

New Planning Codes to provide more housing choice and greener streets

Homeowners in new release and established areas across NSW will save up to \$15,000 in building and administrative costs, under the new Greenfield Housing Code and Low Rise Medium Density Housing Code that commence on Friday 6 July 2018.

The Greenfield Housing Code will allow one and two storey homes, renovations and extensions to be carried out under a fast-track complying development approval and will ensure that new residential suburbs are leafier and more environmentally friendly.

Alison Frame, Deputy Secretary of Policy and Strategy said the Greenfield Housing Code will speed up the delivery of homes in new release areas, while also creating greener suburbs.

“A simplified and tailored Greenfield Housing Code will promote faster housing approvals in new release areas, saving time and money,” Ms Frame said.

“The complying development standards, such as building heights, setbacks and landscaping, have been tailored to ensure homes are designed to protect the privacy and amenity of neighbourhoods.”

The Greenfield Housing Code will also ensure that new residential suburbs are greener by requiring a tree to be planted in the front and back yard of each new home approved under complying development.

Also taking effect from 6 July 2018 is the Low Rise Medium Density Housing Code which seeks to encourage well-designed, dual occupancies, manor houses and terraces to be built under a fast track complying development approval, saving homeowners time and money.

“The new Code will facilitate faster housing supply and contribute to housing affordability,” Ms Frame said.

“Low-rise medium density housing is the missing part of the NSW housing stock between traditional free-standing homes and strata-titled apartments. Medium density housing promotes greater housing choice, diversity and affordability. It allows for seniors to downsize as well as being a more affordable option for young people.”

The new Code will only apply in areas where councils have already permitted medium density housing under their Local Environmental Plan.

In response to requests by some councils, a temporary deferral until 1 July 2019 has been granted. All Councils that have requested a further deferral have been granted this. A list of self-nominated LGAs who have been granted a deferral is available online.

Two Design Guides – one for complying development and an additional one for development applicants, industry and councils – have also been released today to support applicants and ensure good design outcomes for medium density housing proposals across NSW.

For more information on the Greenfield Housing Code, please visit <http://www.planning.nsw.gov.au/greenfield>

To find out whether your council has opted for a temporary deferral of the Low Rise Medium Density Housing Code and what options are available to those planning to build under the code, please visit: <http://www.planning.nsw.gov.au/Policy-and-Legislation/Housing/Medium-Density-Housing>