



Hon Tony Kelly MLC
Minister for Planning
Minister for Infrastructure
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MEDIA RELEASE

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PROPOSAL TO EXPAND 10-DAY APPROVAL PROCESS ON EXHIBITION

Community feedback is being sought on NSW Government plans to slash approval times for new homes and home extensions on small lots by up to 190 days, while retaining neighbourhood privacy and amenity.

Minister for Planning, Tony Kelly, has released a discussion paper outlining proposed improvements to the NSW Housing Code which is on public exhibition from 5 July-6 August, 2010.

Proposed amendments to the Code include:

- Extending the existing code to lots at least 300 square metres in size (down from the current minimum size of 450 square metres) and a road frontage of at least 10 metres (down from 12 metres);
- Developing a new part of the code which specifically applies to small lots at least 200 square metres and a frontage of between 6-10 metres;
- Allowing minor external alterations such as enlarging windows and doors; and
- Requiring at least 30% of small lots to remain undeveloped and limits on maximum floor area and height.

Mr Kelly said the proposed amendments will allow new dwelling houses, attic conversions, extensions, basements, garages, carports and rear lane developments to be approved within 10 days by an accredited certifier, if they meet a strict design code.

“We are already seeing significant improvements in the uptake of the code, with a number of councils reporting between 80 and 100% of their 10-day complying development approvals are via the code,” the Minister said.

“These changes could therefore extend these benefits to more homeowners, particularly when proposals for new dwellings in areas where a new small lots code would commonly apply are taking anywhere between 62 and 202 days to get approved.

“It’s estimated more than an extra 150,000 lots across metropolitan Sydney alone could come under the code changes.

“These proposals have been developed in consultation with local government and industry groups and are designed to protect the rights and amenity of neighbours, including through controls on building setbacks, floor space, site coverage and height.”

The code does not support home demolitions or new or extended dwelling houses which affect heritage items. Such proposals will still require a development application to be lodged with the local council.

Mr Kelly said the community and industry can now have their say on what will be important refinements to the planning system to help simplify the approval process and fuel housing construction.

More information can be found at www.planning.nsw.gov.au/housingcode while submissions can be lodged by email to codes@planning.nsw.gov.au or by writing to Special Projects, Department of Planning, GPO Box 39, Sydney NSW 2001.