

State Environmental Planning Policy (Affordable Rental Housing) 2009

[2009-364]



New South Wales

Status Information

Currency of version

Historical version for 8 January 2010 to 8 July 2010 (accessed 8 December 2024 at 10:12)

Legislation on this site is usually updated within 3 working days after a change to the legislation.

Provisions in force

Some, but not all, of the provisions displayed in this version of the legislation have commenced.

Notes—

- **Does not include amendments by**
 - Sch 3.4 to this Policy (not commenced — to commence on the commencement of Sch 3.1 [6] to the [Environmental Planning and Assessment Amendment Act 2008 No 36](#))
 - [Statute Law \(Miscellaneous Provisions\) Act 2010 No 59](#) (not commenced — to commence on 9.7.2010)

Authorisation

This version of the legislation is compiled and maintained in a database of legislation by the Parliamentary Counsel's Office and published on the NSW legislation website, and is certified as the form of that legislation that is correct under section 45C of the [Interpretation Act 1987](#).

File last modified 28 June 2010

State Environmental Planning Policy (Affordable Rental Housing) 2009



New South Wales

Contents

Part 1 Preliminary	5
1 Name of Policy	5
2 Commencement	5
3 Aims of Policy	5
4 Interpretation—general	6
5 Interpretation—references to equivalent land use zones	8
6 Affordable housing.....	9
7 Land to which Policy applies	9
8 Relationship with other environmental planning instruments	9
9 Suspension of covenants, agreements and instruments	9
Part 2 New affordable rental housing	10
Division 1 In-fill affordable housing	10
10 Land to which Division applies	10
11 Development to which Division applies	11
12 Development may be carried out with consent	11
13 Residential flat buildings where such buildings permissible	11
14 Standards that cannot be used to refuse consent	13
15 Design requirements	15
16 Continued application of SEPP 65	15
17 Must be used for affordable housing for 10 years	15
18 Subdivision	15

Division 2 Secondary dwellings	16
19 Definition	16
20 Land to which Division applies	16
21 Development to which Division applies	16
22 Development may be carried out with consent	16
23 Complying development	17
24 No subdivision	19
Division 3 Boarding houses	19
25 Definition	19
26 Land to which Division applies	20
27 Development to which Division applies	20
28 Development may be carried out with consent	20
29 Standards that cannot be used to refuse consent	20
30 Standards for boarding houses	22
Division 4 Supportive accommodation	23
31 Land to which Division applies	23
32 Development to which Division applies	23
33 Development may be carried out without consent	23
Division 5 Residential flat buildings—social housing providers, public authorities and joint ventures	23
34 Land to which Division applies	23
35 Development to which Division applies	23
36 Development may be carried out with consent	24
37 Site compatibility certificates	24
38 Must be used for affordable housing for 10 years	26
39 Continued application of SEPP 65	26
Division 6 Residential development—Land and Housing Corporation	26
40 Development may be carried out without consent	26
41 Exempt development	27

Division 7 Group homes	28
42 Definitions	28
43 Development in prescribed zones	28
44 Exempt development existing group homes	29
45 Complying development—group homes.....	29
46 Determination of development applications.....	30
Part 3 Retention of existing affordable rental housing	30
47 Interpretation	30
48 Land to which Part applies.....	31
49 Buildings to which Part applies	31
50 Reduction of availability of affordable housing	32
51 Contributions for affordable housing	33
Part 4 Miscellaneous	34
52 No subdivision of boarding houses	34
53 Review of Policy.....	34
54 Savings and transitional provisions	35
55 Repeal	35
Schedule 1 Development standards for secondary dwellings	35
Schedule 2 Complying development—group homes	46
Schedule 3 Amendment of planning instruments	56

State Environmental Planning Policy (Affordable Rental Housing) 2009



New South Wales

Part 1 Preliminary

1 Name of Policy

This Policy is *State Environmental Planning Policy (Affordable Rental Housing) 2009*.

2 Commencement

- (1) Except as provided by subclause (2), this Policy commences on the day on which it is published on the NSW legislation website.
- (2) Schedules 3.2 [2]-[4], 3.3 [2]-[4], 3.4, 3.11 [2]-[4] and 3.14 commence on the commencement of Schedule 3.1 [6] to the *Environmental Planning and Assessment Amendment Act 2008*.

3 Aims of Policy

The aims of this Policy are as follows:

- (a) to provide a consistent planning regime for the provision of affordable rental housing,
- (b) to facilitate the effective delivery of new affordable rental housing by providing incentives by way of expanded zoning permissibility, floor space ratio bonuses and non-discretionary development standards,
- (c) to facilitate the retention and mitigate the loss of existing affordable rental housing,
- (d) to employ a balanced approach between obligations for retaining and mitigating the loss of existing affordable rental housing, and incentives for the development of new affordable rental housing,
- (e) to facilitate an expanded role for not-for-profit-providers of affordable rental housing,
- (f) to support local business centres by providing affordable rental housing for workers close to places of work,
- (g) to facilitate the development of housing for the homeless and other disadvantaged

people who may require support services, including group homes and supportive accommodation.

4 Interpretation—general

(1) In this Policy:

battle-axe lot means a lot that has access to a road by an access laneway.

boarding room means a room or suite of rooms within a boarding house occupied or so constructed or adapted as to be capable of being occupied by one or more lodgers.

consent:

(a) when used in relation to the carrying out of development without consent, means development consent and any other type of consent, licence, permission, approval or authorisation that is required by or under an environmental planning instrument, and

(b) when used in any other context, means development consent.

Note—

As a result of paragraph (a) of the definition of **consent**, development that this Policy provides may be carried out without development consent may also be carried out without any other consent, licence, permission, approval or authorisation that would otherwise be required by another environmental planning instrument (such as an approval to remove a tree that is subject to a tree preservation order).

Development that does not require consent under Part 4 of the Act and is not a project to which Part 3A of the Act applies or exempt development will be subject to the environmental assessment and approval requirements of Part 5 of the Act.

development for the purposes of a secondary dwelling—see clause 19.

existing maximum floor space ratio means the maximum floor space ratio permitted on the land under an environmental planning instrument or development control plan applying to the relevant land, other than this Policy or [State Environmental Planning Policy No 1—Development Standards](#).

habitable room has the same meaning as in the *Building Code of Australia*.

Note—

The term is defined as a room used for normal domestic activities, other than a bathroom, laundry, toilet, pantry, walk in wardrobe, hallway, lobby, clothes drying room or other space of a specialised nature that is not occupied frequently or for extended periods.

interim heritage order has the same meaning as in the [Heritage Act 1977](#).

Land and Housing Corporation means the New South Wales Land and Housing Corporation constituted by the [Housing Act 2001](#).

National Rental Affordability Scheme has the same meaning as in the [National Rental Affordability Scheme Act 2008](#) of the Commonwealth.

registered community housing provider has the same meaning as in the [Housing Act 2001](#).

site area or **site** means the area of any land on which development is, or is to be, carried out. The land may include the whole or part of one lot, or more than one lot if they are contiguous to each other, but does not include the area of any land on which development is not permitted to be carried out under this Policy.

social housing provider means any of the following:

- (a) the Department of Human Services,
- (b) the Land and Housing Corporation,
- (c) a registered community housing provider,
- (d) the Aboriginal Housing Office,
- (e) a registered Aboriginal housing organisation within the meaning of the [Aboriginal Housing Act 1998](#),
- (f) a local government authority that provides affordable housing,
- (g) a not-for-profit organisation that is a direct provider of rental housing to tenants.

standard instrument means the standard instrument set out at the end of the [Standard Instrument \(Local Environmental Plans\) Order 2006](#).

State Heritage Register means the State Heritage Register under the [Heritage Act 1977](#).

supportive accommodation means the use of an existing building (being a residential flat building or boarding house) for the purposes of:

- (a) the long term accommodation, in a separate dwelling or boarding room, of a person (such as former homeless person) who needs support services to be provided in the building, and
- (b) any services in support of such a person, including but not limited to, medical services, counselling services or education and training services,

and it may include the use of part of the building for the purposes of supervising, or providing administrative services in respect of, such a person.

Sydney region means the region having that name declared under section 4 (6) of the Act.

Note—

The Sydney region means land within the following Local Government Areas:

Ashfield, Auburn, Bankstown, Baulkham Hills, Blacktown, Blue Mountains, Botany, Burwood, Canada Bay, Camden, Campbelltown, Canterbury, Fairfield, Gosford, Hawkesbury, Holroyd, Hornsby, Hunters Hill, Hurstville, Kogarah, Ku-ring-gai, Lane Cove, Leichhardt, Liverpool, Manly, Marrickville, Mosman, North Sydney, Parramatta, Penrith, Pittwater, Randwick, Rockdale, Ryde, Strathfield, Sutherland, Sydney, Warringah, Waverley, Willoughby, Wollondilly, Woollahra and Wyong.

the Act means the *Environmental Planning and Assessment Act 1979*.

- (2) A word or expression used in this Policy (other than Schedule 1 or 2) has the same meaning as it has in the standard instrument unless it is otherwise defined in this Policy.
- (3) Notes and examples included in this Policy do not form part of this Policy.

5 Interpretation—references to equivalent land use zones

- (1) A reference in this Policy to a land use zone that is equivalent to a named land use zone is a reference to a land use zone under an environmental planning instrument that is not made as provided by section 33A (2) of the Act:
 - (a) that the Director-General has determined under clause 1.6 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* is a land use zone in which equivalent land uses are permitted to those permitted in that named land use zone, or
 - (b) if no such determination has been made in respect of the particular zone, is a land use zone in which (in the opinion of the relevant authority) equivalent land uses are permitted to those permitted in that named land use zone.
- (2) An assessment made by a relevant authority under subclause (1) (b) applies only in respect of the particular development that is proposed to be carried out and more than one such assessment may be made in respect of the same land use zone.
- (3) In this clause, **relevant authority** means:
 - (a) the public authority proposing to carry out the development, or on whose behalf the development is proposed to be carried out, or
 - (b) if the development is to be carried out by or on behalf of a person other than a public authority, the consent authority.

Note—

Land use zones that are named in this Policy are those set out in the standard instrument.

6 Affordable housing

Note—

The Act defines affordable housing as follows:

affordable housing means housing for very low income households, low income households or moderate income households, being such households as are prescribed by the regulations or as are provided for in an environmental planning instrument.

- (1) In this Policy, a household is taken to be a very low income household, low income household or moderate income household if the household:
 - (a) has a gross income that is less than 120 per cent of the median household income for the time being for the Sydney Statistical Division (according to the Australian Bureau of Statistics) and pays no more than 30 per cent of that gross income in rent, or
 - (b) is eligible to occupy rental accommodation under the National Rental Affordability Scheme and pays no more rent than that which would be charged if the household were to occupy rental accommodation under that scheme.
- (2) In this Policy, residential development is taken to be for the purposes of affordable housing if the development is on land owned by the Land and Housing Corporation.

7 Land to which Policy applies

This Policy applies to the State.

8 Relationship with other environmental planning instruments

If there is an inconsistency between this Policy and any other environmental planning instrument, whether made before or after the commencement of this Policy, this Policy prevails to the extent of the inconsistency.

9 Suspension of covenants, agreements and instruments

- (1) For the purpose of enabling development on land in any zone to be carried out in accordance with this Policy or with a development consent granted under the Act, any agreement, covenant or other similar instrument that restricts the carrying out of that development does not apply to the extent necessary to serve that purpose.
- (2) This clause does not apply:
 - (a) to a covenant imposed by the Council or that the Council requires to be imposed, or
 - (b) to any prescribed instrument within the meaning of section 183A of the *Crown Lands Act 1989*, or
 - (c) to any conservation agreement within the meaning of the *National Parks and*

Wildlife Act 1974, or

(d) to any Trust agreement within the meaning of the *Nature Conservation Trust Act 2001*, or

(e) to any property vegetation plan within the meaning of the *Native Vegetation Act 2003*, or

(f) to any biobanking agreement within the meaning of Part 7A of the *Threatened Species Conservation Act 1995*, or

(g) to any planning agreement within the meaning of Division 6 of Part 4 of the Act.

(3) This clause does not affect the rights or interests of any public authority under any registered instrument.

(4) Under section 28 of the Act, the Governor, before the making of this clause, approved of subclauses (1)–(3).

Part 2 New affordable rental housing

Division 1 In-fill affordable housing

10 Land to which Division applies

(1) This Division applies to a development site on land if the development site is within any of the following land use zones or within a land use zone that is equivalent to any of those zones, but only if development for the purposes of dwelling houses, multi-dwelling housing or residential flat buildings is permissible within the zone:

(a) Zone R1 General Residential,

(b) Zone R2 Low Density Residential,

(c) Zone R3 Medium Density Residential,

(d) Zone R4 High Density Residential.

(2) Despite subclause (1), this Division does not apply to a development site in the Sydney region unless all or part of the development site is within:

(a) 800 metres walking distance of a public entrance to a railway station or a wharf from which a Sydney Ferries ferry service operates, or

(b) 400 metres walking distance of a public entrance to a light rail station or in the case of a light rail station with no entrance, 400 metres walking distance of a platform of the light rail station, or

(c) 400 metres walking distance of a bus stop used by a regular bus service (within

the meaning of the *Passenger Transport Act 1990*) that has at least one bus per hour servicing the bus stop between 06.00 and 18.00 each day from Monday to Friday (both days inclusive).

(3) Despite subclauses (1) and (2), this Division does not apply to land identified in an environmental planning instrument as being within a scenic protection area unless development with a building height of 8.5 metres or more is permitted on the land.

(4) In this clause:

walking distance means the shortest distance between 2 points measured along a route that may be safely walked by a pedestrian using, as far as reasonably practicable, public footpaths and pedestrian crossings.

11 Development to which Division applies

This Division applies to the following development on land to which this Division applies:

- (a) development for the purposes of dual occupancies, multi dwelling housing or residential flat buildings where at least 50 per cent of the dwellings in the proposed development will be used for affordable housing, but only if:
 - (i) the development does not result in a building on the land with a building height of more than 8.5 metres, and
 - (ii) in the case of development for the purposes of a residential flat building—residential flat buildings are not permissible on the land otherwise than because of this Policy,
- (b) development for the purposes of residential flat buildings where at least 20 per cent of the dwellings in the building will be used for affordable housing, but only if:
 - (i) residential flat buildings are permissible on the land otherwise than because of this Policy, and
 - (ii) the land does not contain a heritage item that is identified in an environmental planning instrument or an interim heritage order or on the State Heritage Register.

12 Development may be carried out with consent

Development to which this Division applies may be carried out with consent.

13 Residential flat buildings where such buildings permissible

(1) This clause applies to development referred to in clause 11 (b).

Note—

This clause does not apply if the percentage of dwellings in the residential flat building that are used for affordable housing is less than 20 per cent.

(2) The maximum floor space ratio for the development to which this clause applies is the existing maximum floor space ratio for any form of residential accommodation permitted on the land on which the development is to occur, plus:

(a) if the existing maximum floor space ratio is 2.5:1 or less:

(i) 0.5:1—if the percentage of dwellings in the residential flat building that are used for affordable housing is 50 per cent or higher, or

(ii) Y:1—if the percentage of dwellings in the residential flat building that are used for affordable housing is less than 50 per cent, where:

AH is the percentage of dwellings in the residential flat building that are used for affordable housing.

$$Y = AH \div 100$$

Example—

If the existing maximum floor space ratio (**fsr**) is 2:1 and 30 per cent of the dwellings in a residential flat building are to be used for affordable housing, the additional amount of fsr is to be determined under subclause (2) (a) (ii) as follows:

(a) additional amount = Y:1

(b) $Y = AH \div 100$ so additional amount = $(AH \div 100):1$

(c) $AH = 30$ so additional amount = $(30 \div 100):1$

(d) additional amount = 0.3:1

(e) The additional amount when added to the existing maximum fsr of 2:1 gives a permissible fsr of 2.3:1.

or

(b) if the existing maximum floor space ratio is greater than 2.5:1:

(i) 20 per cent of the existing maximum floor space ratio—if the percentage of dwellings in the residential flat building that are used for affordable housing is 50 per cent or higher, or

(ii) Z per cent of the existing maximum floor space ratio—if the percentage of dwellings in the residential flat building that are used for affordable housing is less than 50 per cent, where:

AH is the percentage of dwellings in the residential flat building that are used for affordable housing.

$$Z = AH \div 2.5$$

Example—

If the existing maximum floor space ratio (**fsr**) is 5:1 and 30 per cent of the dwellings in a residential flat building are to be used for affordable housing, the additional amount of fsr is to be determined under subclause (2) (b) (ii) as follows:

- (a) additional amount = Z per cent of existing maximum fsr
- (b) $Z = AH \div 2.5$ so additional amount = $(AH \div 2.5)$ per cent of 5:1
- (c) $AH = 30$ so additional amount = $(30 \div 2.5)$ per cent of 5:1
- (d) additional amount = 12 per cent of 5:1
- (e) additional amount = 0.6:1
- (f) The additional amount when added to the existing maximum fsr of 5:1 gives a permissible fsr of 5.6:1.

14 Standards that cannot be used to refuse consent

(1) **Low rise development** A consent authority must not refuse consent to development referred to in clause 11 (a) on any of the following grounds:

(a) **density and scale**

in respect of a development application lodged before 30 June 2011—if the density and scale of the buildings when expressed as a floor space ratio are not more than the higher of:

- (i) the existing maximum floor space ratio for any form of residential accommodation permitted on the land on which it is proposed to carry out the development, or
- (ii) 0.75:1, and

in respect of a development application lodged on or after 30 June 2011—if the density and scale of the buildings when expressed as a floor space ratio are not more than the higher of:

- (iii) the existing maximum floor space ratio for any form of residential accommodation permitted on the land on which it is proposed to carry out the development, or
- (iv) 0.5:1,

(b) **site area**

if the site area on which it is proposed to carry out the development is at least 450 square metres,

(c) **landscaped area**

if:

- (i) in the case of a development application made by a social housing provider—at least 35 square metres of landscaped area per dwelling is provided, or
- (ii) in any other case—at least 30 per cent of the site area is to be landscaped,

(d) deep soil zones

if, in relation to that part of the site area (being the site, not only of that particular development, but also of any other associated development to which this Policy applies) that is not built on, paved or otherwise sealed:

- (i) there is soil of a sufficient depth to support the growth of trees and shrubs on an area of not less than 15 per cent of the site area (the **deep soil zone**), and
- (ii) each area forming part of the deep soil zone has a minimum dimension of 3 metres, and
- (iii) if practicable, at least two-thirds of the deep soil zone is located at the rear of the site area,

(e) solar access

if living rooms and private open spaces for a minimum of 70 per cent of the dwellings of the development receive a minimum of 3 hours direct sunlight between 9am and 3pm in mid-winter.

(2) **General** A consent authority must not refuse consent to development to which this Division applies on any of the following grounds:

(a) parking

if:

- (i) in the case of a development application made by a social housing provider—at least 1 car space is provided for each 5 dwellings, or
- (ii) in any other case—at least 0.5 car spaces are provided for each dwelling,

(b) dwelling size

if each dwelling has a gross floor area of at least:

- (i) 35 square metres in the case of a bedsitter or studio, or
- (ii) 50 square metres in the case of a dwelling having 1 bedroom, or
- (iii) 70 square metres in the case of a dwelling having 2 bedrooms, or
- (iv) 95 square metres in the case of a dwelling having 3 or more bedrooms.

- (3) A consent authority may consent to development to which this Division applies whether or not the development complies with the standards set out in subclause (1) or (2).

15 Design requirements

- (1) A consent authority must not consent to development to which this Division applies unless it has taken into consideration the provisions of the *Seniors Living Policy: Urban Design Guidelines for Infill Development* published by the Department of Infrastructure, Planning and Natural Resources in March 2004, to the extent that those provisions are consistent with this Policy.
- (2) This clause does not apply to development for the purposes of a residential flat building if *State Environmental Planning Policy No 65—Design Quality of Residential Flat Development* applies to the development.

16 Continued application of SEPP 65

Nothing in this Policy affects the application of *State Environmental Planning Policy No 65—Design Quality of Residential Flat Development* to any development to which this Division applies.

17 Must be used for affordable housing for 10 years

- (1) A consent authority must not consent to development to which this Division applies unless conditions are imposed by the consent authority to the effect that:
 - (a) for 10 years from the date of the issue of the occupation certificate:
 - (i) the dwellings proposed to be used for the purposes of affordable housing will be used for the purposes of affordable housing, and
 - (ii) all accommodation that is used for affordable housing will be managed by a registered community housing provider, and
 - (b) a restriction will be registered, before the date of the issue of the occupation certificate, against the title of the property on which development is to be carried out, in accordance with section 88E of the *Conveyancing Act 1919*, that will ensure that the requirements of paragraph (a) are met.
- (2) Subclause (1) does not apply to development on land owned by the Land and Housing Corporation or to a development application made by, or on behalf of, a public authority.

18 Subdivision

Land on which development has been carried out under this Division may be subdivided with the consent of the consent authority.

Division 2 Secondary dwellings

19 Definition

In this Division:

development for the purposes of a secondary dwelling includes the following:

- (a) the erection of, or alterations or additions to, a secondary dwelling,
- (b) alterations or additions to a principal dwelling for the purposes of a secondary dwelling.

Note—

The standard instrument defines secondary dwelling as follows:

secondary dwelling means a self-contained dwelling that:

- (a) is established in conjunction with another dwelling (the **principal dwelling**), and
- (b) is on the same lot of land (not being an individual lot in a strata plan or community title scheme) as the principal dwelling, and
- (c) is located within, or is attached to, or is separate from, the principal dwelling.

20 Land to which Division applies

This Division applies to land within any of the following land use zones or within a land use zone that is equivalent to any of those zones, but only if development for the purposes of a dwelling house is permissible on the land:

- (a) Zone R1 General Residential,
- (b) Zone R2 Low Density Residential,
- (c) Zone R3 Medium Density Residential,
- (d) Zone R4 High Density Residential,
- (e) Zone R5 Large Lot Residential.

21 Development to which Division applies

This Division applies to development, on land to which this Division applies, for the purposes of a secondary dwelling.

22 Development may be carried out with consent

- (1) Development to which this Division applies may be carried out with consent.
- (2) A consent authority must not consent to development to which this Division applies if

there is on the land, or if the development would result in there being on the land, any dwelling other than the principal dwelling and the secondary dwelling.

- (3) A consent authority must not consent to development to which this Division applies unless:
- (a) the total floor area of the principal dwelling and the secondary dwelling is no more than the maximum floor area allowed for a dwelling house on the land under another environmental planning instrument, and
 - (b) the total floor area of the secondary dwelling is no more than 60 square metres or, if a greater floor area is permitted in respect of a secondary dwelling on the land under another environmental planning instrument, that greater floor area.
- (4) A consent authority must not refuse consent to development to which this Division applies on either of the following grounds:
- (a) **site area**
 - if:
 - (i) the secondary dwelling is located within, or is attached to, the principal dwelling, or
 - (ii) the site area is at least 450 square metres,
 - (b) **parking**
 - if no additional parking is to be provided on the site.
- (5) A consent authority may consent to development to which this Division applies whether or not the development complies with the standards set out in subclause (4).

23 Complying development

- (1) Development for the purposes of a secondary dwelling (other than development referred to in subclause (2)) is complying development if the development:
- (a) **General requirements**
 - meets the general requirements for complying development set out in clause 1.18 (1) and (2) of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, and
 - (b) **Land-based requirements**
 - is on a lot that does not include any land referred to in clause 1.19 of that Policy, and
 - (c) **Specified development**

is on land in Zone R1, R2, R3 or R4 or a land use zone that is equivalent to any of those zones, and

- (d) is on a lot that has an area of at least 450 square metres, and
- (e) does not involve the erection of a basement or alterations or addition to an existing basement, and
- (f) does not involve the erection of a roof terrace on the topmost roof of a building or alterations or addition to any such existing terrace, and

(g) **Development standards**

satisfies the development standards set out in Schedule 1.

- (2) Development for the purposes of a secondary dwelling that is located entirely within an existing dwelling house is complying development if the development:

(a) **General requirements**

meets the relevant provisions of the *Building Code of Australia*, and

(b) **Land-based requirements**

is on a lot that does not include any:

- (i) land that is an environmentally sensitive area within the meaning of clause 1.19 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, or
- (ii) land that comprises, or on which there is, a heritage item or a draft heritage item within the meaning of that Policy, and

(c) **Specified development**

is on land in Zone R1, R2, R3 or R4 or a land use zone that is equivalent to any of those zones, and

- (d) involves no external alterations to the principal dwelling other than the provision of an additional entrance, and
- (e) does not involve the erection of a basement or alterations or addition to an existing basement, and
- (f) does not involve the erection of a roof terrace on the topmost roof of a building or alterations or addition to any such existing terrace, and

(g) **Development standards**

will not result in there being on the land, any dwelling other than the principal

dwelling and the secondary dwelling, and

- (h) will not result in the floor area of the secondary dwelling being more than 60 square metres or, if a greater floor area is permitted in respect of a secondary dwelling on the land under another environmental planning instrument, being more than that greater floor area.
- (3) If a secondary dwelling is to be built at the same time as a principal dwelling, the building of both dwellings and any ancillary development on the lot may be carried out as a single complying development if:
 - (a) the building of the secondary dwelling can be carried out as complying development under this Division, and
 - (b) the building of the principal dwelling and any ancillary development can be carried out as complying development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.
- (4) In determining whether a principal dwelling (when built at the same time as a secondary dwelling) can be carried out as complying development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, the secondary dwelling is not to be taken into account.

Note—

This means that the principal dwelling would be considered to be a dwelling house (a building containing only one dwelling) for the purposes of that Policy even if the secondary dwelling were within it or attached to it.

- (5) A complying development certificate for development that is complying development under this Division is subject to the conditions specified in Division 3 of Part 3 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* except that the reference in clause 3.44 (1) of that Policy to a dwelling house is taken to be a reference to a principal dwelling or a secondary dwelling.

Note—

Principal and secondary dwellings will be classified as class 1a or class 2 under the *Building Code of Australia* depending on the configuration of those dwellings.

24 No subdivision

A consent authority must not consent to a development application that would result in any subdivision of a lot on which development for the purposes of a secondary dwelling has been carried out under this Division.

Division 3 Boarding houses

25 Definition

In this Division:

communal living room means a room within a boarding house or on site that is available to all lodgers for recreational purposes, such as a lounge room, dining room, recreation room or games room.

26 Land to which Division applies

This Division applies to land within any of the following land use zones or within a land use zone that is equivalent to any of those zones:

- (a) Zone R1 General Residential,
- (b) Zone R2 Low Density Residential,
- (c) Zone R3 Medium Density Residential,
- (d) Zone R4 High Density Residential,
- (e) Zone B1 Neighbourhood Centre,
- (f) Zone B2 Local Centre,
- (g) Zone B4 Mixed Use.

27 Development to which Division applies

This Division applies to development, on land to which this Division applies, for the purposes of boarding houses.

28 Development may be carried out with consent

Development to which this Division applies may be carried out with consent.

29 Standards that cannot be used to refuse consent

- (1) A consent authority must not refuse consent to development to which this Division applies on the grounds of density or scale if the density and scale of the buildings when expressed as a floor space ratio are not more than:
 - (a) the existing maximum floor space ratio for any form of residential accommodation permitted on the land, or
 - (b) if the development is on land within a zone in which no residential accommodation is permitted—the existing maximum floor space ratio for any form of development permitted on the land, or
 - (c) if the development is on land within a zone in which residential flat buildings are permitted and the land does not contain a heritage item that is identified in an environmental planning instrument or an interim heritage order or on the State Heritage Register—the existing maximum floor space ratio for any form of residential accommodation permitted on the land, plus:

- (i) 0.5:1, if the existing maximum floor space ratio is 2.5:1 or less, or
 - (ii) 20% of the existing maximum floor space ratio, if the existing maximum floor space ratio is greater than 2.5:1.
- (2) A consent authority must not refuse consent to development to which this Division applies on any of the following grounds:
- (a) **building height**

if the building height of all proposed buildings is not more than the maximum building height permitted under another environmental planning instrument for any building on the land,
 - (b) **landscaped area**

if the landscape treatment of the front setback area is compatible with the streetscape in which the building is located,
 - (c) **solar access**

where the development provides for one or more communal living rooms, if at least one of those rooms receives a minimum of 3 hours direct sunlight between 9am and 3pm in mid-winter,
 - (d) **private open space**

if at least the following private open space areas are provided (other than the front setback area):

 - (i) one area of at least 20 square metres with a minimum dimension of 3 metres is provided for the use of the lodgers,
 - (ii) if accommodation is provided on site for a boarding house manager—one area of at least 8 square metres with a minimum dimension of 2.5 metres is provided adjacent to that accommodation,
 - (e) **parking**

if not more than:

 - (i) one parking space is provided for each 10 boarding rooms or part thereof, and
 - (ii) one parking space is provided for each person employed in connection with the development and who is a resident on site,
 - (f) **accommodation size**

if each boarding room has a gross floor area (excluding any area used for the purposes of private kitchen or bathroom facilities) of at least:

- (i) 12 square metres in the case of a boarding room intended to be used by a single lodger, or
 - (ii) 16 square metres in any other case.
- (3) A boarding house may have private kitchen or bathroom facilities in each boarding room but is not required to have those facilities in any boarding room.
- (4) A consent authority may consent to development to which this Division applies whether or not the development complies with the standards set out in subclause (1) or (2).

30 Standards for boarding houses

- (1) A consent authority must not consent to development to which this Division applies unless it is satisfied of each of the following:
- (a) if a boarding house has 5 or more boarding rooms, at least one communal living room will be provided,
 - (b) no boarding room will have a gross floor area (excluding any area used for the purposes of private kitchen or bathroom facilities) of more than 25 square metres,
 - (c) no boarding room will be occupied by more than 2 adult lodgers,
 - (d) adequate bathroom and kitchen facilities will be available within the boarding house for the use of each lodger,
 - (e) if the boarding house has capacity to accommodate 20 or more lodgers, a boarding room or on site dwelling will be provided for a boarding house manager,
 - (f) if the boarding house is on land within a zone where residential flat buildings are permissible, no new car parking for lodgers will be provided on the site,
 - (g) if the boarding house is on land zoned primarily for commercial purposes, no part of the ground floor of the boarding house that fronts a street will be used for residential purposes unless another environmental planning instrument permits such a use,
 - (h) at least one parking space will be provided for a bicycle, and one will be provided for a motorcycle, for every 5 boarding rooms.
- (2) Subclause (1) does not apply to development for the purposes of minor alterations or additions to an existing boarding house.

Division 4 Supportive accommodation

31 Land to which Division applies

This Division applies to land on which development for the purposes of a residential flat building or boarding house is permissible under this or any other environmental planning instrument.

32 Development to which Division applies

This Division applies to development, on land to which this Division applies, for the purposes of supportive accommodation.

33 Development may be carried out without consent

Development to which this Division applies may be carried out without consent but only if the development does not involve the erection or alteration of, or addition to, a building.

Division 5 Residential flat buildings—social housing providers, public authorities and joint ventures

34 Land to which Division applies

This Division applies to the following land, but not if development for the purposes of a residential flat building is permissible on the land under another environmental planning instrument:

- (a) land in the Sydney region that is within 800 metres of:
 - (i) a public entrance to a railway station or light rail station, or
 - (ii) in the case of a light rail station with no entrance—a platform of the light rail station,
- (b) land in one of the following towns that is within 400 metres of land in Zone B3 Commercial Core, Zone B4 Mixed Use or a land use zone that is equivalent to either of those zones:

Albury, Ballina, Batemans Bay, Bathurst, Bega, Bowral, Cessnock, Charlestown, Coffs Harbour, Dapto, Dubbo, Glendale-Cardiff, Gosford, Goulburn, Grafton, Lismore, Maitland, Morisset, Newcastle, Nowra, Orange, Port Macquarie, Queanbeyan, Raymond Terrace, Shellharbour, Tamworth, Taree, Tuggerah-Wyong, Tweed Heads, Wagga Wagga, Warrawong, Wollongong.

35 Development to which Division applies

- (1) This Division applies to development, on land to which this Division applies, for the purposes of a residential flat building:

- (a) by or on behalf of a public authority or social housing provider, or
 - (b) by a person who is undertaking the development with the Land and Housing Corporation.
- (2) Despite subclause (1), this Division does not apply to development to which Division 1 applies.

36 Development may be carried out with consent

- (1) Development to which this Division applies may be carried out with consent.
- (2) A consent authority must not consent to development to which this Division applies unless it is satisfied that:
- (a) the Director-General has certified in a site compatibility certificate that, in the Director-General's opinion, the development is compatible with the surrounding land uses, and
 - (b) if the development is in respect of a building on land zoned primarily for commercial purposes, no part of the ground floor of the building that fronts a street will be used for residential purposes unless another environmental planning instrument permits such a use.
- (3) Nothing in this clause prevents a consent authority from:
- (a) consenting to development on a site by reference to site and design features that are more stringent than those identified in a site compatibility certificate for the same site, or
 - (b) refusing consent to development by reference to the consent authority's own assessment of the compatibility of the development with the surrounding land uses, or
 - (c) having regard to any other matter in determining a development application.
- (4) Car parking is not required to be provided in relation to development to which this Division applies.

37 Site compatibility certificates

- (1) An application for a site compatibility certificate under this Division may be made to the Director-General:
- (a) by the owner of the land on which the development is proposed to be carried out, or
 - (b) by any other person with the consent of the owner of that land.

- (2) An application under this clause:
 - (a) must be in writing in a form approved by the Director-General, and
 - (b) must be accompanied by such documents and information as the Director-General may require, and
 - (c) must be accompanied by such fee, if any, as is prescribed by the regulations.
- (3) The Director-General may request further documents and information to be furnished in connection with an application under this clause.
- (4) Within 7 days after the application is made, the Director-General must provide a copy of the application to the council for the area in which the development concerned is proposed to be carried out, unless the Director-General refuses, before those 7 days have elapsed, to issue a certificate.
- (5) The Director-General may determine the application by issuing a certificate or refusing to do so.
- (6) The Director-General must not issue a certificate unless the Director-General:
 - (a) has taken into account any comments received from the council within 14 days after the application for the certificate was made, and
 - (b) is of the opinion that the development concerned is compatible with the surrounding land uses having regard to the following matters:
 - (i) the existing uses and approved uses of land in the vicinity of the development,
 - (ii) the impact that the development (including its bulk and scale) is likely to have on the existing uses, approved uses and uses that, in the opinion of the Director-General, are likely to be the preferred future uses of that land,
 - (iii) the services and infrastructure that are or will be available to meet the demands arising from the development, and
 - (c) is of the opinion that the development concerned is not likely to have an adverse effect on the environment and does not cause any unacceptable environmental risks to the land.
- (7) A certificate may certify that the development to which it relates is compatible with the surrounding land uses only if it satisfies certain requirements specified in the certificate.
- (8) A certificate continues to apply to the land in respect of which it was issued despite any change in the ownership of that land.
- (9) A certificate is valid for 5 years or such other period specified in the certificate.

38 Must be used for affordable housing for 10 years

- (1) A consent authority must not consent to development to which this Division applies unless conditions are imposed by the consent authority to the effect that:
 - (a) for 10 years from the date of the issue of the occupation certificate:
 - (i) at least 50 per cent of the accommodation to which the development application relates will be used for the purposes of affordable housing, and
 - (ii) all the accommodation that is used for affordable housing will be managed by a registered community housing provider, and
 - (b) a restriction will be registered, before the date of the issue of the occupation certificate, against the title of the property on which development is to be carried out, in accordance with section 88E of the *Conveyancing Act 1919*, that will ensure that for 10 years from the date of the issue of the occupation certificate:
 - (i) at least 50 per cent of the accommodation to which the development application relates will be used for the purposes of affordable housing, and
 - (ii) all the accommodation that is used for affordable housing will be managed by a registered community housing provider.
- (2) Subclause (1) does not apply to development on land owned by the Land and Housing Corporation or to a development application made by, or on behalf of, a public authority.

39 Continued application of SEPP 65

Nothing in this Policy affects the application of *State Environmental Planning Policy No 65—Design Quality of Residential Flat Development* to any development to which this Division applies.

Division 6 Residential development—Land and Housing Corporation

40 Development may be carried out without consent

- (1) This clause applies to development for any of the following purposes where that development may be carried out with consent:
 - (a) residential development that:
 - (i) does not result in the construction of a building with a building height of more than 8.5 metres, and
 - (ii) does not result in more than 20 dwellings on a single site,
 - (b) demolition of dwellings and associated structures, but not if the dwelling or structure is on land that:

- (i) contains a heritage item that is identified in an environmental planning instrument or an interim heritage order or on the State Heritage Register, or
 - (ii) is identified in an environmental planning instrument as being within a heritage conservation area,
 - (c) subdivision of land and subdivision works.
- (2) This clause does not apply to:
- (a) development to which Division 5 applies, or
 - (b) development that is exempt or complying development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, or
 - (c) development that is part of a project, or part of a stage of a project, that the Minister has determined under section 75P of the Act to be subject to Part 4 of the Act.
- (3) Development to which this clause applies may be carried out by or on behalf of the Land and Housing Corporation without development consent.
- (4) Before carrying out development to which this clause applies for a purpose referred to in subclause (1) (a), the Land and Housing Corporation must:
- (a) give written notice of the intention to carry out the development to the council for the area in which the land is located and to the occupiers of adjoining land, and
 - (b) take into account any response to the notice that is received within 21 days after the notice is given, and
 - (c) take into account the *Seniors Living Policy: Urban Design Guidelines for Infill Development* (ISBN 0 7347 5446 9) published by the Department of Infrastructure, Planning and Natural Resources in March 2004, to the extent that it is not inconsistent with this Policy.
- (5) Clauses 16 and 17 of *State Environmental Planning Policy (Infrastructure) 2007* apply in respect of development for a purpose referred to in subclause (1) (a) and, in the application of those clauses, any reference in those clauses to:
- (a) that Policy is taken to be a reference to this clause, and
 - (b) a public authority is taken to be a reference to the Land and Housing Corporation.

41 Exempt development

Development for the following purposes is exempt development if it is carried out by or on behalf of the Land and Housing Corporation in relation to housing:

- (a) repairs and maintenance work,
- (b) non-structural renovations and building alterations,
- (c) landscaping and gardening.

Division 7 Group homes

42 Definitions

In this Division:

group home means a permanent group home or a transitional group home.

prescribed zone means:

- (a) any of the following land use zones or a land use zone that is equivalent to any of those zones:
 - (i) Zone R1 General Residential,
 - (ii) Zone R2 Low Density Residential,
 - (iii) Zone R3 Medium Density Residential,
 - (iv) Zone R4 High Density Residential,
 - (v) Zone B4 Mixed Use,
 - (vi) Zone SP1 Special Activities,
 - (vii) Zone SP2 Infrastructure, and
- (b) any other zone in which development for the purpose of dwellings, dwelling houses or multi dwelling housing may be carried out with or without consent under an environmental planning instrument.

43 Development in prescribed zones

- (1) Development for the purpose of a permanent group home or a transitional group home on land in a prescribed zone may be carried out:
 - (a) without consent if the development does not result in more than 10 bedrooms being within one or more group homes on a site and the development is carried out by or on behalf of a public authority, or
 - (b) with consent in any other case.
- (2) Division 1 of Part 2 of *State Environmental Planning Policy (Infrastructure) 2007* applies in respect of development carried out by or on behalf of a public authority under subclause (1) and, in the application of that Division, any reference in that

Division to that Policy is taken to be a reference to this clause.

44 Exempt development existing group homes

- (1) Development for a purpose specified in Schedule 1 to *State Environmental Planning Policy (Infrastructure) 2007* that is carried out within the boundaries of an existing group home, by or on behalf of a public authority, is exempt development if:
 - (a) it meets the development standards for the development specified in that Schedule (as modified by subclause (2)), and
 - (b) it complies with the requirements of clause 20 (2) of that Policy.
- (2) For the purposes of this clause, the development standards set out in Schedule 1 to that Policy with respect to carports associated with an existing building are taken to be modified as follows:
 - (a) the maximum surface area for such a carport is taken to be 30 square metres,
 - (b) the maximum height for such a carport is taken to be 3 metres above ground level (existing),
 - (c) any such carport may be located up to 1 metre forward of a front building setback.

45 Complying development—group homes

- (1) Development for the purposes of a group home is complying development if the development satisfies the requirements for complying development specified in clauses 1.18 and 1.19 (other than clauses 1.18 (2) (c) and 1.19 (2) (e)) of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* with the following modifications:
 - (a) clause 1.19 (2) (c) of that Policy is taken not to include a reference to a draft heritage conservation area,
 - (b) the reference to a flood control lot in clause 1.19 (2) (i) of that Policy is taken to mean a lot to which flood related development controls apply in respect of development for the purposes of dwelling houses, dual occupancies, multi dwelling housing, residential flat buildings, group homes or seniors housing,
 - (c) the definition of ***excluded land identified by an environmental planning instrument*** in clause 1.19 of that Policy is taken not to include a difficult site.
- (2) The development standards for complying development under this clause are set out in Schedule 2.
- (3) A complying development certificate is taken to satisfy any requirement of an environmental planning instrument or tree preservation order for a consent, permit or approval to remove a tree, or other vegetation, under 4 metres in height if the

complying development cannot be carried out without the removal of the tree or other vegetation.

- (4) A complying development certificate for development that is complying development under this clause is subject to the conditions specified in Division 3 of Part 3 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* except that the reference in clause 3.44 (1) of that Policy to a dwelling house is taken to be a reference to a group home.

46 Determination of development applications

- (1) A consent authority must not:
- (a) refuse consent to development for the purpose of a group home unless the consent authority has made an assessment of the community need for the group home, or
 - (b) impose a condition on any consent granted for a group home only for the reason that the development is for the purpose of a group home.
- (2) This clause applies to development for the purpose of a group home that is permissible with consent under this or any other environmental planning instrument.

Part 3 Retention of existing affordable rental housing

47 Interpretation

- (1) In this Part:

comparable accommodation means accommodation that is comparable with the accommodation provided within the premises the subject of a development application to which this Part applies in that:

- (a) it is similar in location because it is in the same or a neighbouring suburb, and
- (b) it is at the same rental level, or is not more than 5 per cent higher than that level, and
- (c) it is available for occupation at the date of lodgment of the development application, and
- (d) in the case of residential flat buildings, comprises dwellings with the same number of bedrooms as the dwellings in the premises the subject of the development application.

guidelines means the *Guidelines for the Retention of Existing Affordable Rental Housing*, approved by the Director-General and published in the Gazette.

low-rental dwelling means a dwelling that (at any time in the 24 month period prior

to the lodgment of a development application to which this Part applies) was let at a rental not exceeding the median rental level for that time (as specified in the *Rent and Sales Report*) in relation to a dwelling of the same type, having the same number of bedrooms and located in the same local government area.

low-rental residential building means a building used as a residential flat building containing a low-rental dwelling or as a boarding house and includes a building:

- (a) that, at the time of lodgment of a development application to which this Part applies, is lawfully used as a residential flat building containing a low-rental dwelling or as a boarding house, irrespective of the purpose for which the building may have been erected, or
- (b) that was used as a residential flat building containing a low-rental dwelling or as a boarding house but that use has been changed unlawfully to another use, or
- (c) that is vacant, but the last significant use of which was as a residential flat building containing a low-rental dwelling or as a boarding house.

Rent and Sales Report means the *Rent and Sales Report* published by the Department of Human Services or a publication issued in place of that publication by or on behalf of the Government.

- (2) In this Part, a very low income household, low income household or moderate income household is taken to include a household that occupies a low-rental dwelling or a boarding room in a boarding house.

48 Land to which Part applies

This Part applies to land within the Sydney region and land within the local government area of Newcastle or Wollongong City.

49 Buildings to which Part applies

- (1) This Part applies only to those buildings that were low-rental residential buildings as at 28 January 2000, and does not apply to any building that becomes a low-rental residential building after that date.
- (2) This Part does not apply to a building:
 - (a) that has been approved for subdivision under the *Strata Schemes (Freehold Development) Act 1973*, or
 - (b) to which *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* applies, or
 - (c) owned by, or under the care, control and management of, a social housing provider.

50 Reduction of availability of affordable housing

- (1) A person must not do any of the following in relation to a building to which this Part applies except with development consent:
 - (a) demolish the building,
 - (b) alter or add to the structure or fabric of the inside or outside of the building,
 - (c) change the use of the building to another use (including, in particular, a change of use to backpackers accommodation),
 - (d) if the building is a residential flat building, strata subdivide the building.
- (2) In determining a development application referred to in subclause (1), the consent authority is to take into account the guidelines and each of the following:
 - (a) whether there is likely to be a reduction in affordable housing on the land to which the application relates,
 - (b) whether there is available sufficient comparable accommodation to satisfy the demand for such accommodation,
 - (c) whether the development is likely to cause adverse social and economic effects on the general community,
 - (d) whether adequate arrangements have been made to assist the residents (if any) of the building likely to be displaced to find alternative comparable accommodation,
 - (e) the extent to which the development contributes to any cumulative loss of affordable housing in the local government area,
 - (f) the structural soundness of the building, the extent to which the building complies with any relevant fire safety requirements and the estimated cost of carrying out work necessary to ensure the structural soundness of the building and the compliance of the building with the fire safety requirements,
 - (g) whether the imposition of a condition requiring the payment of a monetary contribution for the purposes of affordable housing would adequately mitigate the reduction of affordable housing resulting from the development,
 - (h) in the case of a boarding house, the financial viability of the continued use of the boarding house.
- (3) For the purposes of subclause (2) (b), sufficient comparable accommodation is conclusively taken to be not available if the average vacancy rate in private rental accommodation for Sydney as published monthly by the Real Estate Institute of New South Wales is, for the 3 months immediately preceding the date of lodgment of the

development application, less than 3 per cent.

- (4) For the purposes of subclause (2) (h), the continued use of a boarding house is financially viable if the rental yield of the boarding house determined under clause 51 (5) not less than 6 per cent.

51 Contributions for affordable housing

- (1) For the purposes of section 94F (1) of the Act, this Policy identifies a need for affordable housing on land within the Sydney region and on land within the local government area of Newcastle or Wollongong City.
- (2) For the purposes of section 94F (3) (b) of the Act, this Policy authorises a condition to be imposed under section 94F of the Act if:
- (a) the consent authority, when determining a development application referred to in clause 50 (1), is satisfied that the proposed development will or is likely to reduce the availability of affordable housing within the area, and
 - (b) the condition is imposed in accordance with the scheme for dedications or contributions set out in subclauses (3) and (4).
- (3) If a condition is to be imposed under this clause, the amount of the contribution is to be calculated in accordance with the following formula:

$$C = L \times R \times 0.05$$

where:

C is the contribution payable.

L is the total number of bedrooms in a low-rental dwelling and boarding rooms that will be lost by the proposed development.

R is the replacement cost calculated as the average value of the first quartile of sales of strata properties in the local government area in which the development is to take place, as specified in the 4 most recent editions of the *Rent and Sales Report*.

- (4) Despite subclause (3), where the development application relates to a boarding house that the consent authority has assessed as not being financially viable:
- (a) if the rental yield is 3 per cent or less, no contribution can be sought, and
 - (b) if the rental yield is more than 3 per cent and less than 6 per cent, the contribution payable is to be reduced by being calculated in accordance with the following formula:

$$C = \frac{X \times (100RY - 3)}{3}$$

where:

C is the contribution payable.

X is the contribution that would be payable under subclause (3).

RY is the rental yield.

(5) In this clause:

rental yield means the rental yield for a period (expressed as a percentage) determined by the consent authority in accordance with the following formula and taking into account the guidelines:

$$RY = \frac{Y - (E + D)}{V + U}$$

where:

RY is the rental yield.

Y is the gross rental income from the boarding house for the period.

E is the total expenses for the boarding house (excluding expenses that have been charged to lodgers) for the period.

D is the capital depreciation of the boarding house for the period.

V is the total value of the boarding house were it to be purchased for the purposes of continuing its use as a boarding house.

U is the estimated cost of carrying out work as determined under clause 50 (2) (f).

Part 4 Miscellaneous

52 No subdivision of boarding houses

A consent authority must not grant consent to the strata subdivision or community title subdivision of a boarding house.

53 Review of Policy

The Minister must ensure that the provisions of this Policy are reviewed:

- (a) as soon as practicable after the first anniversary of the commencement of this Policy, and
- (b) at least every 5 years after that commencement.

54 Savings and transitional provisions

- (1) If a development application has been made before the commencement of this clause in relation to development to which this Policy applies and the application has not been finally determined before that commencement, the application may be determined as if this Policy had not been made.
- (2) Despite subclause (1), a development application that has been made under *State Environmental Planning Policy No 10—Retention of Low-Cost Rental Accommodation* before the repeal of that Policy and not finally determined must be determined:
 - (a) if the application is for development has been referred to the Director-General for concurrence under clause 7 of that Policy—in accordance with this Policy except that the prior concurrence of the Director-General is required before consent can be granted to the development application, and
 - (b) in any other case—in accordance with this Policy.
- (3) Anything done by Housing NSW or the Department of Human Services under clause 16 or 63D (3) of *State Environmental Planning Policy (Infrastructure) 2007* in respect of development for a purpose referred to in clause 40 (1) (a) of this Policy is taken to have been done in respect of that development by the Land and Housing Corporation under clause 40 of this Policy.

55 Repeal

State Environmental Planning Policy No 10—Retention of Low-Cost Rental Accommodation is repealed.

Schedule 1 Development standards for secondary dwellings

(Clause 23 (1) (g))

Part 1 Preliminary

1 Definitions

- (1) In this Schedule:

ancillary development means any of the following that are not exempt development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*:

- (a) an access ramp,
- (b) an awning, blind or canopy,
- (c) a balcony, deck, patio, pergola, terrace or verandah that is attached to a principal or secondary dwelling,

- (d) a carport that is attached to a principal or secondary dwelling,
- (e) a driveway, pathway or paving,
- (f) a fence or screen,
- (g) a garage that is attached to a principal or secondary dwelling,
- (h) an outbuilding,
- (i) a rainwater tank that is attached to a principal or secondary dwelling,
- (j) a retaining wall,
- (k) a swimming pool or spa pool and child-resistant barrier.

outbuilding means any of the following that are detached from a principal or secondary dwelling:

- (a) a balcony, deck, patio, pergola, terrace or verandah,
 - (b) a cabana, cubby house, fernery, shed, gazebo or greenhouse,
 - (c) a carport or garage,
 - (d) a rainwater tank (above ground),
 - (e) a shade structure.
- (2) A word or expression used in this Schedule has the same meaning as it has in *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* unless it is otherwise defined in this Schedule.
- (3) In calculating the area of a lot for the purposes of this Schedule, the area of the access laneway is excluded if it is a battle-axe lot.

Part 2 Site requirements

2 Lot requirements

- (1) Development for the purposes of a secondary dwelling may only be carried out on a lot that:
- (a) at the completion of the development will have only one principal dwelling and one secondary dwelling, and
 - (b) if it is not a battle-axe lot, has a boundary with a primary road, measured at the building line, of at least the following:
 - (i) 12 metres, if the lot has an area of at least 450 square metres but less than

900 square metres,

(ii) 15 metres, if the lot has an area of more than 900 square metres but less than 1500 square metres,

(iii) 18 metres, if the lot has an area of at least 1500 square metres, and

(c) if it is a battle-axe lot, has an access laneway of at least 3 metres in width and measuring at least 12 metres by 12 metres, excluding the access laneway.

(2) A lot on which a new secondary dwelling is erected must have lawful access to a public road.

3 Maximum site coverage of all development

(1) The site coverage of the principal dwelling, secondary dwelling and all ancillary development on a lot must not be more than the following:

(a) 50 per cent of the area of the lot, if the lot has an area of at least 450 square metres but less than 900 square metres,

(b) 40 per cent of the area of the lot, if the lot has an area of at least 900 square metres but less than 1500 square metres,

(c) 30 per cent of the area of the lot, if the lot has an area of at least 1500 square metres.

(2) For the purpose of calculating the site coverage in subclause (1), the area of any of the following is not included:

(a) an access ramp,

(b) that part of an awning, blind or canopy that is outside the outer wall of a building,

(c) a balcony, deck, patio, pergola, terrace or verandah attached to the principal or secondary dwelling that is not enclosed by a wall higher than 1.4 metres above the floor level,

(d) an eave,

(e) a driveway,

(f) a farm building,

(g) a fence or screen,

(h) a pathway or paving,

(i) a rainwater tank that is attached to the principal or secondary dwelling,

- (j) a swimming pool or spa pool.

4 Maximum floor area for principal and secondary dwelling

- (1) The floor area of a secondary dwelling must not be more than 60 square metres or, if a greater floor area is permitted in respect of a secondary dwelling on the land under another environmental planning instrument, that greater floor area.
- (2) The floor area of a principal dwelling, secondary dwelling and any carport, garage, balcony, deck, patio, pergola, terrace or verandah attached to either dwelling and enclosed by a wall (other than the external wall of a dwelling) higher than 1.4 metres above the floor level on a lot must not be more than the following:
 - (a) 330 square metres, if the lot has an area of at least 450 square metres but less than 600 square metres,
 - (b) 380 square metres, if the lot has an area of at least 600 square metres but less than 900 square metres,
 - (c) 430 square metres, if the lot has an area of at least 900 square metres.
- (3) For the purpose of calculating the floor area in subclause (2):

floor area means the sum of the areas of each storey of each dwelling and each carport, garage, balcony, deck, patio, pergola, terrace or verandah, measured at a height of 1.4 metres above each floor level, where the area is taken to be the area within the outer face of:

- (a) the external walls of the dwelling, and
- (b) the walls of the carport, garage, balcony, deck, patio, pergola, terrace or verandah,

but excluding any of the following:

- (c) any part of an awning, blind or canopy that is outside the outer wall of a building,
- (d) an eave,
- (e) a lift shaft,
- (f) a stairway,
- (g) a void above a lower storey.

5 Maximum floor area for balconies, decks, patios, pergolas, terraces and verandahs

- (1) The maximum floor area of a balcony, deck, patio, pergola, terrace or verandah attached to a principal dwelling or secondary dwelling with a floor level of more than 3 metres above ground level (existing) is 12 square metres.

(2) For the purpose of calculating the floor area in subclause (1):

floor area means the area of the balcony, deck, patio, pergola, terrace or verandah, measured at the floor level, where the area is taken to be the area within the outer face of:

- (a) the external walls, if the balcony, deck, patio, pergola, terrace or verandah is enclosed, or
- (b) the balustrade or other safety barrier if the balcony, deck, patio, pergola, terrace or verandah, is not enclosed.

Part 3 Building heights and setbacks

6 Building height

Development for the purposes of a secondary dwelling must not result in a new building or a new part of an existing building having a building height above ground level (existing) of more than 8.5 metres.

7 Setbacks from roads, other than classified roads

(1) Development for the purposes of a secondary dwelling must not result in a new building or a new part of an existing building having a setback from the boundary with a primary road that is not a classified road of less than:

- (a) the average distance of the setbacks of the nearest 2 dwelling houses having a boundary with the same primary road and located within 40 metres of the lot on which the principal dwelling is erected, or
- (b) in any case where 2 dwelling houses are not located within 40 metres of the lot:
 - (i) 4.5 metres, if the lot has an area of at least 450 square metres but less than 900 square metres, or
 - (ii) 6.5 metres, if the lot has an area of at least 900 square metres but less than 1500 square metres, or
 - (iii) 10 metres, if the lot has an area of at least 1500 square metres.

(2) Development for the purposes of a secondary dwelling must not result in a new building or a new part of an existing building having a setback from a boundary with a secondary road that is not a classified road of less than:

- (a) 2 metres, if the lot has an area of at least 450 square metres but less than 600 square metres, or
- (b) 3 metres, if the lot has an area of at least 600 square metres but less than 1500 square metres, or

(c) 5 metres, if the lot has an area of at least 1500 square metres.

(3) Development for the purposes of a secondary dwelling must not result in a new building or a new part of an existing building having a setback from a boundary with a parallel road that is not a classified road of less than:

(a) the average distance of the setbacks of the nearest 2 dwelling houses having a boundary with the same parallel road and located within 40 metres of the lot on which the principal dwelling is erected, or

(b) in any case where 2 dwelling houses are not located within 40 metres of the lot:

(i) 4.5 metres, if the lot has an area of at least 450 square metres but less than 900 square metres, or

(ii) 6.5 metres, if the lot has an area of at least 900 square metres but less than 1500 square metres, or

(iii) 10 metres, if the lot has an area of at least 1500 square metres.

8 Setbacks from classified roads

Development for the purposes of a secondary dwelling must not result in a new building or a new part of an existing building having a setback from a boundary with a classified road of less than:

(a) if another environmental planning instrument applying to the lot establishes a setback for a dwelling house having a boundary with a classified road, that distance, or

(b) 9 metres in any other case.

9 Setbacks from side boundaries

(1) Development for the purposes of a secondary dwelling must not result in a new building or a new part of an existing building or any new carport, garage, balcony, deck, patio, pergola, terrace or verandah that is attached to such a building having a setback from a side boundary of less than the following:

(a) 0.9 metres, if the lot has an area of at least 450 square metres but less than 900 square metres,

(b) 1.5 metres, if the lot has an area of at least 900 square metres but less than 1500 square metres,

(c) 2.5 metres, if the lot has an area of at least 1500 square metres.

(2) Development for the purposes of a secondary dwelling that involves the construction of a new building or additions to an existing building where the new or existing building will, at the end of the development, have a building height at any part of

more than 3.8 metres must not result in the new building or any new part of the existing building or any new carport, garage, balcony, deck, patio, pergola, terrace or verandah that is attached to such a building, having a setback from a side boundary of less than the sum of:

- (a) the amount of the setback specified for the relevant sized lot in subclause (1), and
- (b) an amount that is equal to one-quarter of the additional building height above 3.8 metres.

10 Setbacks from rear boundaries

- (1) Development for the purposes of a secondary dwelling must not result in a new building or a new part of an existing building or any new carport, garage, balcony, deck, patio, pergola, terrace or verandah that is attached to such a building having a setback from a rear boundary of less than the following:
 - (a) 3 metres, if the lot has an area of at least 450 square metres but less than 900 square metres,
 - (b) 5 metres, if the lot has an area of at least 900 square metres but less than 1500 square metres,
 - (c) 10 metres, if the lot has an area of at least 1500 square metres.
- (2) Development for the purposes of a secondary dwelling that involves the construction of a new building or additions to an existing building where the new or existing building will, at the end of the development, have a building height at any part of more than 3.8 metres must not result in the new building or any new part of the existing building or any new carport, garage, balcony, deck, patio, pergola, terrace or verandah that is attached to such a building, having a setback from a rear boundary of less than the sum of:
 - (a) 3 metres, plus an amount that is equal to three times the additional building height above 3.8 metres, up to a maximum setback of 8 metres, if the lot has an area of at least 450 square metres but less than 900 square metres, or
 - (b) 5 metres, plus an amount that is equal to three times the additional building height above 3.8 metres, up to a maximum setback of 12 metres, if the lot has an area of at least 900 square metres but less than 1500 square metres, or
 - (c) 10 metres, plus an amount that is equal to three times the additional building height above 3.8 metres, up to a maximum of 15 metres, if the lot has an area of at least 1500 square metres.
- (3) Despite subclauses (1) and (2), a dwelling on a lot that has a rear boundary with a laneway may have a building line that abuts that boundary for up to 50 per cent of the length of that boundary.

11 Exceptions to side and rear setbacks

Despite any other clause in this Part:

- (a) development for the purposes of a secondary dwelling must not result in a new building or a new part of an existing building having a setback of less than 3 metres from a boundary with a public reserve, and
- (b) side and rear setbacks from the boundary with a road do not apply to allowable encroachments permitted under clause 3.7.1.7 of Volume Two of the *Building Code of Australia* or any eave or roof overhang that has a horizontal width of not more than 0.45 metres.

Note—

The allowable encroachments permitted under clause 3.7.1.7 of Volume Two of the *Building Code of Australia* include fascias, gutters, downpipes, rainwater tanks, chimneys, flues, domestic fuel tanks, cooling or heating appliances, light fittings, electricity and gas meters, aerials, antennae, pergolas, sun blinds, unroofed terraces, landings, steps and certain ramps.

12 Calculating setbacks

- (1) For the purpose of calculating the setback of an existing dwelling, the location of any of the following is not included:
 - (a) any part of an existing garage or carport that is located between the building line of the dwelling and a boundary with the primary road,
 - (b) any existing building element of a dwelling that is located within the articulation zone.
- (2) For the purpose of calculating the setbacks of the nearest 2 dwelling houses, those dwelling houses must be on the same side of the road as the lot.
- (3) For the purpose of calculating a side or rear setback, the maximum building height of a dwelling on a sloping lot is to be used.
- (4) A setback is to be calculated at the closest point to the boundary from the building line.

13 Articulation zone

- (1) Development for the purposes of a secondary dwelling (other than development on a battle-axe lot) must not result in neither the principal dwelling nor the secondary dwelling having a front door and a window to a habitable room in the building wall that faces a primary road.
- (2) Development for the purposes of a secondary dwelling (other than development on a battle-axe lot) must not result in neither the principal dwelling nor the secondary dwelling having a window to a habitable room in the building wall that faces a parallel

road.

- (3) Development for the purposes of a secondary dwelling may incorporate an articulation zone from the secondary dwelling to a primary road, unless the secondary dwelling has a setback from the primary road of less than 3 metres.

14 Building elements within the articulation zone

- (1) The following building elements are permitted in an articulation zone:
 - (a) an entry feature or portico,
 - (b) a balcony, deck, patio, pergola, terrace or verandah,
 - (c) a window box treatment,
 - (d) a bay window or similar feature,
 - (e) an awning or other feature over a window,
 - (f) a sun shading feature.
- (2) A building element must not extend above the eave gutter line, other than a pitched roof to an entry feature or portico that has the same pitch as the roof on the building.
- (3) The maximum area of all building elements within the articulation zone, other than a building element listed in subclause (1) (e) or (f), must not be more than 25 per cent of the area of the articulation zone, measured through the horizontal plane of the elements.

15 Privacy

- (1) Development for the purposes of a secondary dwelling must not result in a new window in the principal or secondary dwelling without a privacy screen if:
 - (a) it is a window in a habitable room, other than a bedroom, that has a floor level of more than 1 metre above ground level (existing), and
 - (b) the wall in which the window is located has a setback of less than 3 metres from a side or rear boundary, and
 - (c) the window has a sill height of less than 1.5 metres.
- (2) Development for the purposes of a secondary dwelling must not result in a new or altered balcony, deck, patio, pergola, terrace or verandah without a privacy screen if it:
 - (a) has a setback of less than 3 metres from a side or rear boundary, and
 - (b) has a floor area more than 3 square metres, and

(c) has a floor level more than 1 metre above ground level (existing).

(3) Development for the purposes of a secondary dwelling must not result in a new or altered detached deck, patio, pergola or terrace having a floor level that is more than 0.6 metres above ground level (existing).

(4) In this clause

alter includes making additions to.

privacy screen means a screen that:

(a) faces the boundary identified in subclause (2) (a), and

(b) is 1.5 metres high, measured from the floor level, and

(c) has no individual opening more than 30 millimetres wide, and

(d) has a total of all openings less than 30 per cent of the surface area of the screen.

Part 4 Landscaping

16 Landscaped area

(1) A lot on which development for the purposes of a secondary dwelling is carried out must have a landscaped area of at least the following:

(a) 20 per cent, if the lot has an area of at least 450 square metres but less than 600 square metres,

(b) 25 per cent, if the lot has an area of at least 600 square metres but less than 900 square metres,

(c) 35 per cent, if the lot has an area of at least 900 square metres but less than 1500 square metres,

(d) 45 per cent, if the lot has an area of at least 1500 square metres.

(2) At least 50 per cent of the landscaped area must be located behind the building line to the primary road boundary.

(3) The landscaped area must be at least 2.5 metres wide.

17 Principal private open space

(1) A lot on which development for the purposes of a secondary dwelling is carried out must have at least 24 square metres of principal private open space.

(2) In this clause, **principal private open space** means:

(a) an area that is directly accessible from, and adjacent to, a habitable room, other

than a bedroom, and

(b) is at least 4 metres wide, and

(c) is not steeper than 1:50 gradient.

Note—

There is no requirement that additional parking spaces be provided in respect of development for the purposes of a secondary dwelling.

Part 5 Earthworks and drainage

18 Excavation of sloping sites

- (1) Excavation associated with development for the purposes of a secondary dwelling must:
 - (a) be not more than 1 metre below ground level (existing), and
 - (b) be constructed using a retaining wall or unprotected embankment that meets the standards of subclause (2) or (3), respectively.
- (2) A retaining wall must not extend more than 1 metre horizontally beyond the external wall of the principal or secondary dwelling.
- (3) An unprotected embankment must not extend more than 1 metre horizontally beyond the external wall of the principal or secondary dwelling.

19 Fill of sloping sites

- (1) Fill associated with development for the purposes of a secondary dwelling must be contained wholly within the external walls of the principal or secondary dwelling.
- (2) Despite subclause (1), exposed fill may be constructed using an unprotected embankment if the principal or secondary dwelling has a setback of more than 2 metres from a side or rear boundary, if:
 - (a) the fill is not more than 0.6 metres above ground level (existing), and
 - (b) the fill (but not the embankment) does not extend more than 1 metre beyond an external wall of the dwelling, and
 - (c) the toe of the unprotected embankment has a setback of at least 0.4 metres from a side or rear boundary.

20 Run-off and erosion controls

Run-off and erosion controls must be implemented to prevent soil erosion, water pollution or the discharge of loose sediment on the surrounding land by:

- (a) diverting uncontaminated run-off around cleared or disturbed areas, and
- (b) erecting a silt fence to prevent debris escaping into drainage systems and waterways, and
- (c) preventing tracking of sediment by vehicles onto roads, and
- (d) stockpiling top soil, excavated materials, construction and landscaping supplies and debris within the lot.

21 Drainage

- (1) All stormwater collecting as a result of development for the purposes of a secondary dwelling must be conveyed by a gravity fed or charged system to:
 - (a) a public drainage system, or
 - (b) an inter-allotment drainage system, or
 - (c) an on-site disposal system.
- (2) All stormwater drainage systems within a lot and the connection to a public or an inter-allotment drainage system must:
 - (a) if an approval is required under section 68 of the *Local Government Act 1993*, be approved under that Act, or
 - (b) if an approval is not required under section 68 of the *Local Government Act 1993*, comply with any requirements for the disposal of stormwater drainage contained in a development control plan that is applicable to the land.

Schedule 2 Complying development—group homes

(Clause 45 (2))

1 Definitions

- (1) In this Schedule:

ancillary development means any of the following that are not exempt development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*:

- (a) an access ramp,
- (b) an awning, blind or canopy,
- (c) a balcony, deck, patio, pergola, terrace or verandah that is attached to a group home,
- (d) a carport that is attached to a group home,

- (e) a driveway, pathway or paving,
- (f) a fence or screen,
- (g) a garage that is attached to a group home,
- (h) an outbuilding,
- (i) a rainwater tank that is attached to a group home,
- (j) a retaining wall,
- (k) a swimming pool or spa pool and child-resistant barrier.

outbuilding means any of the following that are detached from a group home:

- (a) a balcony, deck, patio, pergola, terrace or verandah,
- (b) a cabana, cubby house, fernery, shed, gazebo or greenhouse,
- (c) a carport or garage,
- (d) a rainwater tank (above ground),
- (e) a shade structure.

- (2) A word or expression used in this Schedule has the same meaning as it has in [State Environmental Planning Policy \(Exempt and Complying Development Codes\) 2008](#) unless it is otherwise defined in this Schedule.

2 Site requirements

Development may only be carried out on a site that:

- (a) has an area of at least 450 square metres (excluding the area of the access laneway if it is a battle-axe lot), and
- (b) has a boundary with, or lawful access to, a public road, and
- (c) if it is not a battle-axe lot, has a boundary with a primary road of at least 12 metres, and
- (d) if it is a battle-axe lot, has an access laneway of at least 3 metres in width, and
- (e) has at least one area on the site that measures at least 12 metres by 12 metres (excluding the access laneway if it is a battle-axe lot).

3 Maximum site coverage of all development

- (1) The group home and all ancillary development must not cover more than 70 per cent of the site area.

- (2) For the purpose of calculating the site coverage in subclause (1), the area of any of the following is not included:
- (a) an access ramp,
 - (b) any part of an awning, blind or canopy that is outside the outer wall of a building,
 - (c) a balcony, deck, patio, pergola, terrace or verandah attached to the group home that is not enclosed by a wall higher than 1.4 metres above the floor level,
 - (d) an eave,
 - (e) a driveway,
 - (f) a fence or screen,
 - (g) a pathway or paving,
 - (h) a rainwater tank that is attached to the group home,
 - (i) a swimming pool or spa pool.

4 Building height

Any building used for the purposes of a group home must not have a building height of more than 8.5 metres above ground level (existing).

5 Setbacks from roads other than classified roads

- (1) A group home and all ancillary development on a site must have a setback from the boundary with a primary road that is not a classified road of at least:
- (a) the average distance of the setbacks of the nearest 2 group homes or dwelling houses having a boundary with the same primary road and located within 40 metres of the site on which the group home is erected, or
 - (b) in any case where 2 group homes or dwelling houses are not located within 40 metres of the site—4.5 metres.
- (2) A group home and all ancillary development on a site must have a setback from the boundary with a secondary road that is not a classified road of at least 2 metres.
- (3) A group home and all ancillary development on a site must have a setback from a boundary with a parallel road that is not a classified road of at least:
- (a) the average distance of the setbacks of the nearest 2 group homes or dwelling houses having a boundary with the same parallel road and located within 40 metres of the site on which the group home is erected, or
 - (b) in any case where 2 group homes or dwelling houses are not located within 40

metres of the site—4.5 metres.

6 Setbacks from classified roads

A group home and all ancillary development on a site must have a setback from a boundary with a classified road of at least:

- (a) if another environmental planning instrument applying to the land establishes a setback for a group home or dwelling house having a boundary with a classified road—that distance, or
- (b) 9 metres in any other case.

7 Doors and windows facing roads

A new group home, other than a group home on a battle-axe lot, must have:

- (a) a front door and a window to a habitable room in a building wall that faces a primary road, and
- (b) a door and a window to a habitable room in a building wall that faces a parallel road.

8 Articulation zones

- (1) A group home that has a setback from a primary road of 3 metres or more is taken to incorporate an articulation zone.
- (2) The following building elements are permitted in an articulation zone:
 - (a) an entry feature or portico,
 - (b) a balcony, deck, patio, pergola, terrace or verandah,
 - (c) a window box,
 - (d) a bay window or similar feature,
 - (e) an awning or other feature over a window,
 - (f) a sun shading feature.
- (3) A building element must not extend above the eave gutter line, other than a pitched roof to an entry feature or portico that has the same pitch as the roof on the group home.
- (4) The maximum area of all building elements within the articulation zone, other than a building element listed in subclause (2) (e) or (f), must not be more than 25 per cent of the area of the articulation zone, measured through the horizontal plane of the building elements.

9 Side and rear boundary setbacks

- (1) A group home and all ancillary development on a site must have a setback from the side boundary of at least the following:
 - (a) in relation to a group home with a building height of up to 3.8 metres—0.9 metres,
 - (b) in relation to a group home with a building height greater than 3.8 metres—0.9 metres plus 0.25 per cent of the additional building height above 3.8 metres.
- (2) A group home and all ancillary development on a site must have a setback from the rear boundary of at least the following:
 - (a) in relation to a group home or ancillary development with a building height of up to 3.8 metres—0.9 metres,
 - (b) in relation to a group home or ancillary development with a building height greater than 3.8 metres—3 metres plus an amount that is 3 times the additional building height above 3.8 metres, up to a maximum setback of 8 metres.
- (3) Despite subclauses (1) and (2), a group home on a site that has a rear boundary with a laneway may have a building line that abuts that boundary for up to 50 per cent of the length of that boundary.

10 Calculating setbacks

- (1) For the purpose of calculating the setback of an existing group home, the location of any of the following is not included:
 - (a) any part of an existing garage or carport that is located between the building line of the group home and a boundary with the primary road,
 - (b) any existing building element of a group home that is located within the articulation zone.
- (2) For the purpose of calculating the setbacks of the nearest 2 group homes or dwelling houses, those group homes or dwelling houses must be on the same side of the road as the site.
- (3) For the purpose of calculating the setbacks of a group home, any building element that is permitted in the articulation zone is not included.
- (4) For the purpose of calculating a side or rear setback, the maximum building height of a group home on a sloping site is to be used.
- (5) A setback is to be calculated at the closest point to the boundary from the building line.
- (6) For the purpose of calculating the setback from a road, a reference to ancillary

development does not include the following:

- (a) a driveway, pathway or paving,
- (b) an eave,
- (c) a fence or screen,
- (d) a retaining wall,
- (e) any ancillary development that is a building element that is permitted in the articulation zone.

11 Exceptions to side and rear setbacks

Despite any other clause in this Schedule:

- (a) a group home or any attached ancillary development must have a setback of at least 3 metres from a boundary with a public reserve, and
- (b) side and rear boundary setbacks do not apply to allowable encroachments permitted under clause 3.7.1.7 of Volume Two of the *Building Code of Australia*.

Note—

The allowable encroachments permitted under clause 3.7.1.7 of Volume Two of the *Building Code of Australia* include fascias, gutters, downpipes, rainwater tanks, eaves with non-combustible roof cladding and lining, flues, chimneys, pipes, domestic fuel tanks, cooling or heating appliances or other services, light fittings, electricity or gas meters, aerials, antennae, pergolas, sun blinds, unroofed terraces, landings, steps and ramps.

12 Building separation

The distance between buildings that are used for the purposes of group homes on a site must be at least 1.8 metres.

13 Privacy

- (1) A window in a group home must have a privacy screen if:
 - (a) it is a window in a habitable room, other than a bedroom, that has a floor level of more than 1 metre above ground level (existing), and
 - (b) the wall in which the window is located has a setback of less than 3 metres from a side or rear boundary, and
 - (c) the window has a sill height of less than 1.5 metres.
- (2) A balcony, deck, patio, pergola, terrace or verandah must have a privacy screen if it:
 - (a) has a setback of less than 3 metres from a side or rear boundary, and
 - (b) has a floor area of more than 3 square metres, and

(c) has a floor level of more than 1 metre above ground level (existing).

(3) A detached balcony, deck, patio, pergola, terrace or verandah must not have a floor level that is more than 0.6 metres above ground level (existing).

(4) In this clause, **privacy screen** means a screen that:

(a) faces the relevant boundary, and

(b) is 1.5 metres high, measured from the floor level, and

(c) has no individual opening more than 0.3 metres wide, and

(d) has a total of all openings less than 30 per cent of the surface area of the screen.

14 Landscaped area

(1) At least 20 per cent of the site area on which the erection of, or alterations or additions to, a group home or ancillary development is carried out must be a landscaped area.

(2) At least 50 per cent of the landscaped area must be located behind the building line to the primary road boundary.

(3) The landscaped area must be at least 2.5 metres wide.

15 Principal private open space

A site on which a group home is erected must have at least 24 square metres of principal private open space that:

(a) has an area at ground level (existing) that is directly accessible from, and adjacent to, a habitable room, other than a bedroom, and

(b) is at least 4 metres wide, and

(c) has a gradient that is no steeper than 1:50.

16 Requirement to provide car parking

(1) At least 2 off-street car parking spaces must be provided on the site on which a group home is erected.

(2) At least 2 off-street car parking spaces must be retained on a site on which alterations or additions to an existing off-street car parking space are carried out.

(3) A car parking space under this clause may be an open hard stand space or a carport or garage, whether attached or detached from the group home.

17 Garage, carport and parking spaces

- (1) A garage, carport or car parking space must be no more than 1 metre forward of the front building setback.
- (2) If the door or doors on a garage face a primary road, a secondary road or a parallel road, the total width of all those door openings must:
 - (a) be not more than 6 metres, and
 - (b) be not more than 50 per cent of the width of the building, measured at the building line to the relevant property boundary.
- (3) An open hard stand car parking space must measure at least 2.6 metres wide by 5.4 metres long.

18 Vehicle access

The design and construction of the vehicular access to a site must comply with Australian Standard AS 2890.1—1993, *Parking facilities—Off-street car parking*.

19 Excavation of sloping sites

- (1) Excavation associated with the erection of, or alterations or additions to, a group home or ancillary development (other than a swimming pool) must:
 - (a) be not more than 1 metre below ground level (existing), and
 - (b) be constructed using a retaining wall or unprotected embankment that does not extend more than 1 metre horizontally beyond the external wall of the group home or ancillary development.
- (2) Excavation associated with the erection of, or alterations or additions to, a swimming pool must be not more than the depth required for the pool structure.

20 Fill of sloping sites

- (1) Fill associated with the erection of, or alterations or additions to, a group home or ancillary development must:
 - (a) be not more than 1 metre above ground level (existing), and
 - (b) be contained wholly within the external walls of the group home or ancillary development.
- (2) Despite subclause (1), exposed fill may be constructed using an unprotected embankment if the group home or ancillary development has a setback of more than 2 metres from a side or rear boundary, if:
 - (a) the fill is not more than 0.6 metres above ground level (existing), and

- (b) the fill (but not the embankment) does not extend more than 1 metre beyond an external wall of the group home or detached ancillary development, and
- (c) the toe of the unprotected embankment has a setback of at least 0.4 metres from a side or rear boundary.

21 Drainage

- (1) All stormwater collecting as a result of the erection of, or alterations or additions to, a group home or ancillary development must be conveyed by a gravity fed or charged system to:
 - (a) a street drainage system under the control of the relevant public authority, or
 - (b) an inter-allotment drainage system, or
 - (c) an on-site disposal system approved under section 68 of the *Local Government Act 1993*, if the site is unsewered.
- (2) All surface water run-off emanating from a sloping site as a result of the erection of, or alterations or additions to, a group home or ancillary development must be collected and conveyed to a drainage system listed in subclause (1).

22 Demolition or removal of buildings

- (1) An existing group home, dwelling house or ancillary development that is to be demolished or relocated must:
 - (a) be disconnected from any essential service in accordance with the requirements of the relevant authority, and
 - (b) not be relocated, except in accordance with the approval of the relevant authority.
- (2) Demolition or removal must not involve the removal or pruning of a tree or other vegetation that requires a permit or development consent for removal or pruning, unless that removal or pruning is undertaken in accordance with a permit or development consent.

23 Swimming pools

- (1) Ancillary development comprising a swimming pool for private use must be located:
 - (a) behind the setback from any road boundary, or
 - (b) in the rear yard area.
- (2) The swimming pool water line must have a setback of at least 1 metre from a side or rear boundary.
- (3) Decking around a swimming pool must not be more than 0.6 metres above ground

level (existing).

- (4) Coping around a swimming pool must not be more than:
 - (a) 1.4 metres above ground level (existing), or
 - (b) 0.3 metres wide if the coping is more than 0.6 metres above ground level (existing).
- (5) Water from a swimming pool must be discharged in accordance with an approval under the *Local Government Act 1993* if the site is not connected to a sewer main.

Note—

A child-resistant barrier must be constructed or installed in accordance with the requirements of the *Swimming Pools Act 1992*.

24 Fences

- (1) Ancillary development comprising a fence must be constructed so as not to prevent natural flow of stormwater drainage or run-off.
- (2) The height of a boundary fence in a residential zone must not exceed:
 - (a) in the case of development within the boundaries of an existing group home—2.1 metres above ground level (existing) if the fence is behind the front building line and 1.2 metres above ground level (existing) if the fence is on or forward of that line, and
 - (b) in any other case—1.8 metres above ground level (existing) if the fence is behind the front building line and 1.2 metres above ground level (existing) if the fence is on or forward of that line.
- (3) A fence must not include masonry construction to a height of more than 0.9 metres above ground level (existing).

25 Access ramps

- (1) The gradient of any access ramp must not be steeper than 1:14.
- (2) An access ramp must be constructed so as to comply with Australian Standard AS 1428.1—2001, *Design for access and mobility—General requirements for access—New building work*.
- (3) An access ramp must not create a traffic or pedestrian hazard.

Schedule 3 Amendment of planning instruments

3.1 Marrickville Local Environmental Plan 2001

Clause 63 Retention of low-cost rental accommodation

Omit “*State Environmental Planning Policy No 10—Retention of Low-Cost Rental Accommodation*” from clause 63 (2).

Insert instead “Part 3 of *State Environmental Planning Policy (Affordable Rental Housing) 2009*”.

3.2 South Sydney Local Environmental Plan 1998

[1] Clause 27M Definitions

Insert in alphabetical order:

very low income households, **low income households** and **moderate income households** have the same meanings as in clause 8 of *State Environmental Planning Policy No 70—Affordable Housing (Revised Schemes)*.

[2] Clause 27P Affordable housing conditions

Omit “section 94F (3) (c) and (4)” from clause 27P (4).

Insert instead “sections 116Y (3) and 116Z”.

[3] Clause 27P (5)

Omit “section 94F (1)”. Insert instead “section 116Y (2)”.

[4] Clause 27P (6)

Omit “section 94G”. Insert instead “section 116ZB”.

[5] Clause 29 Subdivision of land

Omit “*State Environmental Planning Policy No 10—Retention of Low-Cost Rental Accommodation*” from clause 29 (2) (a).

Insert instead “Part 3 of *State Environmental Planning Policy (Affordable Rental Housing) 2009*”.

3.3 State Environmental Planning Policy No 70—Affordable Housing

(Revised Schemes)

[1] Clause 7 Relationship to other environmental planning instruments

Omit clause 7 (2).

[2] Clause 9 Identification of need for affordable housing

Omit “section 94F (1)”. Insert instead “section 116Y (1)”.

[3] Clause 10 Requirement for imposition of affordable housing contribution conditions

Omit “section 94F (3) (a)”. Insert instead “section 116Y (4) (a)”.

[4] Clause 10

Omit “section 94F of the Act”. Insert instead “section 116Y of the Act”.

[5] Schedule 1 Amendments

Omit the Schedule.

3.4 State Environmental Planning Policy (Affordable Rental Housing) 2009

[1] Clause 51 Contributions for affordable housing

Omit “section 94F (1)” from clause 51 (1). Insert instead “section 116Y (1)”.

[2] Clause 51 (2)

Omit “section 94F (3) (b) of the Act, this Policy authorises a condition to be imposed under section 94F”.

Insert instead “section 116Y (4) (b) of the Act, this Policy authorises a condition to be imposed under section 116Y”.

3.5 State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

[1] Clause 1.6 Interpretation—references to land use zones

Omit “certifies” from clause 1.6 (3). Insert instead “determines”.

[2] Clause 1.8 Relationship with other State environmental planning policies

Insert after clause 1.8 (4):

(4A) If this Policy and *State Environmental Planning Policy (Affordable Rental Housing) 2009* specify the same development as either exempt or complying development,

this Policy does not apply to that development.

3.6 State Environmental Planning Policy (Infrastructure) 2007

[1] Part 3, Division 11 Housing

Omit the Division.

[2] Schedule 1A Complying development—group homes

Omit the Schedule.

3.7 State Environmental Planning Policy (Major Development) 2005

Schedule 3 State significant sites

Omit “*State Environmental Planning Policy No 10—Retention of Low-Cost Rental Accommodation*” from clause 20 (3) (a) of Part 5.

Insert instead “Part 3 of *State Environmental Planning Policy (Affordable Rental Housing) 2009*”.

3.8 State Environmental Planning Policy (Sydney Region Growth Centres) 2006

Appendix 1

Omit “*State Environmental Planning Policy No 10—Retention of Low-Cost Rental Accommodation*” from clause 15 (3) (a).

Insert instead “Part 3 of *State Environmental Planning Policy (Affordable Rental Housing) 2009*”.

3.9 State Environmental Planning Policy (Western Sydney Parklands) 2009

[1] Clause 6 Relationship to other planning instruments

Insert in alphabetical order in clause 6 (1):

State Environmental Planning Policy (Affordable Rental Housing) 2009,

[2] Clause 6 (5)

Omit “Division 11 of Part 3 and” from the definition of ***excluded provisions***.

3.10 Sydney Local Environmental Plan 2005

Clause 118 Definitions

Insert in alphabetical order:

very low income households, low income households and **moderate income households** have the same meanings as in clause 8 of *State Environmental Planning Policy No 70—Affordable Housing (Revised Schemes)*.

3.11 Sydney Regional Environmental Plan No 26—City West

[1] Clause 55 Definitions

Insert in alphabetical order:

very low income households, low income households and **moderate income households** have the same meanings as in clause 8 of *State Environmental Planning Policy No 70—Affordable Housing (Revised Schemes)*.

[2] Clause 58 Dedication or contribution for purpose of affordable housing

Omit “section 94F (3) (c) and (4)” from clause 58 (4).

Insert instead “sections 116Y (3) and 116Z”.

[3] Clause 58 (5)

Omit “section 94F (1)”. Insert instead “section 116Y (2)”.

[4] Clause 58 (6)

Omit “section 94G”. Insert instead “section 116ZB”.

3.12 Warringah Local Environmental Plan 2000

Schedule 1 Exempt development

Omit “*State Environmental Planning Policy No 10—Retention of Low-Cost Rental Accommodation*” from the matter relating to STRATA SUBDIVISION in the Table.

Insert instead “Part 3 of *State Environmental Planning Policy (Affordable Rental Housing) 2009*”.

3.13 Waverley and Woollahra Joint Local Environmental Plan

1991—Bondi Junction Commercial Centre

Clause 13 Subdivision of land

Omit “*State Environmental Planning Policy No 10—Retention of Low Cost Rental Accommodation*” from clause 13 (2).

Insert instead “Part 3 of *State Environmental Planning Policy (Affordable Rental Housing) 2009*”.

3.14 Willoughby Local Environmental Plan 1995

[1] Clause 25B Willoughby Local Housing to be provided in Willoughby Local Housing Precincts

Omit “section 94F (3) (c) and (4)” from clause 25B (6).

Insert instead “sections 116Y (3) and 116Z”.

[2] Clause 25B (7)

Omit “section 94F (1)”. Insert instead “section 116Y (2)”.

[3] Clause 25B (8)

Omit “section 94G”. Insert instead “section 116ZB”.