James Griffin
MP Member for Manly
2 Wentworth Street
Manly NSW 2095

Dear Mr Griffin,

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.

This legislation is proposed to replace 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.

I have been a practicing building designer in your electorate since 2015 with a reputation for design excellence. I currently run a successful business with nine employees many of which are building designers.

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 continuing 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 employees 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. This legislative change would impact my business and could result in the loss of jobs within it.

The D&P SEPP fails to recognize 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 normalizing 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.

Once again, ask you to convey my concerns to the Minister for Planning and Public Spaces and the Minister for Better Regulation and Innovation.

Yours sincerely,

William Derrin
Building Designer