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**URGENT SUBMISSION  
REGARDING  
PROPOSED DESIGN AND PLACE STATE ENVIRONMENTAL PLANNING POLICY**

Attn:

**Mr John Sidoti, MP**  
128 Great North Road  
FIVE DOCK NSW 2046

Dear John Sidoti

I write to you requesting that you make representations to the ministers with oversight of a proposed new planning regulation, the Design and Place State Environmental Planning Policy (D&P SEPP), previewed in February. See attached PDF I've sent to your MP office's, which contains explanation of the proposed D&P SEPP. It's a detailed report to read through however, to cut the story short for you, this legislation is proposed to replace the current SEPP 65 and absorb BASIX.

The proposed legislation is, in many ways, an improvement on what it is set to replace. However, there is a big omission in the draft law which causes me great disappointment as it proposes to put an insurmountable roadblock on my business opportunities, particularly in your local electorate area where I live and work in.

I have been a practicing building designer in your electorate since the year 2017, with a reputation for design excellence. (*Entrance & Finalist of 2019 BDAA Sydney Chapter Design Award for both "New Residential Buildings" and "Residential Alterations / Additions" category*).

Most of my clients are home owners who want a new house designed for them. I also work with home owners who do infill developments and granny flats. The proposed SEPP will allow me to continue designing similar projects.

The proposed changes to the D&P SEPP will prevent me from designing three storey buildings and developments with more than four dwellings, as the proposed changes only allow registered architects to undertake this work. There is reference in the SEPP "*To ensure places and spaces are designed by suitably qualified design professionals*". This is where I believe BDAA suitably qualified designers would fit into this role.

Many of my colleagues design such buildings, some interstate members of the Building Designers Association of Australia (BDAA) have been exclusively involved in designing multi-story, multi-dwelling buildings for their entire careers.



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The D&P SEPP fails to recognise the collaborative work my association has done with NSW and federal building authorities. On this point I feel immensely disappointed that the work BDAA executives have put on normalising building regulation across state and territory borders has apparently vanished in-the proposed D&P SEPP.

Members of the BDAA do not seek for everyone to be able to design buildings covered by the D&P SEPP, only those suitably experienced and qualified to do so. A quick look at our association's website, <https://bdaa.com.au/> will show you that accreditation and education are fundamental to our association.

The D&P SEPP also proposes that architects and engineers should be able to carry out assessments on buildings with a system to the BASIX assessment. The BASIX tool, which has taken over a decade of refinement to get to where it is today, is based on science and hard data, not opinion. BASIX must remain as a standalone pass/fail gateway to development.

That said, I support suitably qualified people including architects and engineers undertaking assessments of buildings provided they are accredited, audited and accountable.

The proposed legislation is a course of concern for me in the future, where the NSW's planning department can push further to exclude building designers like myself on Exempt and Complying development projects currently know as SEPP 2008. This will potentially impact my professional service on low-scaled residential projects such as new dwellings, alterations and additions, granny flats and the like; essentially putting me out of business in your electoral area.

I have completed several degrees from both TAFE and University campus relating to the field of Building Design and Architecture. 2 years at TAFE Ultimo campus completing both Cert.IV and Diploma in Architectural Technology and 5 years at University of Technology , Sydney completing both Bachelor of Arts and Masters of Architecture. I have been working in the architectural industry for more than 10 years with a good design reputation and network of quality builders and consultants. I never cut corners and I always assure my designs are up to standards in terms of the building regulatory controls that dictates in this industry.

Another thing I would like to clarify that the NSW State Government's proposal of Design and Place State Environmental Planning Policy (D&P SEPP) with the exclusion of Building Designers other than registered Architects, clearly contradicts with the NSW Government's TAFE courses on Building Designs, where those courses intentions are to train building design students the industry standard in architectural design and drafting skills, leading their pathway to an exciting and rewarding career working on infrastructure projects, commercial and industrial buildings or someone's dream home. Building designers may work with architects and engineers to develop working drawings and building plans for new constructions and renovations.



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In the past, I have been voting for the Liberal parties (*both State and Federal level*), particularly for you in your electoral area because I believe the Liberal's party policy on promoting business growth, equal opportunities, rights and freedoms and nurturing their citizens. The proposed legislation is against some of the fundamental principles of your Liberal Party and once again, I ask you to convey my concerns to the NSW Minister for Planning and Public Spaces and the Minister for Better Regulation and Innovation.

Yours faithfully,

**Anthony Vecchio**

**Building Designer**

Member of Building Designers Association of Australia



28th April 2021