

27-4-2021

Mr Rob Stokes

NSW Minister for Planning and Public Spaces

**RE: Design and Place State Environmental Plan**

Dear Mr Stokes,

I am writing to you as a concerned accredited building designer, and energy efficiency consultant over some oversights in the new **Design and Place SEPP**.

In general, I can see the benefits of this new SEPP in several areas that needed addressing to stay current with the expectations of the community and industry. However, my concern is there are a few new requirements in the draft legislation that restricts the design of dwellings that are over three storeys, or with four or more units in the development, to registered Architects only.

This new blanket requirement has unintentionally captured many building and development types that accredited building designers generally undertake daily, like terrace housing, town house developments, and multi-unit developments with four or more dwellings. These are not generally Class 2 type developments, they are standard class 1 residential constructions projects you would see scattered through the suburbs of NSW, providing a mix of affordable housing options for the community.

I am a chartered member of the Building Designers Association of Australia and hold a low-rise accreditation in NSW under the BDAA scheme. I am also a certified passive house designer and an accredited Livable housing Australia assessor. I have been working in this industry for thirty years and undertaken many very successful projects of the type that would now fall under this new SEPP regulation. As I am not a registered Architect, I will be prevented from undertaking similar projects in the future if the draft SEPP comes in force in its current form.

Based on my experience I would be the first to agree that you need to hold some sort of accreditation or registration to provide design services in NSW. Under my accreditation with the BDAA I am required to undertake the professional development program and achieve the points required each year to maintain accreditation. I am also required to hold professional Indemnity insurance. We sign up to a code of conduct and commit to perform our duties in a professional manner under our charter.

With the Draft Design and Places SEPP in its current form, NSW accredited building designers and the NSW residence are the only ones that stand to lose. The removal of a wealth of competent design experience in this part of the residential sector, makes no sense and could lead to poorer outcomes.

Regards

██████████

Accredited Building Designer NSW