



## Amendments to Affordable Rental Housing SEPP

25 May 2011

On 20 May 2011 the NSW Government gazetted some significant amendments to the Affordable Rental Housing State Environmental Planning Policy.

In summary the impact of the changes on different categories of affordable housing is as follows:

### **Infill development (community housing providers in partnership with private developers)**

- \**For new applications:* villas, townhouses and flats prohibited in low-density residential areas; in Sydney can only be located close to public transport operating 7 days a week; in regional areas can only be located close to centres; higher parking standards will apply; affordable housing must be at least 20% of total floor space, rather than a specified number of units; and must satisfy a new local character test.
- \**For existing applications to councils:* must satisfy the new local character test and affordable housing must be at least 20% of total floor space.

### **Social housing projects by Housing NSW**

- \**For new applications:* Housing NSW can continue to self-assess projects less than 8.5 metres high containing less than 20 units but must be located close to public transport operating 7 days a week; meet off street parking requirements; and notify applications in line with local council policies (which vary).
- \**For existing projects:* no change.
- \**For projects Housing is currently preparing:* no change provided the development is completed by 20 May 2013.

### **Boarding houses**

- \**For new applications:* must satisfy the new local character test; meet higher parking standards; in Sydney can only be located close to public transport operating 7 days a week; in regional areas can only be located close to centres.
- \**For existing applications to councils:* must meet the new local character test.

### **Group homes, secondary dwellings ('granny flats') and supportive accommodation**

- \*No change.

NCOSS is keen to hear from the sector about the likely impact of these changes.

The Government has also announced that an Affordable Housing Taskforce will be set up to help develop a new *Affordable Housing Choice SEPP*, which will eventually replace the current SEPP. The Government has said that social housing experts and community housing providers will be represented on the Taskforce. Further details about this process are not yet available.

### **Resources**

- \*Department of Planning and Infrastructure factsheet on the changes
- \*[Gazetted amendments to the SEPP](#)
- \*[NCOSS submission to the Review of the SEPP \(prior to the recent changes\)](#)

### **Information**

Warren Gardiner, NCOSS Senior Policy Officer

**phone:** 02 9211 2599 ext 112

**email:** [warren@ncoss.org.au](mailto:warren@ncoss.org.au)