

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.
- The Greenfield Housing Code:
 - is written in plain English, with accompanying diagrams, in the same format as the simplified Housing Code;
 - includes development standards to the housing types and lot sizes typically delivered in new release areas; and
 - aligns standards, where possible, with the development controls of the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (Growth Centres SEPP) and the Growth Centre Development Control Plans (DCPs).
- The Greenfield Housing Code has been 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.
- The Greenfield Housing Code will apply to areas identified on a 'Greenfield Housing Code Area Map', made available on the NSW Legislation website, which will assist stakeholders in identifying where the Code applies.

Why did the Department make a new Code?

- 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.
- A simplified and tailored Greenfield Housing Code will promote faster housing approvals in greenfield areas, saving homeowners time and money.
- 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.

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, provided it meets specific development standards in the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* (the State Policy).
- In 2014/15, complying development certificates were issued within 20 days, compared to an average of 71 days for a development application (*Local Development Performance Monitor*).

How will the Greenfield Housing Code facilitate faster housing approvals?

- The Code includes tailored, simplified development standards which will make it easier to use the complying development pathway in greenfield areas.
- The development standards will be easy to understand. They will align with those standards already in the State Policy and the Growth Centres DCPs, but are specifically tailored to greenfield home designs while establishing standards for good design in new suburbs.

When will the Code be implemented?

- The Greenfield Housing Code will commence on 6 July 2018.
- The Greenfield Housing Code has a three-year transitional period during which applicants can choose to use the Greenfield Housing Code or the Housing Code (including the Transitional Code until 13 July 2019).
- This means, for an applicant wanting to undertake complying development in a Greenfield Housing Code Area, they can use the Greenfield Housing Code from 6 July 2018.
- Alternatively, they can use the Housing Code up to 6 July 2021, or the transitional Housing Code (formerly the General Housing Code) up to 13 July 2019.
- This transition period will provide flexibility and choice for new home owners and industry. The development assessment (DA) pathway will continue to be available.

Free tree initiative

- The NSW Government is offering a free tree to help families in Western Sydney establish a garden for their newly built home. This will help to ensure that our future suburbs have a high-quality amenity and are attractive places to live, work and play.
- The Free Tree Initiative is open to persons who are building a house in certain Western Sydney locations, and who have received a complying development planning approval after 1 January 2018.
- By increasing the number of trees in greenfield areas, this initiative will help to reduce the urban heat island effect in Western Sydney. More trees will complement new homes, produce cleaner air and increase shade in summer, raising the quality of life for homeowners while improving property values over time.
- Information on how homeowners can obtain their free tree will be available on the NSW Planning Portal soon.

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