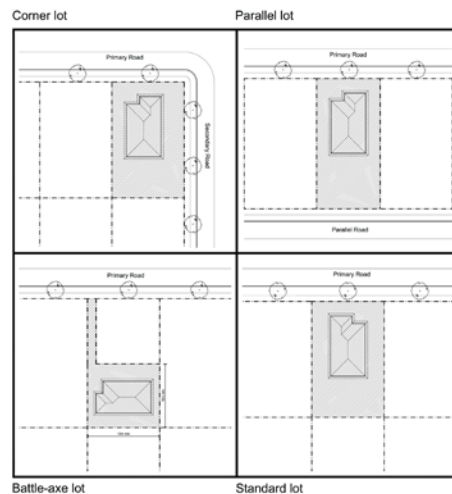
Simplified Housing Code



User-friendly Housing Code
with diagrams and tables

Benefits of the simplified Housing Code

- A clearer, easy to use document
- Supporting faster and more efficient housing delivery
- Saving home owners time and money



Update on the simplified Housing Code

The draft Housing Code and an Explanation of Intended Effect was exhibited from 14 June to 12 August 2016

Over 80 submissions received.

All feedback is being considered and will inform next stage.

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Complying Development in Greenfield areas



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The Missing Middle

The 'Missing Middle'
includes a number of
medium density housing
types:

- terrace houses
- town houses
- dual occupancies
- manor homes



Medium density housing

A Discussion Paper
exploring options
to expand
complying development
to include low rise
medium density housing
was released in
November 2015

Benefits of medium density housing

Promotes
walkable
neighbourhoods



Caters for a
diverse range of
lifestyles



Good urban design
outcome – creates
variety in built form



Caters for a
diverse range of
households



Caters for a
diverse range of
incomes



Update on Missing Middle

- The Discussion Paper was on public exhibition until 1 March 2016.
- 232 submissions received from councils, government agencies, community and industry stakeholders.
- We are reviewing all submissions received during the exhibition period.



Current Work

Simplified Housing Code

Medium Density Housing Code

Inland Code

Complying Development in Greenfield areas



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The Inland Code



The proposed Inland Code
will simplify and tailor the
controls for complying
development in regional
areas

Benefits of Inland Code

- Lower uptake of CDCs in regional areas
- Inland Code aims to address this by:
 - ensuring that the State Policy recognises and responds to the differences in 'built outcomes' between metropolitan and inland NSW
 - making complying development simpler and easier to understand
 - increasing take-up of complying development in regional NSW

Update on Inland Code

- We exhibited a Background Paper and Explanation of Intended Effect for a new Inland Code from 9 March 2016 to 13 May 2016.
- 46 submissions received from councils, community and industry stakeholders.
- We are currently considering all submissions received during the exhibition period.



Current Work

Simplified Housing Code

Medium Density Housing Code

Inland Code

Complying Development in Greenfield areas



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○ *Complying Development in Greenfield areas*

We are reviewing
impediments to the take-up
of complying development in
Greenfield areas of NSW

The review of complying development

- Feedback has been received from stakeholders, that the development standards in the State Policy are too prescriptive for greenfield areas and are limiting the take-up of complying development.



Aim of the review of complying development

The review aims to:

- ensure that the State Policy recognises and responds to the differences in 'built outcomes' between infill and greenfield housing developments
- make complying development simpler and easier to understand
- increase take-up of complying development in new release areas

Other Opportunities

*Education program
Support for certifiers*



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Other opportunities

Education Program

- An Exempt and Complying Development Education Program has been developed to assist councils in understanding and interpreting the State Policy.

The Program will:

- promote complying development
- identify specific tools and resources we can provide to support councils
- be rolled out to all NSW councils from late 2016 and 2017.



Other opportunities

Training and support for certifiers

- Working with the BPB to ensure that training materials and content is relevant and up to date and providing guidance on questions raised during training sessions.
- Exploring opportunities to grow the certification industry to ensure that there are sufficient resources available to accommodate the expansion of the State Policy.
- Working with TAFE NSW to encourage more people to the industry and is providing content and advice for training new professionals.



How can we help?



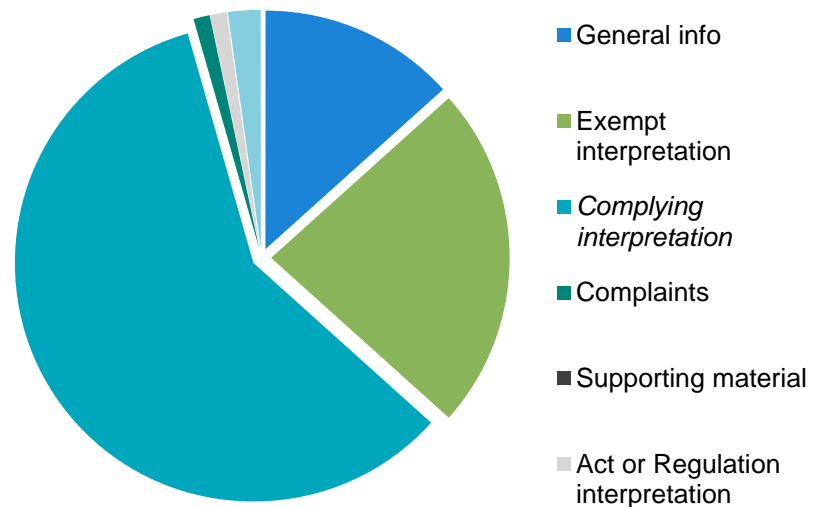
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How can we help?

Telephone information line and email service for external stakeholders to provide advice on exempt and complying development:

Codes Help Line
1300 305 695

Types of exempt and complying enquiries answered



◉ *Want further information?*

- Planning Portal: planningportal.nsw.gov.au
- Department of Planning and Environment: planning.nsw.gov.au
- Legislation: legislation.nsw.gov.au

Questions?





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