



Parliamentary Budget Office - Election Policy Costing

NSW Parliament • Parliament House, Macquarie Street Sydney NSW 2000

Referred By: Australian Labor Party

Proposal No: B340

Date Referred: 7/02/2019

Date Published: 18/03/2019

Proposal Title: Repeal low rise medium density housing code

Cluster: Planning and Environment

General Government Sector Impacts

	2018-19 \$'000	2019-20 \$'000	2020-21 \$'000	2021-22 \$'000	4 year Total \$'000
Expenses (ex. depreciation)	-	-	-	-	-
Depreciation	-	-	-	-	-
Less: Offsets	-	-	-	-	-
Revenue	-	-	-	-	-
Net Operating Balance:	-	-	-	-	-

Capital Expenditure	-	-	-	-	-
Capital Offsets	-	-	-	-	-
Net Capital Expenditure:	-	-	-	-	-

Net Lending/(Borrowing):	-	-	-	-	-
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Total State Sector Impacts

Net Lending/(Borrowing):	-	-	-	-	-
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Notes and costing assumptions

The policy proposes to repeal Part 3B (Low Rise Medium Density Housing Code) of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

Under the policy, medium density development would be subject to a development application process, not code assessment, with the standards set by individual councils.

Legislative change is part of the normal business of Government; hence the cost of repealing Part 3B of the Code can be absorbed by the Department of Planning and Environment.

Any difference in the costs of assessing housing developments by an application process rather than under the Code would be a matter determined by local councils.

Background

Part 3B of the Low Rise Medium Density Housing Code allows assessments of proposals to build one and two storey dual occupancies, manor houses and terraces to be carried out under a complying development approval process, rather than an application process. A complying development approval can be issued within 20 days if the proposal complies with all the relevant requirements under the 2008 Code.