

Greenfield Housing Code

This document answers frequently asked questions about Greenfield Housing Code.

What is the Greenfield Housing Code?

The Greenfield Housing Code contains simplified and tailored development standards to allow one- and two-storey homes, home renovations, and associated development (such as garages and swimming pools) in greenfield areas to be carried out under the fast-tracked complying development approval pathway.

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 accredited council or private certifier can determine an application for complying development, provided it meets specific development standards in the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* (the Codes SEPP).

How does the Greenfield Housing Code facilitate faster housing approvals?

The Code includes tailored, simplified development standards, which make it easier to use the complying development pathway in greenfield areas.

The development standards are easy to understand. They align with those standards already in the State Policy and the Growth Centres Development Control Plans (DCPs). Still, they are specifically tailored to greenfield home designs while establishing standards for good design in new suburbs.

The complying development approvals issued under the Greenfield Housing Code can be approved within 20 days, compared to an average of 71 days for development applications.

Where does the Greenfield Housing Code apply?

The Greenfield Housing Code applies to greenfield areas across NSW identified on the 'Greenfield Housing Code Area Map', made available on the NSW Legislation website, which assists stakeholders in determining where the Code applies.

How was the Greenfield Housing Code developed?

The Greenfield Housing Code was developed in close consultation with council and industry stakeholders to ensure amenity, privacy and design considerations are incorporated into the development standards, and good design outcomes can be achieved for new dwellings in greenfield areas.

What is the process for updating Greenfield Housing Code Area maps?

If a planning proposal is rezoning areas for greenfield housing, the GHC maps should be updated at the same time as any LEP mapping is updated. This will be facilitated by the Department.

Where can I find out more?

- Call our Information Centre on 13 77 88.
- 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 13 77 88.
- Email codes@planning.nsw.gov.au