



nsw Federation of
Housing Associations inc

Federation Bulletin



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Affordable Housing SEPP Amendments Announced Today

The NSW Government announced today that it will establish an Affordable Housing Taskforce to look at the issues raised by the Affordable Rental Housing SEPP (AHSEPP) Review process that began in December 2010.

The Taskforce will provide input into the development of a new planning instrument to replace the AHSEPP. The new planning instrument will be called the **Affordable Housing Choice SEPP**.

The Taskforce composition has not yet been finalised but there is a commitment to include Community Housing Providers.

Please see the **Media Release** from the Minister for Planning and Infrastructure attached, as well as a **fact sheet** on the amendments released today by the Department of Planning.

Key amendments to the SEPP that take effect from today have been announced and include:

- A reduction of permissible areas for low-rise infill development;
- A more extensive public transport test, especially in rural areas;
- Higher car-parking standards for boarding houses;
- Affordable component of development now to be calculated as a percentage of total floor space, not number of units;
- a provision to exempt councils from all or part of the SEPP once they have implemented their own Local Affordable Housing Choice Strategy.

Existing applications, lodged before 20 May, can still be assessed under the former AHSEPP, subject to being compatible with the new local character provision.

There are no changes to provisions for granny flats, group homes and supportive accommodation.

Contact Poppy with any questions on: 02 9281 7144 ext 213 or via email PoppyD@communityhousing.org.au

Background

The Federation made a submission to the Affordable Housing SEPP Review on 1st March. You can read our submission [here](#).

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