

State Environmental Planning Policy (Housing) 2021

[2021-714]



New South Wales

Status Information

Currency of version

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Provisions in force

The provisions displayed in this version of the legislation have all commenced.

Notes—

- **Does not include amendments by**
Sch 7A, sec 4(3) of this Policy (Sch 7A, sec 4(3) repeals Sch 7A, sec 4 on 31.12.2023)
[State Environmental Planning Policy \(Exempt and Complying Development Codes\) Amendment \(Agritourism\) 2022 \(593\)](#) (not commenced — to commence on 1.12.2022)
- **Editorial note**
Schedule 8 of this Policy as originally notified instructed certain provisions of [State Environmental Planning Policy No 36—Manufactured Home Estates](#) to be transferred to this Policy as Chapter 3, Part 7. As indicated by the Part heading inserted in this Policy when it was originally notified, the provisions have been inserted into this Policy as Chapter 3, Part 8.

Schedule 8 of this Policy as originally notified instructed certain provisions of [State Environmental Planning Policy No 21—Caravan Parks](#) to be transferred to this Policy as Chapter 3, Part 8. As indicated by the Part heading inserted in this Policy when it was originally notified, the provisions have been inserted into this Policy as Chapter 3, Part 9.

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](#).

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New South Wales

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State Environmental Planning Policy (Housing) 2021



New South Wales

Chapter 1 Preliminary

1 Name of Policy

This Policy is *State Environmental Planning Policy (Housing) 2021*.

2 Commencement

This Policy commences on the day on which it is published on the NSW legislation website.

3 Principles of Policy

The principles of this Policy are as follows—

- (a) enabling the development of diverse housing types, including purpose-built rental housing,
- (b) encouraging the development of housing that will meet the needs of more vulnerable members of the community, including very low to moderate income households, seniors and people with a disability,
- (c) ensuring new housing development provides residents with a reasonable level of amenity,
- (d) promoting the planning and delivery of housing in locations where it will make good use of existing and planned infrastructure and services,
- (e) minimising adverse climate and environmental impacts of new housing development,
- (f) reinforcing the importance of designing housing in a way that reflects and enhances its locality,
- (g) supporting short-term rental accommodation as a home-sharing activity and contributor to local economies, while managing the social and environmental impacts from this use,
- (h) mitigating the loss of existing affordable rental housing.

4 Interpretation—general

(1) The Dictionary defines words used in this Policy.

Note—

The Act and the *Interpretation Act 1987* contain definitions and other provisions that affect the interpretation and application of this Policy.

(2) Unless otherwise defined in this Policy, words used in this Policy, other than in Schedule 1 or 2, have the same meaning as in the standard instrument.

5 Interpretation—references to equivalent land use zones

(1) A reference in this Policy to an equivalent land use zone is a reference to a land use zone under a non-standard instrument that—

- (a) the Planning Secretary has determined under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, section 1.6 is a land use zone in which equivalent land uses are permitted to the land uses permitted in a named land use zone, or
- (b) if no determination has been made for the zone—is a land use zone in which, in the opinion of the relevant authority, equivalent land uses are permitted to the land uses permitted in a named land use zone.

(2) For the purposes of subsection (1)(b)—

- (a) the opinion of the relevant authority applies only in relation to the development proposed to be carried out, and
- (b) more than 1 opinion may be formed in relation to the same land use zone.

(3) If a non-standard instrument and a draft standard instrument applies to land, a reference in this Policy to a lot or land in an equivalent land use zone is a reference to the lot or land in the named land use zone in the draft standard instrument.

(4) In this section—

draft standard instrument means a draft environmental planning instrument—

- (a) in the form referred to in the Act, section 3.20(2), and
- (b) in relation to which the community participation requirements referred to in the Act, Schedule 1, clause 4 have been met.

equivalent land use zone means a land use zone equivalent to a named land use zone.

named land use zone means a land use zone named in the standard instrument.

non-standard instrument means an environmental planning instrument that is not made as provided by the Act, section 3.20(2).

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.

6 Development permitted without consent

In this Policy, development permitted without consent may be carried out without another consent or a licence, permission, approval or authorisation otherwise required under another environmental planning instrument.

Note—

Development permitted without consent may be subject to environmental assessment and approval requirements in the Act, Part 5.

7 Land to which Policy applies

This Policy applies to the State.

8 Relationship with other environmental planning instruments

Unless otherwise specified in this Policy, if there is an inconsistency between this Policy and another 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 purposes of enabling development to be carried out in accordance with this Policy or with a development consent granted under the Act, an agreement, a covenant or another similar instrument that restricts the carrying out of the development does not apply to the extent necessary to serve that purpose.
- (2) Subsection (1) does not apply to—
 - (a) a covenant imposed by a council or that the council requires to be imposed, or
 - (b) a biodiversity certification conferred under the *Biodiversity Conservation Act 2016*, Part 8, or
 - (c) a private land conservation agreement within the meaning of the *Biodiversity Conservation Act 2016*, or
 - (d) a relevant instrument within the meaning of the *Crown Land Management Act 2016*, section 13.4, or

- (e) the relevant provisions of a land management (native vegetation) code, and the necessary mandatory code compliant certificate, for a set aside area under the *Local Land Services Act 2013*, Part 5A, or
 - (f) a conservation agreement within the meaning of the *National Parks and Wildlife Act 1974*, or
 - (g) a property vegetation plan within the meaning of the *Native Vegetation Act 2003* that is continued in force by the *Biodiversity Conservation (Savings and Transitional) Regulation 2017*, or
 - (h) a Trust agreement within the meaning of the *Nature Conservation Trust Act 2001* that is continued in force by the *Biodiversity Conservation (Savings and Transitional) Regulation 2017*, or
 - (i) a planning agreement within the meaning of the Act, Division 7.1, or
 - (j) a covenant in favour of Sydney Water Corporation or a water supply authority listed in the *Water Management Act 2000*, Schedule 3.
- (3) This section does not affect the rights or interests of a public authority under a registered instrument.
- (4) Before this Policy was made, the Governor approved this section under the Act, section 3.16.

10 Repeals

- (1) The following environmental planning instruments are repealed—
- (a) *State Environmental Planning Policy (Affordable Rental Housing) 2009*,
 - (b) *State Environmental Planning Policy No 70—Affordable Housing (Revised Schemes)*.
- (2) The following environmental planning instruments, as amended by Schedule 8, are repealed—
- (a) *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*,
 - (b) *State Environmental Planning Policy No 21—Caravan Parks*,
 - (c) *State Environmental Planning Policy No 36—Manufactured Home Estates*.

11 Maps

- (1) A reference in this Policy to a named map adopted by this Policy is a reference to a map by that name—

- (a) approved by the Minister when the map is adopted, and
- (b) as amended or replaced from time to time by maps—
 - (i) declared by environmental planning instruments to amend or replace the map, and
 - (ii) approved by the persons making the instruments when the instruments are made.
- (2) Two or more named maps may be combined into a single map and a reference in this Policy to the named map is a reference to the relevant part or aspect of the single map.
- (3) The maps adopted by this Policy must be kept in electronic form and made available for public access in accordance with arrangements approved by the Minister.

12 Transferred provisions

The *Interpretation Act 1987*, section 30A is taken to apply to the following provisions transferred to this Policy on the commencement of this Policy in the same way as it applies to provisions transferred from a statutory rule to another statutory rule—

- (a) Chapter 3, Parts 8 and 9,
- (b) Schedules 4, 5, 6 and 7.

Note—

The *Interpretation Act 1987*, section 30A provides—

- (a) the transfer of a provision does not affect the operation or meaning of the provision, and
- (b) a transferred provision is to be construed as if it had not been transferred.

Chapter 2 Affordable housing

Part 1 Preliminary

13A Definition

In this Chapter—

relevant authority means—

- (a) the Aboriginal Housing Office, or
- (b) the Land and Housing Corporation.

13 Affordable housing—the Act, s 1.4(1)

- (1) In this Policy, a household is taken to be a very low income household, low income

household or moderate income household if—

(a) the household—

(i) has a gross income within the following ranges of percentages of the median household income for Greater Sydney or the Rest of NSW—

(A) very low income household—less than 50%,

(B) low income household—50–less than 80%,

(C) moderate income household—80–120%, and

(ii) pays no more than 30% of the gross income in rent, or

(b) the household—

(i) is eligible to occupy rental accommodation under the National Rental Affordability Scheme, and

(ii) pays no more rent than the rent that would be charged if the household were to occupy rental accommodation under the Scheme.

(2) In this section—

Greater Sydney means the area that the Australian Bureau of Statistics determines from time to time to be the Greater Sydney—Greater Capital City Statistical Area.

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

Rest of NSW means the area that the Australian Bureau of Statistics determines from time to time to be the Rest of NSW—Greater Capital City Statistical Area.

14 Need for affordable housing and imposition of conditions—the Act, s 7.32(1)

This Policy identifies that there is a need for affordable housing within each area of the State.

15 Requirement for imposition of conditions—the Act, s 7.32(3)(a)

Before imposing a condition under the Act, section 7.32, the consent authority must consider the following—

(a) affordable housing must aim to create mixed and balanced communities,

(b) affordable housing must be created and managed so that a socially diverse residential population, representative of all income groups, is developed and maintained in a locality,

(c) affordable housing must be made available to very low, low and moderate income

households, or a combination of the households,

- (d) affordable housing must be rented to appropriately qualified tenants and at an appropriate rate of gross household income,
- (e) land provided for affordable housing must be used for the purposes of the provision of affordable housing,
- (f) buildings provided for affordable housing must be managed to maintain their continued use for affordable housing,
- (g) affordable housing must consist of dwellings constructed to a standard that, in the opinion of the consent authority, is consistent with other dwellings in the area.

Part 2 Development for affordable housing

Division 1 In-fill affordable housing

16 Development to which Division applies

- (1) This Division applies to residential development if—
 - (a) the development is permitted with consent under another environmental planning instrument, and
 - (b) at least 20% of the gross floor area of the building resulting from the development will be used for the purposes of affordable housing, and
 - (c) for development on land in the Greater Sydney region, Newcastle region or Wollongong region—all or part of the development is within an accessible area, and
 - (d) for development on other land—all or part of the development is within 800m walking distance of land within 1 or more of the following zones or an equivalent land use zone—
 - (i) Zone B1 Neighbourhood Centre,
 - (ii) Zone B2 Local Centre,
 - (iii) Zone B4 Mixed Use.
- (2) In this Division, residential development carried out by, or on land owned by, a relevant authority is taken to be used for the purposes of affordable housing.

- (3) In this section—

Newcastle region means land within the following local government areas—

- (a) Cessnock,

- (b) Lake Macquarie,
- (c) Maitland,
- (d) Newcastle,
- (e) Port Stephens.

residential development means development for the following purposes—

- (a) attached dwellings,
- (b) dual occupancies,
- (c) dwelling houses,
- (d) manor houses,
- (e) multi dwelling housing,
- (f) multi dwelling housing (terraces),
- (g) residential flat buildings,
- (h) semi-detached dwellings,
- (i) shop top housing.

Wollongong region means land within the following local government areas—

- (a) Kiama,
- (b) Shellharbour,
- (c) Wollongong.

17 Floor space ratio

(1) The maximum floor space ratio for development to which this Division applies is the maximum permissible floor space ratio for residential accommodation on the land plus an **additional floor space ratio** of—

- (a) if the maximum permissible floor space ratio is 2.5:1 or less—
 - (i) if at least 50% of the gross floor area of the building resulting from the development will be used for affordable housing—0.5:1, or
 - (ii) if less than 50% of the gross floor area of the building will be used for affordable housing—Y:1, where—

AH is the percentage of the gross floor area of the building that is used for

affordable housing.

$$Y = AH \div 100$$

or

- (b) if the maximum permissible floor space ratio is more than 2.5:1—
- (i) if at least 50% of the gross floor area of the building will be used for affordable housing—20% of the maximum permissible floor space ratio, or
 - (ii) if less than 50% of the gross floor area of the building will be used for affordable housing—Z% of the maximum permissible floor space ratio, where—

AH is the percentage of the gross floor area of the building that is used for affordable housing.

$$Z = AH \div 2.5$$

- (2) The additional floor space ratio must be used for the purposes of affordable housing.

18 Non-discretionary development standards—the Act, s 4.15

- (1) The object of this section is to identify development standards for particular matters relating to development for the purposes of in-fill affordable housing that, if complied with, prevent the consent authority from requiring more onerous standards for the matters.
- (2) The following are non-discretionary development standards in relation to the carrying out of development to which this Division applies—
- (a) a minimum site area of 450m²,
 - (b) for a development application made by a social housing provider—at least 35m² of landscaped area per dwelling,
 - (c) if paragraph (b) does not apply—at least 30% of the site area is landscaped area,
 - (d) a deep soil zone on at least 15% of the site area, where—
 - (i) each deep soil zone has minimum dimensions of 3m, and
 - (ii) if practicable, at least 65% of the deep soil zone is located at the rear of the site,
 - (e) living rooms and private open spaces in at least 70% of the dwellings receive at least 3 hours of direct solar access between 9am and 3pm at mid-winter,
 - (f) for a development application made by a social housing provider for development

- on land in an accessible area—
 - (i) for each dwelling containing 1 bedroom—at least 0.4 parking spaces, or
 - (ii) for each dwelling containing 2 bedrooms—at least 0.5 parking spaces, or
 - (iii) for each dwelling containing at least 3 bedrooms— at least 1 parking space,
- (g) if paragraph (f) does not apply—
 - (i) for each dwelling containing 1 bedroom—at least 0.5 parking spaces, or
 - (ii) for each dwelling containing 2 bedrooms—at least 1 parking space, or
 - (iii) for each dwelling containing at least 3 bedrooms—at least 1.5 parking spaces,
- (h) for development for the purposes of residential flat buildings—the minimum internal area specified in the Apartment Design Guide for each type of apartment,
- (i) for development for the purposes of dual occupancies, manor houses or multi dwelling housing (terraces)—the minimum floor area specified in the Low Rise Housing Diversity Design Guide,
- (j) if paragraphs (h) and (i) do not apply, the following minimum floor areas—
 - (i) for each dwelling containing 1 bedroom—65m², or
 - (ii) for each dwelling containing 2 bedrooms—90m², or
 - (iii) for each dwelling containing at least 3 bedrooms—115m² plus 12m² for each bedroom in addition to 3 bedrooms.

19 Design requirements

- (1) Development consent must not be granted to development to which this Division applies unless the consent authority has considered the following, to the extent to which they are not inconsistent with this Policy—
 - (a) the *Seniors Living Policy: Urban Design Guidelines for Infill Development* published by the Department of Infrastructure, Planning and Natural Resources in March 2004,
 - (b) for development for the purposes of dual occupancies, manor houses or multi dwelling housing (terraces)—the Low Rise Housing Diversity Design Guide.
- (2) Subsection (1) does not apply to development to which [State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development](#) applies.
- (3) Development consent must not be granted to development to which this Division applies unless the consent authority has considered whether the design of the

residential development is compatible with—

- (a) the desirable elements of the character of the local area, or
- (b) for precincts undergoing transition—the desired future character of the precinct.

20 Continued application of SEPP 65

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

21 Must be used for affordable housing for at least 15 years

- (1) Development consent must not be granted under this Division unless the consent authority is satisfied that for a period of at least 15 years commencing on the day an occupation certificate is issued—
 - (a) the affordable housing component of the residential development will be used for affordable housing, and
 - (b) the affordable housing component will be managed by a registered community housing provider.
- (2) Subsection (1) does not apply to development on land owned by a relevant authority or to a development application made by, or on behalf of, a public authority.
- (3) In this section—

affordable housing component, in relation to development to which this Division applies, means the dwellings used for the purposes of affordable housing in accordance with section 16(1)(b).

22 Subdivision permitted with consent

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

Division 2 Boarding houses

23 Boarding houses permitted with consent

- (1) Development for the purposes of boarding houses may be carried out with consent on land on which development for the purposes of boarding houses is permitted with consent under another environmental planning instrument.
- (2) Development for the purposes of a boarding house must not be carried out on land in Zone R2 Low Density Residential or an equivalent land use zone unless—
 - (a) for land in the Greater Sydney region—the land is within an accessible area, or

- (b) otherwise—all or part of the boarding house is within 400m walking distance of land in Zone B2 Local Centre or Zone B4 Mixed Use, or an equivalent land use zone.

24 Non-discretionary development standards—the Act, s 4.15

- (1) The object of this section is to identify development standards for particular matters relating to development for the purposes of boarding houses that, if complied with, prevent the consent authority from requiring more onerous standards for the matters.
- (2) The following are non-discretionary development standards in relation to the carrying out of development to which this Division applies—
 - (a) for development in a zone in which residential flat buildings are permitted—a floor space ratio that is not more than—
 - (i) the maximum permissible floor space ratio for residential accommodation on the land, and
 - (ii) an additional 25% of the maximum permissible floor space ratio if the additional floor space is used only for the purposes of the boarding house,
 - (b) if paragraph (a) does not apply—a floor space ratio that is not more than the maximum permissible floor space ratio for residential accommodation on the land,
 - (c) for development on land in Zone R2 Low Density Residential or Zone R3 Medium Density Residential—the minimum landscaping requirements for multi dwelling housing under a relevant planning instrument,
 - (d) for development on land in Zone R4 High Density Residential—the minimum landscaping requirements for residential flat buildings under a relevant planning instrument,
 - (e) at least 3 hours of direct solar access provided between 9am and 3pm at mid-winter in at least 1 communal living area,
 - (f) for a boarding house containing 6 boarding rooms—
 - (i) a total of at least 30m² of communal living area, and
 - (ii) minimum dimensions of 3m for each communal living area,
 - (g) for a boarding house containing more than 6 boarding rooms—
 - (i) a total of at least 30m² of communal living area plus at least a further 2m² for each boarding room in excess of 6 boarding rooms, and
 - (ii) minimum dimensions of 3m for each communal living area,

- (h) communal open spaces—
 - (i) with a total area of at least 20% of the site area, and
 - (ii) each with minimum dimensions of 3m,
- (i) if a relevant planning instrument does not specify a requirement for a lower number of parking spaces—at least the following number of parking spaces—
 - (i) for development on land within an accessible area—0.2 parking spaces for each boarding room,
 - (ii) otherwise—0.5 parking spaces for each boarding room,
- (j) if a relevant planning instrument specifies a requirement for a lower number of parking spaces—the lower number specified in the relevant planning instrument.

25 Standards for boarding houses

- (1) Development consent must not be granted under this Division unless the consent authority is satisfied that—
 - (a) no boarding room will have a gross floor area, excluding an area, if any, used for the purposes of private kitchen or bathroom facilities, of more than 25m², and
 - (b) no boarding room will be occupied by more than 2 adult residents, and
 - (c) adequate bathroom, kitchen and laundry facilities will be available within the boarding house for the use of each resident, and
 - (d) for a boarding house on land in Zone R2 Low Density Residential or an equivalent land use zone—the boarding house will not have more than 12 boarding rooms, and
 - (e) for a boarding house on land in a business zone—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 the use, and
 - (f) for a boarding house containing at least 6 boarding rooms—the boarding house will have at least 1 communal living area, and
 - (g) the minimum lot size for the boarding house is not less than—
 - (i) for development on land in Zone R2 Low Density Residential—600m², or
 - (ii) for development on other land—800m².
 - (iii) (Repealed)
 - (h) each boarding room has a floor area, excluding an area, if any, used for the

purposes of private kitchen or bathroom facilities, of at least the following—

- (i) for a boarding room intended to be used by a single resident—12m²,
- (ii) otherwise—16m², and

(i) the boarding house will include adequate bicycle and motorcycle parking spaces.

(2) Development consent must not be granted under this Division unless the consent authority considers whether—

(a) the design of the boarding house will be compatible with—

- (i) the desirable elements of the character of the local area, or
- (ii) for precincts undergoing transition—the desired future character of the precinct, and

(b) the front, side and rear setbacks for the boarding house are not less than—

- (i) for development on land in Zone R2 Low Density Residential or Zone R3 Medium Density Residential—the minimum setback requirements for multi dwelling housing under a relevant planning instrument,
- (ii) for development on land in Zone R4 High Density Residential—the minimum setback requirements for residential flat buildings under a relevant planning instrument,

(c) if the boarding house has at least 3 storeys—the building will comply with the minimum building separation distances specified in the Apartment Design Guide.

(d), (e) (Repealed)

(3) This section does not apply to development for the purposes of minor alterations or additions to an existing boarding house.

26 Must be used for affordable housing in perpetuity

(1) Development consent must not be granted under this Division unless the consent authority is satisfied that from the date of the issue of the occupation certificate and continuing in perpetuity—

- (a) the boarding house will be used for affordable housing, and
- (b) the boarding house will be managed by a registered community housing provider.

(2) Subsection (1) does not apply to development on land owned by a relevant authority or to a development application made by a public authority.

27 Subdivision of boarding houses not permitted

Development consent must not be granted for the subdivision of a boarding house.

Division 3 Boarding houses—Aboriginal Housing Office and Land and Housing Corporation

28 Development to which Division applies

- (1) This Division applies to development for the purposes of boarding houses on land—
 - (a) on which development for the purposes of boarding houses is permitted with consent under another environmental planning instrument, or
 - (b) in Zone R2 Low Density Residential or an equivalent land use zone.
- (2) This Division does not apply to development for the purposes of boarding houses on land in Zone R2 Low Density Residential or an equivalent land use zone unless—
 - (a) for land in the Greater Sydney region—the land is within an accessible area, or
 - (b) otherwise—all or part of the boarding house is within 400m walking distance of land in Zone B2 Local Centre or Zone B4 Mixed Use, or an equivalent land use zone.

29 Boarding houses permitted without development consent

- (1) Development to which this Division applies may be carried out by or on behalf of a relevant authority without development consent if—
 - (a) the development complies with the development standards specified in sections 24(2) and 25(1), and
 - (b) the relevant authority considers the matters set out in section 25 (2), and
 - (c) the development will not result in a building with a height of more than 9m, and
 - (d) for development on land in Zone R2 Low Density Residential or an equivalent land use zone—the boarding house will not have more than 12 boarding rooms.
- (2) *State Environmental Planning Policy (Transport and Infrastructure) 2021*, sections 2.15 and 2.17 apply to the development and, in the application of the sections—
 - (a) a reference in section 2.15 to “this Chapter” is taken to be a reference to this section, and
 - (b) a reference in the sections to a public authority is taken to be a reference to the relevant authority.

30 Requirements before carrying out development

- (1) Before carrying out development to which this Division applies, a relevant authority must—
 - (a) request the council nominate a person or persons who must, in the council's opinion, be notified of the development, and
 - (b) give written notice of the intention to carry out the development to—
 - (i) the council, and
 - (ii) the person or persons nominated by the council, and
 - (iii) the occupiers of adjoining land, and
 - (c) take into account the responses to the notice that are received within 21 days after the notice is given, and
 - (c1) if the relevant authority is the Aboriginal Housing Office—consider the relevant provisions of the *Aboriginal Housing Design Guidelines*, published by the Aboriginal Housing Office in January 2020, and
 - (d) if the relevant authority is the Land and Housing Corporation—consider the relevant provisions of—
 - (i) *Good Design for Social Housing*, published by the Land and Housing Corporation in September 2020, and
 - (ii) *Land and Housing Corporation Dwelling Requirements*, published by the Land and Housing Corporation in September 2020.
- (2) In this section, a reference to the council is a reference to the council for the land on which the development is proposed to be located.

31 Exempt development

Development for the purposes of landscaping and gardening is exempt development if it is carried out by or on behalf of a relevant authority in relation to a boarding house.

32 Subdivision of boarding houses not permitted

Development consent must not be granted for the subdivision of a boarding house.

Division 4 Supportive accommodation

33 Land to which Division applies

This Division applies to land on which development for the purposes of residential flat buildings or boarding houses is permissible under another environmental planning

instrument.

34 Development to which Division applies

- (1) This Division applies to development for the purposes of supportive accommodation on land to which this Division applies.
- (2) In this section—

supportive accommodation means the use of an existing residential flat building or boarding house—

- (a) to provide long-term accommodation, in a separate dwelling or boarding room, for a person who needs supervision and support services on-site, and

Example—

A former homeless person.

- (b) to provide the supervision and support services, including the following—
 - (i) medical services,
 - (ii) counselling services,
 - (iii) education and training services,
 - (iv) administrative services.

35 Development may be carried out without consent

Development to which this Division applies is permitted without consent if the development does not involve the erection or alteration of, or an addition to, a building.

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

36 Land to which Division applies

- (1) This Division applies to the following land—
 - (a) land in the Greater Sydney region within 800m of—
 - (i) a public entrance to a railway station or light rail station, or
 - (ii) for a light rail station with no entrance—a platform of the light rail station,
 - (b) land in the following towns within 400m of land in Zone B3 Commercial Core or Zone B4 Mixed Use, or an equivalent land use zone—

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.

- (2) This Division does not apply to land on which development for the purposes of residential flat buildings is permitted under another environmental planning instrument.

37 Development to which Division applies

- (1) This Division applies to development for the purposes of residential flat buildings carried out on land to which this Division applies—
- (a) by or on behalf of a public authority or social housing provider, or
 - (b) by a person who is carrying out the development with a relevant authority.
- (2) This Division does not apply to—
- (a) development to which this Part, Division 1 applies, or
 - (b) development to which Chapter 3, Part 4 applies.

38 Development may be carried out with consent

- (1) Development to which this Division applies may be carried out with consent.
- (2) Development consent must not be granted under this Division unless the consent authority is satisfied that—
- (a) the Planning Secretary has certified in a site compatibility certificate that, in the Planning Secretary’s opinion, the residential flat building is compatible with the surrounding land uses, and
 - (b) if the development relates to a building on land in a business zone—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 the use.
- (3) Nothing in this section prevents a consent authority from—
- (a) consenting to development on a site by reference to site and design features that are more stringent than the ones 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 residential flat building with the surrounding land uses, or
 - (c) considering another matter in determining a development application.

- (4) Car parking is not required to be provided in relation to development to which this Division applies other than in relation to the tenanted component of a residential flat building used as build-to-rent housing.

Note—

Section 74(2)(d) and (e) contain non-discretionary development standards for car parking in relation to development for the purposes of build-to-rent housing.

39 Site compatibility certificates

- (1) An application for a site compatibility certificate under this Division may be made to the Planning Secretary—
- (a) by the owner of the land on which the development is proposed to be carried out, or
 - (b) by another person with the consent of the owner of the land.
- (2) An application—
- (a) must be in a written form approved by the Planning Secretary, and
 - (b) must be accompanied by the documents and information required by the Planning Secretary, and
 - (c) must be accompanied by the fee, if any, prescribed by the regulations.
- (3) The Planning Secretary may request further documents and information to be furnished in connection with an application.
- (4) Within 7 days after the application is made, the Planning Secretary must provide a copy of the application to the council for the area in which the development is proposed to be carried out, unless the Planning Secretary refuses, before the 7 days have elapsed, to issue a certificate.
- (5) The Planning Secretary may determine the application by issuing a certificate or refusing to do so.
- (6) The Planning Secretary must not issue a certificate unless the Planning Secretary—
- (a) has taken into account comments, if any, received from the council within 14 days after the application for the certificate was made, and
 - (b) is of the opinion that the residential flat building is compatible with the surrounding land uses considering the following matters—
 - (i) the existing uses and approved uses of land in the area,
 - (ii) the impact that the residential flat building, including its bulk and scale, is likely to have on the existing uses, approved uses and uses that, in the opinion

- of the Planning Secretary, are likely to be the preferred future uses of the 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 is not likely to have an adverse effect on the environment and will not cause unacceptable environmental risks to the land.
- (7) A certificate may certify that development 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 relation to which it was issued despite a change in the ownership of the land.
- (9) A certificate is valid for—
- (a) 5 years, or
 - (b) otherwise—the period specified in the certificate.
- (10) If a certificate is valid at the time a development application is made, the certificate remains valid for the purposes of the development application until the development application is finally determined.

40 Must be used for affordable housing for at least 15 years

- (1) Development consent must not be granted under this Division unless the consent authority is satisfied that, for at least 15 years from the date of the issue of an occupation certificate—
- (a) at least 50% of the dwellings to which the development relates will be used for affordable housing, and
 - (b) the dwellings used for affordable housing will be managed by a registered community housing provider.
- (2) Subsection (1) does not apply to development on land owned by a relevant authority or to a development application made by a public authority.

41 Continued application of SEPP 65

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

Division 6 Residential development—Aboriginal Housing Office and Land and Housing Corporation

42 Development may be carried out without consent

- (1) This Division applies to residential development if—
 - (a) the development is permitted with consent on the land under another environmental planning instrument, and
 - (b) all buildings will have a height of not more than 9m, and
 - (c) the development will result in 60 dwellings or less on a single site, and
 - (d) for development on land in an accessible area—the development will result in at least the following parking spaces—
 - (i) for each dwelling containing 1 bedroom—0.4 parking spaces,
 - (ii) for each dwelling containing 2 bedrooms—0.5 parking spaces,
 - (iii) for each dwelling containing at least 3 bedrooms—1 parking space, and
 - (e) for development on land that is not in an accessible area—the development will result in at least the following parking spaces—
 - (i) for each dwelling containing 1 bedroom—0.5 parking spaces,
 - (ii) for each dwelling containing 2 bedrooms—1 parking space,
 - (iii) for each dwelling containing at least 3 bedrooms—1.5 parking spaces.
- (2) This Division applies to the following development if the development is permitted on the land under another environmental planning instrument—
 - (a) the demolition of buildings and associated structures if the building or structure is on land—
 - (i) that is non-heritage land, and
 - (ii) that is not identified in an environmental planning instrument as being within a heritage conservation area,
 - (b) the subdivision of land and subdivision works.

Note—

Section 32 prohibits the subdivision of a boarding house.

- (3) This Division does not apply to—
 - (a) development to which this Part, Division 5 applies, or
 - (b) development that is part of a project, or part of a stage of a project, that the Minister determined under the Act, former section 75P to be subject to the Act,

Part 4.

- (4) Development to which this Division applies may be carried out by or on behalf of a relevant authority without development consent.
- (5) *State Environmental Planning Policy (Transport and Infrastructure) 2021*, sections 2.15 and 2.17 apply to the development and, in the application of the sections—
 - (a) a reference in section 2.15 to “this Chapter” is taken to be a reference to this section, and
 - (b) a reference in the sections to a public authority is taken to be a reference to the relevant authority.

- (6) In this section—

former section 75P means the Act, section 75P, as in force immediately before its repeal by the *Environmental Planning and Assessment Amendment (Part 3A Repeal) Act 2011*.

residential development has the same meaning as in the *Housing Act 2001*, section 8.

43 Requirements for carrying out residential development

- (1) Before carrying out development under this Division, a relevant authority must—
 - (a) request the council nominate a person or persons who must, in the council’s opinion, be notified of the development, and
 - (b) give written notice of the intention to carry out the development to—
 - (i) the council, and
 - (ii) the person or persons nominated by the council, and
 - (iii) the occupiers of adjoining land, and
 - (c) take into account the responses to the notice that are received within 21 days after the notice is given, and
 - (d) take into account the relevant provisions of the *Seniors Living Policy: Urban Design Guidelines for Infill Development*, published by the Department in March 2004, and
 - (e) if the relevant authority is the Aboriginal Housing Office—consider the relevant provisions of the *Aboriginal Housing Design Guidelines*, published by the Aboriginal Housing Office in January 2020, and
 - (f) if the relevant authority is the Land and Housing Corporation—consider the

relevant provisions of—

- (i) *Good Design for Social Housing*, published by the Land and Housing Corporation in September 2020, and
- (ii) *Land and Housing Corporation Dwelling Requirements*, published by the Land and Housing Corporation in September 2020, and
- (g) if the development is for the purposes of manor houses or multi dwelling housing (terraces)—consider the relevant provisions of the Codes SEPP, Part 3B.

- (2) In this section, a reference to the council is a reference to the council for the land on which the development is proposed to be located.

44 Exempt development

- (1) Development for the following purposes is exempt development if it is carried out by or on behalf of a relevant authority in relation to housing and does not involve the use of external combustible cladding, within the meaning of the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*—
 - (a) repairs and maintenance work,
 - (b) non-structural renovations and building alterations.
- (2) Development for the purposes of landscaping and gardening is exempt development if it is carried out by or on behalf of a relevant authority in relation to residential development.

Part 3 Retention of existing affordable rental housing

Note—

Development that would otherwise be complying development cannot be carried out in relation to low-rental dwellings or low-rental residential buildings.

45 Interpretation

In this Part—

comparable accommodation means accommodation comparable with accommodation provided within an existing low-rental residential building the subject of a development application to which this Part applies (**Part 3 accommodation**) because—

- (a) it is in the same or a neighbouring suburb, and
- (b) it is let at the same rental level as, or not more than 5% higher than the rental level of, the Part 3 accommodation, and
- (c) it is available for occupation on the day the development application is lodged, and

- (d) for residential flat buildings—it comprises dwellings with the same number of bedrooms as the dwellings in the Part 3 accommodation.

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

low-rental dwelling means a dwelling that was let at a rental level no greater than the median rental level, as specified in the Rent and Sales Report, during the relevant period in relation to a dwelling—

- (a) of the same type, and
- (b) with the same number of bedrooms, and
- (c) in the same local government area.

low-rental residential building means a building used, during the relevant period, as a residential flat building containing a low-rental dwelling or as a boarding house, and includes a building that—

- (a) 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) was used as a residential flat building containing a low-rental dwelling or as a boarding house, but the use has been changed unlawfully to another use, or
- (c) 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.

relevant period means the period commencing 5 years before the day on which the development application involving the building is lodged and ending on that day.

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

46 Buildings to which Part applies

- (1) This Part applies to a low-rental residential building on land within the following areas—
 - (a) the Greater Sydney region,
 - (b) the local government area of Newcastle,
 - (c) the local government area of Wollongong.
- (2) This Part does not apply to a building—

- (a) approved for subdivision under the *Strata Schemes Development Act 2015*, or
- (b) for which development consent has been granted under Chapter 3, Part 5, or
- (c) owned by, or under the care, control and management of, a social housing provider.

47 Reduction of availability of affordable housing

- (1) Development for the following purposes, in relation to a building to which this Part applies, is permitted with development consent—
 - (a) demolishing the building,
 - (b) altering or adding to the structure or fabric of the inside or outside of the building,
 - (c) changing the use of the building to another use,
 - (d) if the building is a residential flat building—strata subdivision of the building.
- (2) In determining whether to grant development consent, the consent authority must take into account the guidelines and the following—
 - (a) whether the development will reduce the amount of affordable housing in the area,
 - (b) whether there is available sufficient comparable accommodation to satisfy the demand for the accommodation,
 - (c) whether the development is likely to result in adverse social and economic effects on the general community,
 - (d) whether adequate arrangements have been made to assist the residents who are likely to be displaced to find comparable accommodation,
 - (e) the extent to which the development will contribute to a cumulative loss of affordable housing in the local government area,
 - (f) whether the building is structurally sound, including—
 - (i) the extent to which the building complies with relevant fire safety requirements, and
 - (ii) the estimated cost of carrying out work necessary to ensure the building is structurally sound and complies with relevant fire safety requirements,
 - (g) whether the imposition of an affordable housing condition requiring the payment of a monetary contribution would adequately mitigate the reduction of affordable housing resulting from the development,

(h) for a boarding house—the financial viability of the continued use of the boarding house.

- (3) Sufficient comparable accommodation is conclusively taken not to be available if, for the 3 months occurring immediately before the development application is lodged, the average vacancy rate in private rental accommodation for Sydney, as published monthly by the Real Estate Institute of New South Wales, is less than 3%.
- (4) The continued use of a boarding house is financially viable if the rental yield of the boarding house, as determined under section 48(4), is at least 6%.

48 Contributions for affordable housing—the Act, s 7.32

- (1) The following requirements are prescribed for the imposition of conditions on a development consent granted under this Part—
- (a) the consent authority must be satisfied the development will, or is likely to, reduce the availability of affordable housing in the area,
- (b) if the condition requires the payment of a contribution—the contribution must be determined in accordance with this section.
- (2) The amount of the contribution must 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*.

- (3) For development involving a boarding house that the consent authority has assessed as not being financially viable—
- (a) if the rental yield is 3% or less—no contribution may be sought, and
- (b) if the rental yield is more than 3% and less than 6%—the contribution payable must 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 subsection (2).

RY is the rental yield.

(4) In this section—

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 residents, 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 referred to in section 47(2)(f)(ii).

Chapter 3 Diverse housing

Part 1 Secondary dwellings

Division 1 Preliminary

49 Definitions

In this Part—

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

- (a) the erection of, or alterations or additions to—
 - (i) a secondary dwelling, or
 - (ii) an ancillary structure within the meaning of Schedule 1,
- (b) alterations or additions to a principal dwelling for the purposes of a secondary dwelling.

residential zone means the following land use zones or an equivalent land use zone—

- (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.

50 Application of Part

This Part applies to development for the purposes of a secondary dwelling on land in a residential zone if development for the purposes of a dwelling house is permissible on the land under another environmental planning instrument.

51 No subdivision

Development consent must not be granted for the subdivision of a lot on which development has been carried out under this Part.

Division 2 Secondary dwellings permitted with consent

52 Development may be carried out with consent

- (1) Development to which this Part applies may be carried out with consent.
- (2) Development consent must not be granted for development to which this Part applies unless—
 - (a) no dwellings, other than the principal dwelling and the secondary dwelling, will be located on the land, and
 - (b) the total floor area of the principal dwelling and the secondary dwelling is no more than the maximum floor area permitted for a dwelling house on the land under another environmental planning instrument, and
 - (c) the total floor area of the secondary dwelling is—
 - (i) no more than 60m², or
 - (ii) if a greater floor area is permitted for a secondary dwelling on the land under another environmental planning instrument—the greater floor area.

53 Non-discretionary development standards—the Act, s 4.15

- (1) The object of this section is to identify development standards for particular matters relating to development for the purposes of a secondary dwelling that, if complied

with, prevent the consent authority from requiring more onerous standards for the matters.

- (2) The following are non-discretionary development standards in relation to the carrying out of development to which this Part applies—
 - (a) for a detached secondary dwelling—a minimum site area of 450m²,
 - (b) the number of parking spaces provided on the site is the same as the number of parking spaces provided on the site immediately before the development is carried out.

Division 3 Complying development

54 Development for purposes of secondary dwellings that is complying development

- (1) This Division applies to development for the purposes of a secondary dwelling that—
 - (a) is on land in a residential zone other than Zone R5 Large Lot Residential, and
 - (b) does not involve the erection of, or alterations or additions to, a basement, and
 - (c) does not involve the erection of, or alterations or additions to, a roof terrace on the topmost roof of a building.
- (2) If development to which this Division applies relates to a secondary dwelling attached to or separate from the principal dwelling, the development is complying development if the development—
 - (a) meets the general requirements for complying development set out in the Codes SEPP, clauses 1.17A and 1.18(1) and (2), and
 - (b) is not on land referred to in the Codes SEPP, clause 1.19(1), and
 - (c) is on a lot with an area of at least 450m², and
 - (d) meets the development standards set out in Schedule 1.
- (3) If development to which this Division applies relates to a secondary dwelling located within the principal dwelling, the development is complying development if the development—
 - (a) meets the relevant provisions of the *Building Code of Australia*, and
 - (b) is not on land that is an environmentally sensitive area within the meaning of the Codes SEPP, and
 - (c) is not on land that comprises, or on which there is, a heritage item or a draft heritage item within the meaning of the Codes SEPP, and

- (d) involves no external alterations to the principal dwelling other than the provision of an additional entrance, and
- (e) will not result in a dwelling on the land, other than the principal dwelling and the secondary dwelling, and
- (f) will not result in the floor area of the secondary dwelling being—
 - (i) more than 60m², or
 - (ii) if a greater floor area is permitted for a secondary dwelling on the land under another environmental planning instrument—more than the greater floor area.

55 Development carried out for secondary dwellings and principal dwellings at same time

- (1) Development for the purposes of a secondary dwelling and the erection of, or alterations or additions to, a principal dwelling may be carried out as a single complying development if—
 - (a) the development for the secondary dwelling will be carried out at the same time as the development for the principal dwelling, and
 - (b) the erection of the secondary dwelling is complying development under this Division, and
 - (c) the development for the purposes of the principal dwelling is complying development under the Codes SEPP.
- (2) In determining whether development for the purposes of a principal dwelling is complying development, the principal dwelling is taken to be a building containing only 1 dwelling, whether or not the secondary dwelling is located within or attached to it.

56 Conditions

- (1) A complying development certificate for complying development under this Division is subject to the conditions specified in *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, Schedule 6.
- (2) A reference in *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, Schedule 6, clauses 6 and 11(1) to a dwelling house is taken to be a reference to a principal dwelling or a secondary dwelling.

57 Development standards for bush fire prone land

- (1) This section does not apply to the following development—
 - (a) development for the purposes of—
 - (i) landscaping, or

- (ii) a non-combustible fence, or
 - (iii) a swimming pool, or
 - (iv) another ancillary structure if it is non-habitable and more than 6m from a dwelling,
- (b) development carried out on land in—
- (i) bush fire attack level-40 (BAL-40), or
 - (ii) the flame zone (BAL-FZ).

Note—

More information about the categories of bush fire attack, including the flame zone, is contained in *Planning for Bush Fire Protection*, Table A1.7.

- (2) Complying development under this Division must not be carried out on a lot that contains bush fire prone land unless—
- (a) the development conforms to the relevant specifications and requirements of *Planning for Bush Fire Protection*, and
 - (b) any associated access way is on land that is not—
 - (i) grasslands, or
 - (ii) in bush fire attack level-40 (BAL-40), or
 - (iii) the flame zone (BAL-FZ), and
 - (c) the lot has direct access to—
 - (i) a public road, or
 - (ii) a road vested in or maintained by the council, and
 - (d) the building or structure to which the development relates is within 200m of the road, and
 - (e) there is sufficient access designed in accordance with the acceptable solutions identified in *Planning for Bush Fire Protection*, Table 7.4a, and
 - (f) the lot has a water supply that is—
 - (i) reticulated, or
 - (ii) not reticulated but suitable for fire fighting, and
 - (g) reticulated or bottled gas on the lot is installed and maintained in accordance with AS/NZS 1596:2014, *The storage and handling of LP Gas* and the requirements of

- relevant authorities, including the use of metal piping, and
- (h) fixed gas cylinders on the lot are located at least 10m from flammable materials and are enclosed on the hazard side of the installation, and
 - (i) gas cylinders on the lot that are within 10m of a dwelling—
 - (i) have the release valves directed away from the dwelling, and
 - (ii) have metal connections to and from the cylinders, and
 - (j) there are no polymer sheathed flexible gas supply lines to gas meters adjacent to a dwelling on the lot.

Note—

The requirements relating to the construction of buildings in bush fire prone areas set out in the *Building Code of Australia* also apply.

- (3) A non-reticulated water supply to a lot is suitable for fire fighting if—
 - (a) the water supply has a 65mm metal Storz outlet with a gate or ball valve, and
 - (b) the gate or ball valve, pipes and tank penetrations are metal and designed to allow for a full 50mm inner diameter water flow through the Storz fitting, and
 - (c) the size of the non-reticulated water supply is—
 - (i) for a lot with an area up to 10,000m²—10,000L, and
 - (ii) for a lot with an area of more than 10,000m²—20,000L, and
- (4) Land is not in bush fire attack level-40 (BAL-40) or the flame zone (BAL-FZ) if—
 - (a) the council or a person recognised by the NSW Rural Fire Service as a suitably qualified consultant in bush fire risk assessment determines, in accordance with the methodology specified in *Planning for Bush Fire Protection*, the land is not in bush fire attack level-40 (BAL-40) or the flame zone (BAL-FZ), or
 - (b) for development carried out on grasslands—the development conforms to the relevant specifications and requirements of *Planning for Bush Fire Protection*, Table 7.9a.
- (5) In this section—

bush fire attack level-40 (BAL-40) has the same meaning as in AS 3959:2018, *Construction of buildings in bushfire-prone areas*.

flame zone (BAL-FZ) has the same meaning as in AS 3959:2018, *Construction of buildings in bushfire-prone areas*.

grasslands has the same meaning as in *Planning for Bush Fire Protection*.

Planning for Bush Fire Protection means the document titled *Planning for Bush Fire Protection* (ISBN 978 0 646 99126 9) prepared by the NSW Rural Fire Service in co-operation with the Department of Planning, Industry and Environment, dated November 2019.

58 Development standards for flood control lots

- (1) Complying development under this Division must not be carried out on the following parts of a flood control lot, as certified by the council or a professional engineer who specialises in hydraulic engineering—
 - (a) a flood storage area,
 - (b) a floodway area,
 - (c) a flow path,
 - (d) a high hazard area,
 - (e) a high risk area.
- (2) Complying development carried out under this Division on a flood control lot must comply with the following development standards—
 - (a) if there is a minimum floor level adopted in a development control plan by the relevant council for the lot, the development must not cause a habitable room in the dwelling to have a floor level lower than the minimum floor level,
 - (b) if a part of the principal dwelling or secondary dwelling or an ancillary structure is erected at or below the flood planning level, it must be constructed of flood compatible material,
 - (c) the principal dwelling or secondary dwelling and ancillary structures, if any, must be able to withstand the forces exerted during a flood by water, debris and buoyancy up to—
 - (i) the flood planning level, or
 - (ii) if an on-site refuge is provided on the lot, the probable maximum flood level,
 - (d) the development must not result in increased flooding elsewhere in the floodplain,
 - (e) the lot must have pedestrian and vehicular access to a readily accessible refuge above the probable maximum flood level,
 - (f) vehicular access to the dwelling must not be inundated by water to a level of more than 0.3m during a 1:100 ARI flood event,

(g) the lot must not have any open car parking spaces or carports lower than the level of a 1:20 ARI flood event.

- (3) The requirements in subsection (2)(c) and (d) are satisfied if a flood and risk impact assessment prepared by a professional engineer specialising in hydraulic engineering or civil engineering states the requirements are satisfied.
- (4) Words used in this section have the same meanings as in the *Floodplain Development Manual*.

59 Development standards for land near Siding Spring Observatory

- (1) This section applies to complying development carried out under this Division on land in the following local government areas—
- (a) Coonamble,
 - (b) Gilgandra,
 - (c) Warrumbungle Shire,
 - (d) the part of the local government area of Dubbo Regional formerly in the City of Dubbo.
- (2) Development to which this section applies must not be carried out unless the development will not result in—
- (a) a secondary dwelling with an outside light fitting, other than a shielded light fitting, or
 - (b) for land in the local government areas of Coonamble, Gilgandra or Warrumbungle Shire—a secondary dwelling with more than—
 - (i) 7 shielded outside light fittings, or
 - (ii) 5 shielded outside light fittings that are not automatic light fittings.
- (3) Words used in this section have the same meanings as in the Standard Instrument, clause 5.14.

Part 2 Group homes

60 Definitions

In this Part—

prescribed zone means the following—

- (a) the following land use zones or an equivalent land use zone—
- (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,
- (b) another zone in which development for the purposes of dwelling houses or multi dwelling housing may be carried out with or without consent under an environmental planning instrument.

61 Development in prescribed zones

- (1) Development for the purposes 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—
 - (i) does not result in more than 10 bedrooms being within 1 or more group homes on a site, and
 - (ii) is carried out by or on behalf of a public authority, or
 - (b) otherwise—with consent.
- (2) *State Environmental Planning Policy (Transport and Infrastructure) 2021*, Part 2.2, Division 1 applies to development carried out by or on behalf of a public authority under subsection (1)(a) and, in the application of the Division, a reference in the Division to “this Chapter” is taken to be a reference to this section.

62 Determination of development applications

- (1) A consent authority must not—
- (a) refuse consent to development for the purposes 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 a consent granted for a group home only because the development is for the purposes of a group home.
- (2) This section applies to development for the purposes of a group home that is permissible with consent under this or another environmental planning instrument.

63 Exempt development—existing group homes

- (1) Development for a purpose specified in *State Environmental Planning Policy (Transport and Infrastructure) 2021*, Schedule 1 that is carried out within the boundaries of an existing group home by or on behalf of a public authority is exempt development if the development—
 - (a) meets the development standards specified in the Schedule, as modified by subsection (2), and
 - (b) complies with the requirements of *State Environmental Planning Policy (Transport and Infrastructure) 2021*, section 2.20(2).
- (2) The development standards for a carport associated with an existing building are modified as follows—
 - (a) the maximum surface area for a carport is 30m²,
 - (b) the maximum height for a carport is 3m above ground level (existing),
 - (c) a carport may be located up to 1m forward of a front building setback.

64 Complying development

- (1) Development for the purposes of a group home is complying development if the development—
 - (a) does not result in more than 10 bedrooms being within 1 or more group homes on a site, and
 - (b) satisfies the requirements for complying development specified in *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, clauses 1.18 and 1.19, other than clauses 1.18(1)(h) and 1.19(1)(b), and
 - (c) is not in a draft heritage conservation area, and
 - (d) meets the development standards set out in Schedule 2.

Note—

Development specified as complying development under this section may not be undertaken as complying development if the development is on bush fire prone land—see the *Rural Fires Act 1997*, section 100B.

- (2) A complying development certificate is taken to satisfy a requirement of an environmental planning instrument or tree preservation order for a consent, permit or approval to remove a tree or other vegetation under 4m in height if the complying development cannot be carried out without the removal of the tree or other vegetation.
- (3) A complying development certificate for complying development under this section is

subject to the conditions specified in *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, Schedule 6, and, in the application of the Schedule, a reference in the Schedule, clauses 6 and 11 to a dwelling house is taken to be a reference to a group home.

65 Development standards for flood control lots

- (1) Complying development must not be carried out under this Part on the following parts of a flood control lot, as certified by the council or a professional engineer who specialises in hydraulic engineering—
 - (a) a flood storage area,
 - (b) a floodway area,
 - (c) a flow path,
 - (d) a high hazard area,
 - (e) a high risk area.
- (2) Complying development carried out under this Part on a flood control lot must comply with the following development standards—
 - (a) if there is a minimum floor level adopted in a development control plan by the relevant council for the lot—the development must not cause a habitable room in the group home to have a floor level lower than the minimum floor level,
 - (b) if a part of the group home or an ancillary structure is erected at or below the flood planning level—the part must be constructed of flood compatible material,
 - (c) the group home and ancillary structures, if any, must be able to withstand the forces exerted during a flood by water, debris and buoyancy up to—
 - (i) the flood planning level, or
 - (ii) if an on-site refuge is provided on the lot—the probable maximum flood level,
 - (d) the development must not result in increased flooding elsewhere in the floodplain,
 - (e) the lot must have pedestrian and vehicular access to a readily accessible refuge above the probable maximum flood level,
 - (f) vehicular access to the group home must not be inundated by water to a level of more than 0.3m during a 1:100 ARI flood event,
 - (g) the lot must not have any open car parking spaces or carports lower than the level of a 1:20 ARI flood event.
- (3) The requirements in subsection (2)(c) and (d) are satisfied if a flood and risk impact

assessment prepared by a professional engineer specialising in hydraulic engineering or civil engineering states the requirements are satisfied.

- (4) Words used in this section have the same meanings as in the *Floodplain Development Manual*.

66 Development standards for land near Siding Spring Observatory

- (1) This section applies to complying development carried out under this Part on land in the following local government areas—
- (a) Coonamble,
 - (b) Gilgandra,
 - (c) Warrumbungle Shire,
 - (d) the part of the local government area of Dubbo Regional formerly in the City of Dubbo.
- (2) Development to which this section applies must not be carried out unless the development will not result in—
- (a) a group home with an outside light fitting, other than a shielded light fitting, or
 - (b) for land in the local government areas of Coonamble, Gilgandra or Warrumbungle Shire—a group home with more than—
 - (i) 7 shielded outside light fittings, or
 - (ii) 5 shielded outside light fittings that are not automatic light fittings.
- (3) Words used in this section have the same meanings as in the Standard Instrument, clause 5.14.

Part 3 Co-living housing

67 Co-living housing may be carried out on certain land with consent

Development for the purposes of co-living housing may be carried out with consent on land in a zone in which development for the purposes of co-living housing, residential flat buildings or shop top housing is permitted under another environmental planning instrument.

Example—

Co-living housing may be used as off-campus student accommodation.

68 Non-discretionary development standards—the Act, s 4.15

- (1) The object of this section is to identify development standards for particular matters

relating to development for the purposes of co-living housing that, if complied with, prevent the consent authority from requiring more onerous standards for the matters.

- (2) The following are non-discretionary development standards in relation to development for the purposes of co-living housing—
- (a) for development in a zone in which residential flat buildings are permitted—a floor space ratio that is not more than—
 - (i) the maximum permissible floor space ratio for residential accommodation on the land, and
 - (ii) an additional 10% of the maximum permissible floor space ratio if the additional floor space is used only for the purposes of co-living housing,
 - (b) for co-living housing containing 6 private rooms—
 - (i) a total of at least 30m² of communal living area, and
 - (ii) minimum dimensions of 3m for each communal living area,
 - (c) for co-living housing containing more than 6 private rooms—
 - (i) a total of at least 30m² of communal living area plus at least a further 2m² for each private room in excess of 6 private rooms, and
 - (ii) minimum dimensions of 3m for each communal living area,
 - (d) communal open spaces—
 - (i) with a total area of at least 20% of the site area, and
 - (ii) each with minimum dimensions of 3m,
 - (e) unless a relevant planning instrument specifies a lower number—
 - (i) for development on land in an accessible area—0.2 parking spaces for each private room, or
 - (ii) otherwise—0.5 parking spaces for each private room,
 - (f) for development on land in Zone R2 Low Density Residential or Zone R3 Medium Density Residential—the minimum landscaping requirements for multi dwelling housing under a relevant planning instrument,
 - (g) for development on land in Zone R4 High Density Residential—the minimum landscaping requirements for residential flat buildings under a relevant planning instrument.

69 Standards for co-living housing

- (1) Development consent must not be granted for development for the purposes of co-living housing unless the consent authority is satisfied that—
 - (a) each private room has a floor area, excluding an area, if any, used for the purposes of private kitchen or bathroom facilities, that is not more than 25m² and not less than—
 - (i) for a private room intended to be used by a single occupant—12m², or
 - (ii) otherwise—16m², and
 - (b) the minimum lot size for the co-living housing is not less than—
 - (i) for development on land in Zone R2 Low Density Residential—600m², or
 - (ii) for development on other land—800m², and
 - (iii) (Repealed)
 - (c) for development on land in Zone R2 Low Density Residential or an equivalent land use zone, the co-living housing—
 - (i) will not contain more than 12 private rooms, and
 - (ii) will be in an accessible area, and
 - (d) the co-living housing will contain an appropriate workspace for the manager, either within the communal living area or in a separate space, and
 - (e) for co-living housing on land in a business zone—no part of the ground floor of the co-living housing that fronts a street will be used for residential purposes unless another environmental planning instrument permits the use, and
 - (f) adequate bathroom, laundry and kitchen facilities will be available within the co-living housing for the use of each occupant, and
 - (g) each private room will be used by no more than 2 occupants, and
 - (h) the co-living housing will include adequate bicycle and motorcycle parking spaces.
- (2) Development consent must not be granted for development for the purposes of co-living housing unless the consent authority considers whether—
 - (a) the front, side and rear setbacks for the co-living housing are not less than—
 - (i) for development on land in Zone R2 Low Density Residential or Zone R3 Medium Density Residential—the minimum setback requirements for multi dwelling housing under a relevant planning instrument, or

- (ii) for development on land in Zone R4 High Density Residential—the minimum setback requirements for residential flat buildings under a relevant planning instrument, and
 - (b) if the co-living housing has at least 3 storeys—the building will comply with the minimum building separation distances specified in the Apartment Design Guide, and
 - (c) at least 3 hours of direct solar access will be provided between 9am and 3pm at mid-winter in at least 1 communal living area, and
 - (d), (e) (Repealed)
 - (f) the design of the building will be compatible with—
 - (i) the desirable elements of the character of the local area, or
 - (ii) for precincts undergoing transition—the desired future character of the precinct.
- (3) Subsection (1) does not apply to development for the purposes of minor alterations or additions to existing co-living housing.

70 No subdivision

Development consent must not be granted for the subdivision of co-living housing into separate lots.

Part 4 Build-to-rent housing

71 Definitions

In this Part—

Greater Sydney Region has the same meaning as in the [Greater Sydney Commission Act 2015](#).

tenanted component of a building means—

- (a) the dwellings referred to in section 72(3)(a), and
- (b) includes the common spaces and shared facilities provided for the use of the residents of the dwellings.

72 Development for the purposes of build-to-rent housing permitted with consent

- (1) The objective of this section is to enable certain residential accommodation to be used as build-to-rent housing.
- (2) This Part applies to development for the purposes of multi dwelling housing,

residential flat buildings or shop top housing on land—

(a) in the following zones—

- (i) a zone in which development for the purposes of residential flat buildings is permissible under another environmental planning instrument,
- (ii) Zone B3 Commercial Core,
- (iii) Zone B4 Mixed Use,
- (iv) Zone B8 Metropolitan Centre, or

(b) for which a site compatibility certificate has been issued under section 39.

(3) Development consent may be granted for development to which this Part applies if—

- (a) the development will result in at least 50 dwellings occupied, or intended to be occupied, by individuals under residential tenancy agreements, and
- (b) all buildings containing the dwellings are located on the same lot.

(4) Part 7 does not apply to development permitted under this Part.

73 Conditions of build-to-rent housing to apply for at least 15 years

(1) Development consent must not be granted to the erection or use of a building for development to which this Part applies unless the consent authority is satisfied that, during the relevant period—

- (a) for development on land in Zone B3 Commercial Core—the building will not be subdivided into separate lots, and
- (b) for development on land in another zone—the tenanted component of the building will not be subdivided into separate lots, and
- (c) the tenanted component of the building will be—
 - (i) owned and controlled by 1 person, and
 - (ii) operated by 1 managing agent, who provides on-site management.

(2) (Repealed)

(3) In this section—

relevant period means—

- (a) for development on land in Zone B3 Commercial Core—a period commencing on the day an occupation certificate is issued for all parts of the building or buildings to which the development relates and continuing in perpetuity, or

- (b) otherwise—a period of 15 years commencing on the day an occupation certificate is issued for all parts of a building to which the development relates.

74 Non-discretionary development standards—the Act, s 4.15

- (1) The object of this section is to identify development standards for particular matters relating to development for the purposes of build-to-rent housing that, if complied with, prevent the consent authority from requiring more onerous standards for the matters.
- (2) The following are non-discretionary development standards in relation to the carrying out of the development to which this Part applies—
 - (a) the building height of all proposed buildings is not more than the maximum building height permitted under another environmental planning instrument for a building on the land,
 - (b) for development on land in a zone in which no residential accommodation is permitted under another environmental planning instrument—a floor space ratio that is not more than the maximum permissible floor space ratio for other development on the land under another environmental planning instrument,
 - (c) if paragraph (b) does not apply—a floor space ratio that is not more than the maximum permissible floor space ratio for residential accommodation on the land under another environmental planning instrument,
 - (d) for development carried out wholly or partly on land in the Greater Sydney Region—
 - (i) for land within an accessible area—0.2 parking spaces for each dwelling, or
 - (ii) otherwise—0.5 parking spaces for each dwelling, or
 - (iii) if a relevant planning instrument specifies a requirement for a lower number of parking spaces—the lower number specified in the relevant planning instrument,
 - (e) if paragraph (d) does not apply—at least the number of parking spaces required under the relevant development control plan or local environmental plan for a residential flat building.

75 Design requirements

- (1) This section applies to development to which this Part applies only if [State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development](#) applies to the building resulting from the development.
- (2) In determining an application for the modification of a development consent or a

development application for the carrying out of development to which this section applies, the consent authority must—

- (a) be flexible in applying the design criteria set out in the Apartment Design Guide, including, in particular, the design criteria set out in Part 4, items 4E, 4G and 4K, and
- (b) in its consideration of the objectives set out in the Apartment Design Guide, Part 4, consider the following—
 - (i) the amenities proposed to be provided to tenants residing in the building through common spaces and shared facilities and services,
 - (ii) whether the configuration and variety of dwellings in the building will provide adequate options to prospective tenants in relation to the size and layout of the dwellings,
 - (iii) whether tenants residing in the building will be able to relocate to other dwellings in the building that will better accommodate their housing requirements if their requirements change.

76 Active uses on ground floor of build-to-rent housing in business zones

- (1) The objective of this section is to ensure that, in relation to development for the purposes of build-to-rent housing, active uses are provided at the street level in business zones to encourage the presence and movement of people.
- (2) This section applies to development to which this Part applies if the development is on land in a business zone, including as part of a mixed use development.
- (3) Development consent must not be granted for development to which this section applies unless the consent authority is satisfied that a building resulting from the development will have an active street frontage.
- (4) An active street frontage is not required for a part of a building used for 1 or more of the following—
 - (a) entrances and lobbies,
 - (b) access for fire services,
 - (c) vehicular access.

77 Conditions requiring land or contributions for affordable housing

Nothing in this Part overrides a requirement to dedicate land or pay a monetary contribution under the Act, section 7.32.

78 Consideration of Apartment Design Guide for further subdivision of dwellings

Development consent must not be granted for development involving the subdivision of a residential flat building for which consent has been granted under this Part unless the consent authority has considered the relevant provisions of the Apartment Design Guide in relation to the part of the building affected by the subdivision.

Part 5 Housing for seniors and people with a disability

Division 1 Land to which Part applies

79 Land to which Part applies

This Part applies to land in the following zones—

- (a) Zone RU5 Village,
- (b) Zone R1 General Residential,
- (c) Zone R2 Low Density Residential,
- (d) Zone R3 Medium Density Residential,
- (e) Zone R4 High Density Residential,
- (f) Zone B1 Neighbourhood Centre,
- (g) Zone B2 Local Centre,
- (h) Zone B3 Commercial Core,
- (i) Zone B4 Mixed Use,
- (j) Zone B5 Business Development,
- (k) Zone B6 Enterprise Corridor,
- (l) Zone B7 Business Park,
- (m) Zone B8 Metropolitan Centre,
- (n) Zone SP1 Special Purposes,
- (o) Zone SP2 Infrastructure,
- (p) Zone RE2 Private Recreation.

80 Land to which Part does not apply—general

- (1) This Part does not apply to the following land—

- (a) land to which *Warringah Local Environmental Plan 2000* applies that is located within locality B2 (Oxford Falls Valley) or C8 (Belrose North) under the Plan,
 - (b) land described in Schedule 3.
- (2) Nothing in Schedule 3 operates to preclude the application of this Part to land only because—
- (a) the land is identified under *State Environmental Planning Policy (Resilience and Hazards) 2021*, Chapter 2, or
 - (b) in relation to land used for the purposes of an existing registered club—the land is described in another environmental planning instrument as—
 - (i) private open space, or
 - (ii) open space where dwellings or dwelling houses are permitted.

81 Seniors housing permitted with consent

Development for the purposes of seniors housing may be carried out with development consent—

- (a) on land to which this Part applies, or
- (b) on land on which development for the purposes of seniors housing is permitted under another environmental planning instrument.

Division 2 Preliminary

82 Definitions

In this Part—

gross floor area means the sum of the areas of each floor of a building, where the area of each floor is taken to be the area within the inner face of the external enclosing walls, as measured at a height of 1.4m above each floor level—

- (a) excluding columns, fin walls, sun control devices and elements, projections or works outside the general lines of the inner face of the external wall, and
- (b) excluding cooling towers, machinery and plant rooms, ancillary storage space and vertical air conditioning ducts, and
- (c) excluding—
 - (i) car parking needed to meet the requirements of this Part or the council of the local government area in which the development is located, and
 - (ii) internal access to the car parking, and

- (d) excluding space for the loading and unloading of goods, including access to the space, and
- (e) for in-fill self-care housing—including car parking provided at ground level, other than for visitors, in excess of 1 per dwelling, and
- (f) for a residential care facility—excluding floor space used for service activities provided by the facility below ground level (existing).

hostel means residential accommodation for seniors or people with a disability where—

- (a) meals, laundering, cleaning and other facilities are provided on a shared basis, and
- (b) at least 1 staff member is available on site 24 hours a day to provide management services.

in-fill self-care housing means seniors housing consisting of at least 2 independent living units and at which none of the following services are provided on the site—

- (a) meals,
- (b) cleaning services,
- (c) personal care,
- (d) nursing care.

prescribed zone means a zone specified in section 79.

seniors means the following people—

- (a) people who are at least 60 years of age,
- (b) people who are resident at a facility at which residential care, within the meaning of the [Aged Care Act 1997](#) of the Commonwealth, is provided,
- (c) people who have been assessed as being eligible to occupy housing for aged persons provided by a social housing provider.

serviced self-care housing means seniors housing comprising independent living units where the following services are available on the site—

- (a) meals,
- (b) cleaning services,
- (c) personal care,
- (d) nursing care.

83 Amendments to the bush fire evacuation risk map

- (1) The Planning Secretary may prepare maps for the purposes of amending or replacing the [Bush Fire Evacuation Risk Map](#).
- (2) In preparing a map, the Planning Secretary must consider the following matters—
 - (a) the size of the existing population within the locality,
 - (b) age groups within the population and the number of persons within the age groups,
 - (c) the number of hospitals and other facilities, including the number of beds, providing care to the residents of the facilities within the locality,
 - (d) the number of schools within the locality and the number of students at the schools,
 - (e) existing development within the locality that has been carried out under this Part,
 - (f) recommendations, if any, made by the NSW Rural Fire Service.

Division 3 Development standards

84 Development standards—general

- (1) This section applies to development for the purposes of seniors housing involving the erection of a building.
- (2) Development consent must not be granted for development to which this section applies unless—
 - (a) the site area of the development is at least 1,000m², and
 - (b) the frontage of the site area of the development is at least 20m measured at the building line, and
 - (c) for development on land in a residential zone where residential flat buildings are not permitted—
 - (i) the development will not result in a building with a height of more than 9.5m, excluding servicing equipment on the roof of the building, and
 - (ii) if the roof of the building contains servicing equipment resulting in the building having a height of more than 9.5m—the servicing equipment complies with subsection (3), and
 - (iii) if the development results in a building with more than 2 storeys—the additional storeys are set back within planes that project at an angle of 45 degrees inwards from all side and rear boundaries of the site.

- (3) The servicing equipment must—
 - (a) be fully integrated into the design of the roof or contained and suitably screened from view from public places, and
 - (b) be limited to an area of no more than 20% of the surface area of the roof, and
 - (c) not result in the building having a height of more than 11.5m.
- (4) Subsection (2)(a) and (b) do not apply to development the subject of a development application made by the following—
 - (a) the Aboriginal Housing Office or the Land and Housing Corporation,
 - (b) another social housing provider.

85 Development standards for hostels and independent living units

- (1) Development consent must not be granted for development for the purposes of a hostel or an independent living unit unless the hostel or independent living unit complies with the relevant standards specified in Schedule 4.
- (2) An independent living unit, or part of an independent living unit, located above the ground floor in a multi-storey building need not comply with the requirements in Schedule 4, sections 2, 7–13 and 15–20 if the development application is made by, or by a person jointly with, a social housing provider.

Note—

Development standards concerning accessibility and usability for residential care facilities are not specified in this Policy. For relevant standards, see the *Building Code of Australia*.

86 Development standards for seniors housing—Zones RE2, SP1, SP2 and RU5

- (1) Development consent must not be granted for development for the purposes of seniors housing unless the consent authority is satisfied as follows—
 - (a) for development on land in Zone RE2 Private Recreation—
 - (i) the development is carried out on land used for the purposes of an existing registered club, and
 - (ii) the land adjoins land in a prescribed zone,
 - (b) for development on land in Zone SP1 Special Purpose or Zone SP2 Infrastructure—
 - (i) development for the purposes of a place of public worship, an educational establishment, a hospital or seniors housing is permitted on the land, and
 - (ii) the land adjoins land in a prescribed zone,

- (c) for development on land in Zone RU5 Village—
 - (i) the development is carried out on land within 50km of a 24-hour health services facility, and
 - (ii) the land is serviced by reticulated water and sewerage.

(d) (Repealed)

(2) Nothing in this section prevents a consent authority from granting development consent for development for the purposes of seniors housing on land on which development for the purposes of seniors housing is permitted under another environmental planning instrument.

(3) (Repealed)

87 Additional floor space ratios

(1) This section applies to development for the purposes of seniors housing on land to which this Part applies if—

- (a) development for the purposes of a residential flat building or shop top housing is permitted on the land under another environmental planning instrument, or
- (b) the development is carried out on land in Zone B3 Commercial Core.

(2) Development consent may be granted for development to which this section applies if—

- (a) the site area of the development is at least 1,500m², and
- (b) the development will result in a building with the maximum permissible floor space ratio plus—
 - (i) for development involving independent living units—an additional 15% of the maximum permissible floor space ratio if the additional floor space is used only for the purposes of independent living units, or
 - (ii) for development involving a residential care facility—an additional 20% of the maximum permissible floor space ratio if the additional floor space is used only for the purposes of the residential care facility, or
 - (iii) for development involving independent living units and residential care facilities—an additional 25% of the maximum permissible floor space ratio if the additional floor space is used only for the purposes of independent living units or a residential care facility, or both, and
- (c) the development will result in a building with a height of not more than 3.8m above the maximum permissible building height.

88 Restrictions on occupation of seniors housing

- (1) Development permitted under this Part may be carried out for the accommodation of only the following—
 - (a) seniors or people who have a disability,
 - (b) people who live in the same household with seniors or people who have a disability,
 - (c) staff employed to assist in the administration and provision of services to housing provided under this Part.
- (2) Development consent must not be granted under this Part unless the consent authority is satisfied that only the kinds of people referred to in subsection (1) will occupy accommodation to which the development relates.

89 Use of ground floor of seniors housing in business zones

- (1) This section applies to a building used for the purposes of seniors housing on land in a business zone.
- (2) Development consent must not be granted for development under this Part unless the part of the ground floor of the building that fronts a street will not be used for residential purposes.
- (3) Subsection (2) does not apply to a part of a building that—
 - (a) faces a service lane that does not require active street frontages, or
 - (b) is used for 1 or more of the following purposes—
 - (i) a lobby for a residential, serviced apartment, hotel or tenanted component of the building,
 - (ii) access for fire services,
 - (iii) vehicular access.
- (4) Subsection (2) does not apply if another environmental planning instrument permits the use of the ground floor of the building for residential purposes.

90 Subdivision

- (1) Development consent may be granted for the subdivision of land on which development has been carried out under this Part.
- (2) Development consent must not be granted for the subdivision of a building resulting from development carried out under this Part on land in Zone B3 Commercial Core.

91 Fire sprinkler systems in residential care facilities

- (1) A consent authority must not grant consent for development for the purposes of a residential care facility unless the facility will include a fire sprinkler system.
- (2) Development for the purposes of the installation of a fire sprinkler system in a residential care facility may be carried out with development consent.

92 Development on land used for the purposes of an existing registered club

- (1) Development consent must not be granted for development under this Part on land used for the purposes of an existing registered club unless the consent authority is satisfied that—
 - (a) the development includes appropriate measures to separate the club from residential areas to avoid land use conflicts, and
 - (b) an appropriate protocol will manage the relationship between the seniors housing and the gambling facilities on the site of the club to minimise harm associated with the misuse and abuse of gambling activities by residents of the seniors housing.

Note—

The [Gaming Machines Act 2001](#) provides for gambling harm minimisation measures.

- (2) For the purposes of subsection (1)(a), appropriate measures include the following—
 - (a) separate pedestrian access points for the club and the residential areas of the seniors housing,
 - (b) design principles underlying the building aimed at ensuring acceptable noise levels in bedrooms and living areas in the residential areas of the seniors housing.

Division 4 Site-related requirements

Note—

Information and assessment guidelines may be issued by the Department of Planning, Industry and Environment from time to time to provide assistance to councils in assessing locations and the provision of services.

93 Location and access to facilities and services—*independent living units*

- (1) Development consent must not be granted for development for the purposes of an independent living unit unless the consent authority has considered whether residents will have adequate access to facilities and services—
 - (a) by a transport service that complies with subsection (2), or
 - (b) on-site.
- (2) The transport service must—

- (a) take the residents to a place that has adequate access to facilities and services, and
 - (b) for development on land within the Greater Sydney region—
 - (i) not be an on-demand booking service for the transport of passengers for a fare, and
 - (ii) be available both to and from the site at least once between 8am and 12pm each day and at least once between 12pm and 6pm each day, and
 - (c) for development on land that is not within the Greater Sydney region—be available both to and from the site during daylight hours at least once each weekday.
- (3) For the purposes of subsections (1) and (2), access is adequate if—
- (a) the facilities and services are, or the transport service is, located at a distance of not more than 400m from the site, and
 - (b) the distance is accessible by means of a suitable access pathway, and
 - (c) the gradient along the pathway complies with subsection (4)(c).
- (4) In subsection (3)—
- (a) a **suitable access pathway** is a path of travel by means of a sealed footpath or other similar and safe means that is suitable for access by means of an electric wheelchair, motorised cart or the like, and
 - (b) the distance is to be measured by reference to the length of the pathway, and
 - (c) the overall average gradient must be not more than 1:14 and the gradients along the pathway must be not more than—
 - (i) 1:12 for a maximum length of 15m at a time, or
 - (ii) 1:10 for a maximum length of 5m at a time, or
 - (iii) 1:8 for a maximum length of 1.5m at a time.
- (5) In this section—
- facilities and services** means—
- (a) shops and other retail and commercial services that residents may reasonably require, and
 - (b) community services and recreation facilities, and
 - (c) the practice of a general medical practitioner.

provide a booking service has the same meaning as in the *Point to Point Transport (Taxis and Hire Vehicles) Act 2016*, section 7.

Note—

Provide a booking service is defined as carrying on a business taking bookings for taxis or hire vehicles to provide passenger services, whether immediately or at a later time, and communicating the bookings to drivers for passenger services or providers of passenger services.

94 Location and access to facilities and services—residential care facilities

(1) Development consent must not be granted for development for the purposes of a residential care facility unless the consent authority is satisfied that residents of the facility will have access to facilities and services—

(a) on-site, or

(b) by a transport service other than a passenger service.

(2) In this section—

facilities and services—see section 93.

passenger service has the same meaning as in the *Point to Point Transport (Taxis and Hire Vehicles) Act 2016*.

Note—

A passenger service is defined as the transport, by a motor vehicle other than a bus, of passengers within, or partly within, this State for a fare.

95 Water and sewer

(1) A consent authority must not consent to development under this Part unless the consent authority is satisfied the seniors housing will—

(a) be connected to a reticulated water system, and

(b) have adequate facilities for the removal or disposal of sewage.

(2) If the water and sewerage services will be provided by a person other than the consent authority, the consent authority—

(a) must consider the suitability of the site in relation to the availability of reticulated water and sewerage infrastructure, or

(b) if reticulated services are not available—must satisfy the relevant authority that the provision of water and sewerage infrastructure, including environmental and operational considerations, is satisfactory for the development.

(3) In this section—

relevant authority means the public authority responsible for water and sewerage

services in the area in which the seniors housing is located.

96 Bush fire prone land

- (1) A consent authority must not consent to development under this Part on bush fire prone land unless the consent authority is satisfied the development complies with the requirements of Planning for Bushfire Protection.
- (2) In determining a development application for development under this Part on land near bush fire prone land, the consent authority must—
 - (a) consult with the NSW Rural Fire Service and consider its comments, and
 - (b) consider the following including—
 - (i) the location of the development,
 - (ii) the means of access to and egress from the location,
 - (iii) the size of the existing population within the area,
 - (iv) age groups within the population and the number of persons within the age groups,
 - (v) the number of hospitals and other facilities providing care to the residents of the facilities within the area, and the number of beds within the hospitals and facilities,
 - (vi) the number of schools within the area and the number of students at the schools,
 - (vii) existing seniors housing within the area,
 - (viii) the road network within the area and the capacity of the road network to cater for traffic to and from existing development if there were a need to evacuate persons from the area in the event of a bush fire,
 - (ix) the adequacy of access to and from the site of the development for emergency response vehicles,
 - (x) the nature, extent and adequacy of bush fire emergency procedures that can be applied to the development and its site,
 - (xi) the requirements of Fire and Rescue NSW.
- (3) In this section—

bush fire prone land means land identified on a bush fire prone land map, certified under the Act, section 10.3, as the following—

- (a) “Bush fire prone land—vegetation category 1”,
- (b) “Bush fire prone land—vegetation category 2”,
- (c) “Bush fire prone land—vegetation category 3”,
- (d) “Bush fire prone land—vegetation buffer”.

Planning for Bushfire Protection means the document titled *Planning for Bush Fire Protection* (ISBN 978 0 646 99126 9) prepared by the NSW Rural Fire Service in co-operation with the Department of Planning, Industry and Environment, dated November 2019.

Division 5 Design requirements

97 Design of in-fill self-care housing

In determining a development application for development for the purposes of in-fill self-care housing, a consent authority must consider the *Seniors Living Policy: Urban Design Guideline for Infill Development*, March 2004, published on the Department’s website.

98 Design of seniors housing

A consent authority must not consent to development for the purposes of seniors housing unless the consent authority is satisfied that the design of the seniors housing demonstrates adequate consideration has been given to the principles set out in Division 6.

Division 6 Design principles

99 Neighbourhood amenity and streetscape

Seniors housing should be designed to—

- (a) recognise the operational, functional and economic requirements of residential care facilities, which typically require a different building shape from other residential accommodation, and
- (b) recognise the desirable elements of—
 - (i) the location’s current character, or
 - (ii) for precincts undergoing a transition—the future character of the location so new buildings contribute to the quality and identity of the area, and
- (c) complement heritage conservation areas and heritage items in the area, and
- (d) maintain reasonable neighbourhood amenity and appropriate residential character by—

- (i) providing building setbacks to reduce bulk and overshadowing, and
 - (ii) using building form and siting that relates to the site's land form, and
 - (iii) adopting building heights at the street frontage that are compatible in scale with adjacent buildings, and
 - (iv) considering, where buildings are located on the boundary, the impact of the boundary walls on neighbours, and
- (e) set back the front building on the site generally in line with the existing building line, and
- (f) include plants reasonably similar to other plants in the street, and
- (g) retain, wherever reasonable, significant trees, and
- (h) prevent the construction of a building in a riparian zone.

100 Visual and acoustic privacy

Seniors housing should be designed to consider the visual and acoustic privacy of adjacent neighbours and residents by—

- (a) using appropriate site planning, including considering the location and design of windows and balconies, the use of screening devices and landscaping, and
- (b) ensuring acceptable noise levels in bedrooms of new dwellings by locating them away from driveways, parking areas and paths.

101 Solar access and design for climate

The design of seniors housing should—

- (a) for development involving the erection of a new building—provide residents of the building with adequate daylight in a way that does not adversely impact the amount of daylight in neighbouring buildings, and
- (b) involve site planning, dwelling design and landscaping that reduces energy use and makes the best practicable use of natural ventilation, solar heating and lighting by locating the windows of living and dining areas in a northerly direction.

102 Stormwater

The design of seniors housing should aim to—

- (a) control and minimise the disturbance and impacts of stormwater runoff on adjoining properties and receiving waters by, for example, finishing driveway surfaces with semi-pervious material, minimising the width of paths and minimising paved areas, and

- (b) include, where practical, on-site stormwater detention or re-use for second quality water uses.

103 Crime prevention

Seniors housing should—

- (a) be designed in accordance with environmental design principles relating to crime prevention, and
- (b) provide personal property security for residents and visitors, and
- (c) encourage crime prevention by—
 - (i) site planning that allows observation of the approaches to a dwelling entry from inside each dwelling and general observation of public areas, driveways and streets from a dwelling that adjoins the area, driveway or street, and
 - (ii) providing shared entries, if required, that serve a small number of dwellings and that are able to be locked, and
 - (iii) providing dwellings designed to allow residents to see who approaches their dwellings without the need to open the front door.

104 Accessibility

Seniors housing should—

- (a) have obvious and safe pedestrian links from the site that provide access to transport services or local facilities, and
- (b) provide attractive, yet safe, environments for pedestrians and motorists with convenient access and parking for residents and visitors.

105 Waste management

Seniors housing should include waste facilities that maximise recycling by the provision of appropriate facilities.

Division 7 Non-discretionary development standards

106 Interrelationship of Division with design principles in Division 6

Nothing in this Division permits the granting of consent to development under this Part if the consent authority is satisfied that the design of the seniors housing does not demonstrate that adequate consideration has been given to the principles set out in Division 6.

107 Non-discretionary development standards for hostels and residential care

facilities—the Act, s 4.15

- (1) The object of this section is to identify development standards for particular matters relating to development for the purposes of hostels and residential care facilities that, if complied with, prevent the consent authority from requiring more onerous standards for the matters.
- (2) The following are non-discretionary development standards in relation to development for the purposes of hostels or residential care facilities—
 - (a) no building has a height of more than 9.5m, excluding servicing equipment on the roof of a building,
 - (b) servicing equipment on the roof of a building, which results in the building having a height of more than 9.5m—
 - (i) is fully integrated into the design of the roof or contained and suitably screened from view from public places, and
 - (ii) is limited to an area of no more than 20% of the surface area of the roof, and
 - (iii) does not result in the building having a height of more than 11.5m,
 - (c) the density and scale of the buildings when expressed as a floor space ratio is 1:1 or less,
 - (d) internal and external communal open spaces with a total area of at least—
 - (i) for a hostel—8m² for every bed, or
 - (ii) for a residential care facility—10m² for every bed,
 - (e) at least 15m² of landscaped area for every bed,
 - (f) a deep soil zone on at least 15% of the site area, where each deep soil zone has minimum dimensions of 6m and, if practicable, at least 65% of the deep soil zone is located at the rear of the site,
 - (g) for a hostel—at least 1 parking space for every 10 beds in the hostel,
 - (h) for a residential care facility—at least 1 parking space for every 15 beds in the facility,
 - (i) at least 1 parking space for every 2 employees who are on duty at the same time,
 - (j) at least 1 parking space for the purpose of ambulance parking.

108 Non-discretionary development standards for independent living units—the Act, s

4.15

- (1) The object of this section is to identify development standards for particular matters relating to development for the purposes of independent living units that, if complied with, prevent the consent authority from requiring more onerous standards for the matters.
- (2) The following are non-discretionary development standards in relation to development for the purposes of independent living units—
 - (a) no building has a height of more than 9.5m, excluding servicing equipment on the roof of a building,
 - (b) servicing equipment on the roof of a building, which results in the building having a height of more than 9.5m—
 - (i) is fully integrated into the design of the roof or contained and suitably screened from view from public places, and
 - (ii) is limited to an area of no more than 20% of the surface area of the roof, and
 - (iii) does not result in the building having a height of more than 11.5m,
 - (c) the density and scale of the buildings when expressed as a floor space ratio is 0.5:1 or less,
 - (d) for a development application made by a social housing provider—at least 35m² of landscaped area per dwelling,
 - (e) if paragraph (d) does not apply—at least 30% of the site area is landscaped,
 - (f) a deep soil zone on at least 15% of the site area, where each deep soil zone has minimum dimensions of 3m and, if practicable, at least 65% of the deep soil zone is located at the rear of the site,
 - (g) at least 70% of the dwellings receive at least 2 hours of direct solar access between 9am and 3pm at mid-winter in living rooms and private open spaces,
 - (h) for a dwelling in a single storey building or a dwelling located, wholly or in part, on the ground floor of a multi-storey building—
 - (i) at least 15m² of private open space per dwelling, and
 - (ii) at least 1 private open space with minimum dimensions of 3m accessible from a living area located on the ground floor,

Note—

The open space needs to be accessible only by a continuous accessible path of travel, within the meaning of AS 1428.1, if the dwelling itself is an accessible one—see Schedule 4, section 2.

- (i) for a dwelling in a multi-storey building not located on the ground floor—a balcony accessible from a living area with minimum dimensions of 2m and—
 - (i) an area of at least 10m², or
 - (ii) for each dwelling containing 1 bedroom—an area of at least 6m²,
- (j) for a development application made by, or made by a person jointly with, a social housing provider—at least 1 parking space for every 5 dwellings,
- (k) if paragraph (j) does not apply—at least 0.5 parking spaces for each bedroom.

Division 8 Seniors housing—Aboriginal Housing Office and Land and Housing Corporation

108AA Definition

In this Division—

relevant authority means—

- (a) the Aboriginal Housing Office, or
- (b) the Land and Housing Corporation.

108A Development to which Division applies

This Division applies to development for the purposes of seniors housing involving the erection of a building on land—

- (a) on which development for the purposes of seniors housing is permitted with consent under another environmental planning instrument, or
- (b) in a prescribed zone or an equivalent land use zone.

108B Seniors housing permitted without development consent

- (1) Development to which this Division applies may be carried out by or on behalf of a relevant authority without development consent if—
 - (a) the relevant authority has considered the applicable development standards specified in sections 84(2)(c)(iii), 85, 88, 89 and 108, and
 - (b) the development will not result in a building with a height of more than—
 - (i) 9.5m, or
 - (ii) if the roof of the building contains servicing equipment resulting in the building having a height of more than 9.5m and the servicing equipment complies with section 84(3)—11.5m, and

(c) the seniors housing will not contain more than 40 dwellings on the site.

(2) *State Environmental Planning Policy (Transport and Infrastructure) 2021*, sections 2.15 and 2.17 apply to the development and, in the application of the clauses—

(a) a reference in section 2.15 to “this Chapter” is taken to be a reference to this section, and

(b) a reference in the sections to a public authority is taken to be a reference to the relevant authority.

108C Requirements for carrying out seniors housing

(1) Before carrying out development to which this Division applies, a relevant authority must—

(a) request the council to nominate a person or persons who must, in the council’s opinion, be notified of the development, and

(b) give written notice of the intention to carry out the development to—

(i) the council, and

(ii) the person or persons nominated by the council, and

(iii) the occupiers of adjoining land, and

(c) take into account the responses to the notice that are received within 21 days after the notice is given, and

(d) take into account the relevant provisions of the *Seniors Living Policy: Urban Design Guidelines for Infill Development*, published by the Department in March 2004, and

(d1) if the relevant authority is the Aboriginal Housing Office—consider the relevant provisions of the *Aboriginal Housing Design Guidelines*, published by the Aboriginal Housing Office in January 2020, and

(e) if the relevant authority is the Land and Housing Corporation—consider the relevant provisions of—

(i) *Good Design for Social Housing*, published by the Land and Housing Corporation in September 2020, and

(ii) *Land and Housing Corporation Dwelling Requirements*, published by the Land and Housing Corporation in September 2020, and

(f) consider the design principles set out in Division 6.

(2) In this section, a reference to the council is a reference to the council for the land on

which the development is proposed to be located.

108D Exempt development

Development for the purposes of landscaping and gardening is exempt development if it is carried out by or on behalf of a relevant authority in relation to seniors housing.

108E Subdivision of seniors housing not permitted

Development consent must not be granted for the subdivision of seniors housing.

Part 6 Short-term rental accommodation

Division 1 Preliminary

109 Aims of Part

The aims of this Part are as follows—

- (a) to support short-term rental accommodation as a home-sharing activity and contributor to local economies, while managing the social and environmental impacts from this use,
- (b) to provide for the safety of users of short-term rental accommodation who may be less familiar with the dwelling,
- (c) to clarify the types of housing that may be used for the purposes of short-term rental accommodation.

110 Definitions

In this Part—

general requirements—see section 113.

host means the owner, tenant or permanent resident of a dwelling who uses the dwelling to provide short-term rental accommodation.

hosted short-term rental accommodation means short-term rental accommodation provided where the host resides on the premises during the provision of the accommodation.

non-hosted short-term rental accommodation means short-term rental accommodation provided where the host does not reside on the premises during the provision of the accommodation.

permanent resident of a dwelling means a person who permanently resides at the dwelling.

short-term rental accommodation means a dwelling used by the host to provide

accommodation in the dwelling on a commercial basis for a temporary or short-term period.

tenant has the same meaning as in the [Residential Tenancies Act 2010](#).

Division 2 Exempt development

111 Exempt development—hosted short-term rental accommodation

Development for the purposes of hosted short-term rental accommodation is exempt development if the dwelling meets the general requirements.

112 Exempt development—non-hosted short-term rental accommodation

- (1) Development for the purpose of non-hosted short-term rental accommodation is exempt development for the purposes of this Policy if—
 - (a) the dwelling meets the general requirements, and
 - (b) for a dwelling located in a prescribed area—the dwelling is not used for non-hosted short-term rental accommodation for more than 180 days in a 365-day period.
- (2) In calculating the number of days a dwelling is used for non-hosted short-term rental accommodation, a period of 21 consecutive days or more during which non-hosted short-term rental accommodation is provided to the same person or persons must not be counted.
- (3) In this section—

Clarence Valley Short-term Rental Accommodation Area Map means the [State Environmental Planning Policy \(Housing\) 2021 Clarence Valley Short-term Rental Accommodation Area Map](#).

Muswellbrook Short-term Rental Accommodation Area Map means the [State Environmental Planning Policy \(Housing\) 2021 Muswellbrook Short-term Rental Accommodation Area Map](#).

prescribed area means the following—

- (a) the Greater Sydney region, other than the region comprising the Central Coast local government area,
- (b) Ballina local government area,
- (c) Byron Shire local government area,
- (d) land in the Clarence Valley local government area shown edged heavy black on the [Clarence Valley Short-term Rental Accommodation Area Map](#),

- (e) land in the Muswellbrook local government area shown edged heavy black on the [Muswellbrook Short-term Rental Accommodation Area Map](#).

113 General requirements

The **general requirements** for short-term rental accommodation are as follows—

- (a) the dwelling must have been lawfully constructed to be used for the purposes of residential accommodation,
- (b) the dwelling must not be part of the tenanted component of a building within the meaning of Part 4,
- (c) the dwelling must comprise, or be part of, residential accommodation other than the following—
 - (i) a boarding house,
 - (ii) co-living housing,
 - (iii) a group home,
 - (iv) a hostel,
 - (v) a rural workers' dwelling,
 - (vi) seniors housing,
- (d) the type of residential accommodation that the dwelling comprises, or is part of, must be permitted with or without development consent on the land on which the dwelling is located,
- (e) the dwelling must be registered on the register established under the [Environmental Planning and Assessment \(Development Certification and Fire Safety\) Regulation 2021](#), section 102C,
- (f) the dwelling must not be, or be part of, refuge or crisis accommodation provided by—
 - (i) a public or local authority, including the Department of Communities and Justice, the Land and Housing Corporation or the Aboriginal Housing Office, or
 - (ii) another body funded wholly or partly by the Commonwealth or the State,
- (g) if the dwelling is classified under the *Building Code of Australia* as class 1b or class 2-9—
 - (i) the dwelling must have a current fire safety certificate or fire safety statement, or
 - (ii) no fire safety measures are currently implemented, required or proposed for the dwelling,

Note—

The *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021* includes fire safety requirements for certain existing buildings or parts of buildings.

- (h) the dwelling must not be a moveable dwelling within the meaning of the *Local Government Act 1993*,
- (i) the use of the dwelling for the purposes of short-term rental accommodation must otherwise be lawful.

Note—

In addition to the requirements set out in this Part, adjoining owners' property rights, the applicable common law and other legislative requirements for approvals, licences, permits and authorities still apply. For example—

- (a) the *Strata Schemes Management Act 2015*, section 137A provides that a by-law may prohibit a lot being used for the purposes of a short-term rental accommodation arrangement, and
- (b) conditions of development consent, or a lease, may impose additional restrictions.

Division 3 Part does not apply to Byron Shire until 31 January 2022

114 Application of Part to Byron Shire local government area

This Part does not apply to the Byron Shire local government area until 31 January 2022.

Part 7 Conversion of certain serviced apartments

115 Application of Part

- (1) This Part applies to a building—
 - (a) used for the purposes of serviced apartments, and
 - (b) that has been the subject of a development consent for the use of the building as a residential flat building or shop top housing (the **original use**).
- (2) The consent authority must not consider the Apartment Design Guide before granting development consent under this Part.

116 Conversion of serviced apartments to residential flat buildings or shop top housing

- (1) Development consent may be granted for the change of use of a building to which this section applies from serviced apartments to a residential flat building or shop top housing if—
 - (a) for a change of use to a residential flat building—residential flat buildings are permitted on the land under a relevant planning instrument, and
 - (b) for a change of use to shop top housing—shop top housing is permitted on the land under a relevant planning instrument, and

- (c) the change of use does not involve the carrying out of works, other than to the extent necessary to convert the building to its original use.

(2) In this section—

original use—see section 115(1)(b).

117 Subdivision

A residential flat building or shop top housing resulting from a development consent granted under this Part may be subdivided with development consent.

Part 8 Manufactured home estates

118 Aims and strategies

(1) The aims of this Part are—

- (a) to facilitate the establishment of manufactured home estates as a contemporary form of medium density residential development that provides an alternative to traditional housing arrangements, and
- (b) to provide immediate development opportunities for manufactured home estates on the commencement of this Part, and
- (c) to encourage the provision of affordable housing in well designed estates, and
- (d) to ensure that manufactured home estates are situated only in suitable locations and not on land having important resources or having landscape, scenic or ecological qualities that should be preserved, and
- (e) to ensure that manufactured home estates are adequately serviced and have access to essential community facilities and services, and
- (f) to protect the environment surrounding manufactured home estates, and
- (g) to provide measures which will facilitate security of tenure for residents of manufactured home estates.

(2) The strategies by which those aims are to be achieved are—

- (a) by allowing, with development consent, manufactured home estates on certain land on which caravan parks are permitted if the land meets the suitable locational criteria stipulated in this Part (which it would not do if, for example, it contains important resources, is subject to natural or man-made risks or has sensitive environmental or ecological features), and
- (b) by applying this Part to areas where there is likely to be a demand and suitable opportunities for the development of manufactured home estates, and

- (c) by allowing manufactured home estates to be subdivided with development consent either by way of leases for terms of up to 20 years or under the *Community Land Development Act 1989*, and
- (d) by enabling the Minister for Planning to exclude from this Part any land that is subject to a local environmental plan prepared in accordance with the principles of a direction issued in conjunction with this Part under section 117 of the Act.

119 Land to which this Part applies

- (1) This Part applies to land that is within the City of Gosford or the Shire of Wyong and to all other areas in the State that are outside the Sydney region.
- (2) This Part does not apply to—
 - (a) land described in Schedule 5, being land subject to a local environmental plan prepared in accordance with the principles of a direction issued in conjunction with this Part and made under section 117 of the Act, or
 - (b) land less than 18 kilometres from the Siding Spring Observatory within the meaning of clause 5.14 of the standard local environmental planning instrument prescribed by the *Standard Instrument (Local Environmental Plans) Order 2006*.

120 Relationship to other environmental planning instruments

- (1) In the event of an inconsistency between this Part and any other environmental planning instrument whether made before or after this Part, this Part prevails to the extent of the inconsistency.
- (2) Nothing in Chapter 3, Part 9 prevents development consent from being granted pursuant to this Part for the use of land for the purposes of a manufactured home estate.

121 Definitions

- (1) Words and expressions used in this Part that are defined in Schedule 7 have the meanings set out in that Schedule.
- (2) Notes appearing in this Part are intended to assist understanding of this Part only and are not part of this Part.

122 Where development for the purposes of a manufactured home estate may be carried out

Development for the purposes of a manufactured home estate may be carried out pursuant to this Part on any land on which development for the purposes of a caravan park may be carried out, except—

- (a) land within one or more of the categories described in Schedule 6, or

- (b) land dedicated or reserved under the *National Parks and Wildlife Act 1974*, or
- (c) land within a Crown reserve.

123 Development consent required for manufactured home estates

- (1) Development for the purposes of a manufactured home estate permitted to be carried out by this Part may be carried out only with the development consent of the council.
- (2) A council must not consent to any such development unless it imposes, as a condition of the consent, a requirement that an approval to operate a manufactured home estate on the land on which the development is to be carried out must be obtained under Part 1 of Chapter 7 of the *Local Government Act 1993*.
- (3) Nothing in this Part requires a separate development consent to authorise the placing of each manufactured home within a manufactured home estate.

124 Subdivision of manufactured home estates

- (1) Land on which development for the purposes of a manufactured home estate may be lawfully carried out (whether or not because of a development consent granted pursuant to this Part) may be subdivided—
 - (a) under section 289K of the *Local Government Act 1919* for lease purposes, or
 - (b) under the *Community Land Development Act 1989*,only with the development consent of the council.
- (2) A council must not grant a development consent for such a subdivision if any of the lots intended to be created by the proposed subdivision would contravene a requirement of the *Local Government (Manufactured Home Estates) Transitional Regulation 1993*.
- (3) Any prohibition or restriction on the subdivision of land imposed by any other environmental planning instrument (whether made before or after this Part) does not apply to such a subdivision.
- (4) This Part does not allow the subdivision of land within a Crown reserve.

125 Matters to be considered by councils

- (1) A council may grant a development consent pursuant to this Part allowing development for the purposes of a manufactured home estate only if it is satisfied—
 - (a) that each of the sites on which a manufactured home is or will be installed within the manufactured home estate is or will be adequately provided with reticulated water, a reticulated sewerage system, drainage and electricity, and

- (b) that the manufactured home estate is or will be provided with adequate transport services, and
 - (c) that sufficient community facilities and services, whether situated within or outside the estate, are or will be available and reasonably accessible to the residents of the manufactured home estate, and
 - (d) that the development will not have an adverse effect on any—
 - conservation area
 - heritage item
 - waterway or land having special landscape, scenic or ecological qualities,which is identified in an environmental planning instrument applicable to the land concerned.
- (2) A council may grant a development consent pursuant to this Part allowing development for the purposes of a manufactured home estate only after it has considered the following—
- (a) the cumulative impact of the proposed development and other manufactured home estates in the locality,
 - (b) any relevant guidelines issued by the Director,
 - (c) the provisions of the *Local Government (Manufactured Home Estates) Transitional Regulation 1993*.

Part 9 Caravan parks

126 Aims, objectives etc

- (1) The aim of this Part is to encourage—
- (a) the orderly and economic use and development of land used or intended to be used as a caravan park catering exclusively or predominantly for short-term residents (such as tourists) or for long-term residents, or catering for both, and
 - (b) the proper management and development of land so used, for the purpose of promoting the social and economic welfare of the community, and
 - (c) the provision of community facilities for land so used, and
 - (d) the protection of the environment of, and in the vicinity of, land so used.
- (2) The strategies by which that aim is to be achieved are—
- (a) by requiring that development consent be obtained from the local Council for

development for the purposes of caravan parks, and

- (b) by providing that development consent may be granted that will authorise the use of sites for short-term stays (whether or not by tourists) or for long-term residential purposes, or for both, and
- (c) by requiring that development consent be obtained from the local Council for the subdivision of land for lease purposes under section 289K of the *Local Government Act 1919*.

127 Land to which this Part applies

- (1) This Part applies to all land in the State that is within a local government area.
- (2) This Part does not apply to—
 - (a) land to which *State Environmental Planning Policy (Western Sydney Parklands) 2009* applies, or
 - (b) land less than 18 kilometres from the Siding Spring Observatory within the meaning of clause 5.14 of the standard local environmental planning instrument prescribed by the *Standard Instrument (Local Environmental Plans) Order 2006*.

128 Relationship to other environmental planning instruments

- (1) In the event of an inconsistency between this Part and another environmental planning instrument (whether made before or after this Part) this Part prevails to the extent of the inconsistency. This subsection is subject to section 36 of the *Environmental Planning and Assessment Act 1979*.
- (2) This Part repeals *State Environmental Planning Policy No 21—Movable Dwellings*.
- (3) This Part amends *State Environmental Planning Policy No 26—Littoral Rainforests* by omitting clause 10(5).
- (4) Nothing in Chapter 3, Part 8 prevents development consent from being granted pursuant to this Part for the use of land as a caravan park in which manufactured homes are or are to be installed or placed.

129 Definition

In this Part—

caravan park means land (including a camping ground) on which caravans (or caravans and other moveable dwellings) are, or are to be, installed or placed.

moveable dwelling has the same meaning as it has in the *Local Government Act 1993*.

130 Application of certain planning controls to places licensed for movable dwellings

In any environmental planning instrument (whether made before or after this Part), references (however expressed) to caravan parks or to camping grounds, or to caravan parks and camping grounds, include references to caravan parks, within the meaning of this Part.

131 Development consent required for caravan parks

- (1) Development for the purposes of a caravan park may be carried out only with the development consent of the Council.
- (2) Before granting development consent to the use of land for the purposes of a caravan park, a Council must determine—
 - (a) the number of sites (if any) within that land that the Council considers are suitable for long-term residence, within the meaning of the *Local Government (Caravan Parks and Camping Grounds) Transitional Regulation 1993*, and
 - (b) the number of sites (if any) within that land that the Council considers are not suitable for long-term residence, but are suitable for short-term residence, within the meaning of that Regulation.
- (3) A Council must not grant development consent to the use of land for the purposes of a caravan park unless it imposes as a condition of that consent a condition specifying the maximum number of sites (if any) within that land that may be used for long-term residence.
- (4) The holder of an approval under Part 1 of Chapter 7 of the *Local Government Act 1993* to operate a caravan park or camping ground on land must not, without the development consent of the Council, allow a person to occupy a site within that land—
 - (a) for a continuous period of more than 3 months, except as provided by paragraph (b), or
 - (b) for a continuous period longer than the period (if any) for which the person is allowed to be accommodated within the land by an extension that has been granted under clause 19(6) of the *Local Government (Caravan Parks and Camping Grounds) Transitional Regulation 1993*,if such a use of that site was not lawful under the *Environmental Planning and Assessment Act 1979* when this Part commenced.
- (4A) Except as provided by subsection (4), nothing in this Part or any other environmental planning instrument requires separate development consent to be obtained for the installation or placement of a moveable dwelling on land on which development for the purposes of a caravan park is being lawfully carried out.

- (5) This section does not apply to any land that is authorised to be used for the purposes of a manufactured home estate by a development consent granted pursuant to Chapter 3, Part 8 or dedicated or reserved under the *National Parks and Wildlife Act 1974*.

132 Subdivision of caravan parks for lease purposes

- (1) Land may be subdivided for lease purposes under section 289K of the *Local Government Act 1919*, but only with the development consent of the Council.
- (2) A Council must not grant such a development consent unless the Council is satisfied that each of the lots intended to be created for lease purposes by the proposed subdivision meets the requirements of the *Local Government (Caravan Parks and Camping Grounds) Transitional Regulation 1993* for a site to be used for long-term residence.
- (3) Any prohibition or restriction on the subdivision of land imposed by any other environmental planning instrument (whether made before or after this Part) does not apply to a subdivision for lease purposes under section 289K of the *Local Government Act 1919*.
- (4) This section does not apply to land that is authorised to be used for the purposes of a manufactured home estate by a development consent granted pursuant to Chapter 3, Part 8 or that has been reserved or dedicated for any public purpose under the *Crown Land Management Act 2016*.

133 Matters to be considered by Councils

A Council may grant a development consent required by this Part only after it has considered the following—

- (a) whether, because of its location or character, the land concerned is particularly suitable for use as a caravan park for tourists or for long-term residence,
- (b) whether there is adequate provision for tourist accommodation in the locality of that land, and whether existing or potential tourist accommodation will be displaced by the use of sites for long-term residence,
- (c) whether there is adequate low-cost housing, or land available for low-cost housing, in that locality,
- (d) whether necessary community facilities and services are available within the caravan park to which the development application relates or in the locality (or both), and whether those facilities and services are reasonably accessible to the occupants of the caravan park,
- (e) any relevant guidelines issued by the Director, and

- (f) the provisions of the *Local Government (Caravan Parks and Camping Grounds) Transitional Regulation 1993*.

Part 10 Temporary emergency accommodation

134 Aims of Part

The aims of this Part are to—

- (a) facilitate temporary emergency accommodation in suitable locations for persons who have been displaced as a result of a natural disaster, and
- (b) ensure that temporary emergency accommodation has access to essential facilities and services.

135 Development consent not required for temporary emergency accommodation

- (1) Development for the purposes of caravan parks or camping grounds may be carried out without development consent if all of the following apply—
 - (a) the caravan park or camping ground will only be used to provide temporary emergency accommodation to persons—
 - (i) who have been displaced as a result of a natural disaster, or
 - (ii) carrying out construction work on behalf of the public authority, or
 - (iii) providing services to persons specified in subparagraph (i) with the consent of the public authority referred to in paragraph (b),
 - (b) the development is carried out by or on behalf of a public authority,
 - (c) the development is carried out within 5 years of the natural disaster occurring,
 - (d) the development is carried out on land that—
 - (i) is supplied with water and electricity, and
 - (ii) is provided with sewerage and drainage services, and
 - (iii) has access to communal amenities,
 - (e) each moveable dwelling or tent, annexe or other similar portable and lightweight temporary shelter is—
 - (i) installed or placed on the land in a way that does not adversely impact the amenity of the land or the health and safety of persons occupying the caravan park or camping ground, including by mitigating the risk of fire, and
 - (ii) removed from the land within 5 years of being installed or placed on the land.

- (2) Part 9 does not apply to development specified in this section.

Schedule 1 Complying development—secondary dwellings

section 54(2)(d)

Part 1 Preliminary

1 Definitions

- (1) In this Schedule—

ancillary structure means the following, if associated with a secondary dwelling and not exempt development under the Codes SEPP—

- (a) an access ramp,
- (b) an awning, blind or canopy,
- (c) a balcony, deck, patio, pergola, terrace or verandah attached to a principal or secondary dwelling,
- (d) a carport attached to a principal or secondary dwelling,
- (e) a driveway, pathway or paving,
- (f) a fence or screen,
- (g) a garage attached to a principal or secondary dwelling,
- (h) an outbuilding,
- (i) a rainwater tank attached to a principal or secondary dwelling,
- (j) a retaining wall,
- (k) a swimming pool or spa pool and child-resistant barrier.

outbuilding means the following, if 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) Unless defined in this Schedule, words used in this Schedule have the same meaning

as in—

(a) the Codes SEPP, and

(b) for words not defined in the Codes SEPP—the standard instrument.

(3) In this Schedule, the area of the access laneway for a battle-axe lot is excluded in calculating the area of the lot.

Part 2 Site requirements

2 Lot requirements

- (1) Development for the purposes of a secondary dwelling or an ancillary structure may only be carried out on a lot that—
 - (a) at the completion of the development will have only 1 principal dwelling and 1 secondary dwelling, and
 - (b) for a lot other than a battle-axe lot—has a boundary with a primary road, measured at the building line, of at least the following—
 - (i) if the lot has an area of at least 450m² but not more than 900m²—12m,
 - (ii) if the lot has an area of more than 900m² but not more than 1500m²—15m,
 - (iii) if the lot has an area of more than 1500m²—18m, and
 - (c) for a battle-axe lot—has an access laneway of at least 3m in width and measuring at least 12m by 12m, excluding the access laneway.
- (2) A lot on which a new secondary dwelling is erected must have lawful access to a public road.
- (3) Nothing in this Schedule requires the provision of additional parking spaces for development for the purposes of a secondary dwelling.

3 Maximum site coverage of all development

- (1) The site coverage of the principal dwelling, secondary dwelling and all ancillary structures on a lot must be no more than the following—
 - (a) if the lot has an area of at least 450m² but not more than 900m²—50% of the area of the lot,
 - (b) if the lot has an area of more than 900m² but not more than 1500m²—40% of the area of the lot,
 - (c) if the lot has an area of more than 1500m²—30% of the area of the lot.

- (2) For the purposes of calculating the site coverage, the area of the following is not included—
- (a) an access ramp,
 - (b) the part of an awning, blind or canopy outside the outer wall of a building,
 - (c) a balcony, deck, patio, pergola, terrace or verandah attached to the principal or secondary dwelling and not enclosed by a wall higher than 1.4m 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 attached to the principal or secondary dwelling,
 - (j) a swimming pool or spa pool.

4 Maximum floor area for principal and secondary dwellings

- (1) The floor area of a secondary dwelling, excluding an attached ancillary structure, must not be more than—
- (a) 60m², or
 - (b) if a larger floor area is permitted for a secondary dwelling on the land under another environmental planning instrument—the larger floor area.
- (2) The total floor area of a principal dwelling, secondary dwelling and all attached ancillary structures must not be more than the following—
- (a) if the lot has an area of at least 450m² but not more than 600m²—330m²,
 - (b) if the lot has an area of more than 600m² but not more than 900m²—380m²,
 - (c) if the lot has an area of more than 900m²—430m².
- (3) In subsection (2)—

attached ancillary structure means a carport, garage, balcony, deck, patio, pergola, terrace or verandah—

- (a) attached to the principal dwelling or secondary dwelling, and

- (b) enclosed by a wall higher than 1.4m above the floor level, other than the external wall of the dwelling.

floor area means the sum of the areas within the outer face of the external walls of each storey of a dwelling, including an attached ancillary structure, measured at a height of 1.4m above each floor level, excluding—

- (a) part of an awning, blind or canopy outside the outer wall of the dwelling,
- (b) an eave,
- (c) a lift shaft,
- (d) a stairway,
- (e) a void above a lower storey.

5 Setbacks and maximum floor area for balconies, decks, patios, terraces and verandahs

- (1) The total floor area of all balconies, decks, patios, terraces and verandahs on a lot must be no more than 12m² if—
 - (a) a part of the structure is within 6m from a side or rear boundary, and
 - (b) the structure has a point of its finished floor level at more than 2m above ground level (existing).
- (2) The balcony, deck, patio, terrace or verandah must not have a point of its finished floor level—
 - (a) if it is located within 3m of a side or rear boundary—more than 2m above ground level (existing), or
 - (b) if it is located more than 3m but not more than 6m from a side or rear boundary—more than 3m above ground level (existing), or
 - (c) if it is located more than 6m from a side or rear boundary—more than 4m above ground level (existing).
- (3) A detached deck, patio or terrace, including alterations or additions to the deck, patio or terrace, must not have a floor level of more than 600mm above ground level (existing).

Note—

Development identified in this section may require privacy screens under this Schedule, section 15.

Part 3 Building heights and setbacks

6 Building height

- (1) Development for the purposes of a secondary dwelling or an ancillary structure 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 8.5m.
- (2) Development for the purposes of an ancillary structure 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—
 - (a) if an outbuilding—4.8m, or
 - (b) if a fence—1.8m.

7 Setbacks from roads, other than classified roads

- (1) Development for the purposes of a secondary dwelling or an ancillary structure on a lot must result in a new building or a new part of an existing building having a setback from a primary road, other than a classified road, of at least—
 - (a) the average distance of the setbacks of the 2 nearest dwelling houses on the same side of the primary road and located within 40m of the lot on which the principal dwelling is erected, or
 - (b) if 2 dwelling houses are not located within 40m of the lot on the same side of the primary road—
 - (i) for a lot with an area of at least 450m² but not more than 900m²—4.5m, or
 - (ii) for a lot with an area of more than 900m² but not more than 1,500m²—6.5m, or
 - (iii) for a lot with an area of more than 1,500m²—10m.
- (2) Development for the purposes of a secondary dwelling or an ancillary structure on a lot must result in a new building or a new part of an existing building having a setback from a boundary of the lot with a parallel road that is not a classified road of at least 3m.
- (3) Development for the purposes of a secondary dwelling or an ancillary structure on a corner lot must result in a new building or a new part of an existing building on the lot having a setback from the boundary with a secondary road that is not a classified road of at least—
 - (a) for a lot with an area of at least 450m² but not more than 600m²—2m, or
 - (b) for a lot with an area of more than 600m² but not more than 1,500m²—3m, or

(c) for a lot with an area of more than 1,500m²—5m.

(4) For the purposes of this section, if a lot is a corner lot—

(a) a boundary that is at least 6m in length is taken to be a boundary with a primary road, and

(b) the other boundaries are taken to be boundaries with a secondary road.

(5) For the purposes of this section, if a lot has contiguous boundaries with a road or roads but is not a corner lot, the lot is taken to have a boundary only with a primary road.

8 Setbacks from classified roads

Development for the purposes of a secondary dwelling or an ancillary structure 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—the setback specified in the environmental planning instrument, or

(b) otherwise—9m.

9 Setbacks from side boundaries

(1) Development for the purposes of a secondary dwelling or an ancillary structure must not result in a new building or a new part of an existing building or a new carport, garage, balcony, deck, patio, pergola, terrace or verandah having a setback from a side boundary of less than the following—

(a) for a lot with an area of at least 450m² but not more than 900m²—0.9m,

(b) for a lot with an area of more than 900m² but not more than 1,500m²—1.5m,

(c) for a lot with an area of more than 1,500m²—2.5m.

(2) Development for the purposes of a secondary dwelling or an ancillary structure must not result in a new building or ancillary structure 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 subsection (1), and

(b) an amount equal to 25% of the additional building height above 3.8m.

(3) In this section—

new building or ancillary structure means—

- (a) a new building or a new part of an existing building with a height of more than 3.8m, and
- (b) a new carport, garage, balcony, deck, patio, pergola, terrace or verandah.

10 Setbacks from rear boundaries

- (1) Development for the purposes of a secondary dwelling or an ancillary structure must not result in a new building, a new part of an existing building or a new carport, garage, balcony, deck, patio, pergola, terrace or verandah having a setback from a rear boundary of less than the following—
 - (a) for a lot with an area of at least 450m² but not more than 900m²—
 - (i) 3m, and
 - (ii) if the development results in a new or existing building with a height of more than 3.8m—an additional amount equal to 3 times the height above 3.8m, up to a maximum setback of 8m,
 - (b) for a lot with an area of more than 900m² but not more than 1,500m²—
 - (i) 5m, and
 - (ii) if the development results in a new or existing building with a height of more than 3.8m—an additional amount equal to 3 times the height above 3.8m, up to a maximum setback of 12m,
 - (c) for a lot with an area of more than 1,500m²—
 - (i) 10m, and
 - (ii) if the development results in a new or existing building with a height of more than 3.8m—an additional amount equal to 3 times the height above 3.8m, up to a maximum setback of 15m.
- (2) A dwelling on a lot with a rear boundary with a laneway may have a building line that abuts the boundary for up to 50% of the length of the boundary.

11 Exceptions to setbacks

- (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 of less than 3m from a boundary with a public reserve.
- (2) Side and rear setbacks do not apply to the following—
 - (a) an aerial, antenna, awning or eave,
 - (b) a flue, chimney, pipe or cooling or heating appliance,

- (c) a rainwater tank with a height of more than 1.8m,
 - (d) another structure associated with the provision of a utility service if it is located at least 450mm from the relevant boundary,
 - (e) a fence, fascia, gutter, downpipe, light fitting, an electricity or gas meter, a driveway, pathway or paving if it is located within a required setback area to the relevant boundary.
- (3) The setback from a road does not apply to—
- (a) a driveway, fence, pathway, paving or retaining wall, or
 - (b) the articulation zone and a building element permitted within the zone.
- (4) The setback from a rear boundary required by this Schedule, section 10 does not apply to a lot that has only 3 boundaries, disregarding a boundary of an access lane if the lot is a battle-axe lot.

12 Calculating setbacks

- (1) For the purposes of determining the 2 nearest dwelling houses in this Schedule, section 7, a dwelling house located on a battle-axe lot must be disregarded.
- (2) For the purposes of calculating the setback of the 2 nearest dwelling houses in this Schedule, section 7—
 - (a) an ancillary structure must not be included, and
 - (b) a building element within the articulation zone must not be included.
- (3) For the purposes of calculating the setbacks for a battle-axe lot, the setback on the opposite side of the lot to the rear setback is taken to be a side setback.
- (4) For the purposes of calculating the setbacks for an attached secondary dwelling, the height of the secondary dwelling is the vertical distance from ground level (existing) to the highest point of the secondary dwelling.
- (5) For the purposes of calculating a side or rear setback, the maximum building height of a dwelling on a sloping lot must be used.
- (6) A setback must be calculated at the closest point to the boundary from the building line.

13 Building articulation

- (1) Development for the purposes of a secondary dwelling, other than development on a battle-axe lot, must result in either the principal dwelling or 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 result in either the principal dwelling or the secondary dwelling having a window to a habitable room in the building wall that faces a parallel road.
- (3) A secondary dwelling, other than a secondary dwelling that has a setback from a primary road of less than 3m, may incorporate an articulation zone that extends from the building line to a distance of 1.5m into the required setback from the primary road.
- (4) Development for the purposes of a secondary dwelling on a corner lot must result in either the principal dwelling or the secondary dwelling having a window in a habitable room—
 - (a) with an area of at least 1m², and
 - (b) that faces and is visible from a secondary road.

14 Building elements within the articulation zone to a primary road

- (1) The following building elements are permitted in an articulation zone in the setback from a primary road—
 - (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 total area of all building elements within the articulation zone, other than a building element specified in subsection (1)(e) or (f), must be no more than 25% of the area of the articulation zone.

15 Privacy

- (1) A window in a new secondary dwelling, or a new window in an alteration or addition to an existing principal dwelling for the purposes of a new secondary dwelling, must have a privacy screen for a part of the window less than 1.5m above the finished floor level if—

- (a) the window—
 - (i) is in a habitable room that has a finished floor level of more than 1m above ground level (existing), and
 - (ii) has a sill height less than 1.5m above that floor level, and
 - (iii) faces a side or rear boundary and is less than 3m from that boundary, or
 - (b) the window—
 - (i) is in a habitable room that has a finished floor level of more than 3m above ground level (existing), and
 - (ii) has a sill height less than 1.5m above that floor level, and
 - (iii) faces a side or rear boundary and is at least 3m, but no more than 6m, from that boundary.
- (2) Subsection (1) does not apply to a window located in a bedroom where the window has an area of no more than 2m².
- (3) A new balcony, deck, patio, terrace or verandah for the purposes of a new secondary dwelling and any alteration to an existing balcony, deck, patio, terrace or verandah of a secondary dwelling that has a floor area of more than 3m² must have a privacy screen if the balcony, deck, patio, terrace or verandah is—
- (a) within 3m of a side or rear boundary and has a floor level of more than 1m above ground level (existing), or
 - (b) between 3m and 6m of a side or rear boundary and has a floor level of more than 2m above ground level (existing).
- (4) A privacy screen required under subsection (3) must be installed—
- (a) to a height of at least 1.7m, but not more than 2.2m, above the finished floor level of the balcony, deck, patio, terrace or verandah, and
 - (b) at the edge of the part of the development within the areas specified in subsection (3)(a) or (b) and is parallel to or faces towards the relevant side or rear boundary.

Part 4 Landscaping

16 Landscaped area

- (1) A lot on which development for the purposes of a secondary dwelling or an ancillary structure is carried out must have a landscaped area of at least the following—
- (a) for a lot with an area of at least 450m² but not more than 600m²—20%,

- (b) for a lot with an area of more than 600m² but not more than 900m²—25%,
 - (c) for a lot with an area of more than 900m² but not more than 1500m²—35%,
 - (d) for a lot with an area of more than 1500m²—45%.
- (2) At least 50% of the landscaped area must be located behind the building line to the primary road boundary.
- (3) The minimum dimensions of the landscaped area must be more than 2.5m.

17 Principal private open space

- (1) A lot on which development for the purposes of a secondary dwelling is carried out must have more than 24m² of principal private open space.
- (2) The principal private open space may be shared by both the principal dwelling and secondary dwelling and may be in the form of a balcony or deck.
- (3) In this section—

principal private open space means an area—

- (a) directly accessible from, and adjacent to, a habitable room, other than a bedroom, and
- (b) more than 4m wide, and
- (c) not steeper than a 1:50 gradient.

Part 5 Earthworks and drainage

18 Earthworks, retaining walls and structural support

- (1) Excavation for the purposes of a secondary dwelling or an ancillary structure must not be deeper than a maximum depth, measured from ground level (existing), of—
- (a) if located no more than 1m from any boundary—1m, or
 - (b) if located more than 1m but not more than 1.5m from any boundary—2m, or
 - (c) if located more than 1.5m from any boundary—3m, or
 - (d) if the land is identified as Class 3 or 4 on an Acid Sulfate Soils Map or is within 40m of a waterbody (natural)—1m.
- (2) Fill must not have more than a maximum height, measured from ground level (existing), of—
- (a) if the fill is for the purposes of a secondary dwelling—1m, or

- (b) if the fill is for the purposes of an ancillary structure—600mm.
- (3) The height of fill contained wholly within the footprint of a secondary dwelling or an ancillary structure is not limited.
- (4) Fill that is higher than 150mm above ground level (existing) and is not contained wholly within the footprint of a secondary dwelling or an ancillary structure is limited to 50% of the landscaped area of the lot.
- (5) The ground level (finished) of the fill must not be used to measure the height of any secondary dwelling or an ancillary structure under this code.
- (6) Support for earthworks more than 600mm above or below ground level (existing) must take the form of a retaining wall or other structural support that—
 - (a) a professional engineer has certified is structurally sound, including the ability to withstand the forces of lateral soil load, and
 - (b) has been designed so as not to redirect the flow of any surface water or ground water, or cause sediment to be transported, onto an adjoining property, and
 - (c) has adequate drainage lines connected to the stormwater drainage system for the site, and
 - (d) does not result in a retaining wall or structural support with a total height measured vertically from the base of the retaining wall or structural support to its uppermost portion that is more than the height of the associated excavation or fill, and
 - (e) is separated from any other retaining wall or structural support on the site by at least 2m, measured horizontally, and
 - (f) has been installed in accordance with any manufacturer's specifications, and
 - (g) if it is an embankment or batter—must have its toe or top more than 1m from any side or rear boundary.

Note—

Fill and excavation not associated with a building may be exempt development under the Codes SEPP, clauses 2.29 and 2.30.

19 Drainage

- (1) All stormwater collecting as a result of development for the purposes of a secondary dwelling or an ancillary structure 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 the *Local Government Act 1993*, section 68—be approved under the Act, or
 - (b) otherwise—comply with requirements for the disposal of stormwater drainage contained in a development control plan applicable to the land.

20 Setbacks of secondary dwellings and ancillary structures from protected trees

- (1) Development for the purposes of a secondary dwelling, all ancillary structures and associated excavation on a lot, must have a setback from a protected tree on the lot of at least 3m.
- (2) The following ancillary structures are permitted within the setback if the development does not require a cut or fill of more than 0.15m below or above ground level (existing)—
- (a) an access ramp,
 - (b) a driveway, pathway or paving,
 - (c) an awning, blind or canopy,
 - (d) a fence, screen or child-resistant barrier associated with a swimming pool or spa pool.
- (3) In this section—

protected tree means a tree that requires a separate permit or development consent for pruning or removal, but does not include a tree that may be removed without development consent under Chapter 3.

Note—

A separate permit or development consent may be required if the branches or roots of a protected tree on the lot or on adjoining land are required to be pruned or removed.

Schedule 2 Complying development—group homes

section 63(1)(d)

1 Definitions

- (1) In this Schedule—

ancillary structure means the following that are not exempt development under the

Codes SEPP—

- (a) an access ramp,
- (b) an awning, blind or canopy,
- (c) a balcony, deck, patio, pergola, terrace or verandah attached to a group home,
- (d) a carport attached to a group home,
- (e) a driveway, pathway or paving,
- (f) a fence or screen,
- (g) a garage attached to a group home,
- (h) an outbuilding,
- (i) a rainwater tank attached to a group home,
- (j) a retaining wall,
- (k) a swimming pool or spa pool and child-resistant barrier.

outbuilding means the following structures 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) Unless defined in this Schedule, words used in this Schedule have the same meaning as in—

- (a) the Codes SEPP, and
- (b) for words not defined in the Codes SEPP—the standard instrument.

2 Site requirements

Development may only be carried out on a site that—

- (a) has an area of at least 450m², 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 12m, and
- (d) if it is a battle-axe lot, has an access laneway of at least 3m in width, and
- (e) has at least one area on the site that measures at least 12m by 12m, excluding the access laneway if it is a battle-axe lot.

3 Site requirements for group homes in certain zones

- (1) Development that is the erection of a group home may be carried out on a lot—
 - (a) in Zone R5 Large Lot Residential, or
 - (b) if the lot has an area of at least 4,000m²—in Zone RU1 Primary Production, Zone RU2 Rural Landscape, Zone RU3 Forestry, Zone RU4 Primary Production Small Lots or Zone RU6 Transition.
- (2) A group home must not be erected on a lot if the size of the lot is less than the minimum lot size for the erection of a dwelling house under an environmental planning instrument applying to the lot.

4 Maximum site coverage of all development

- (1) The group home and all ancillary structures must not cover more than 70% of the site area.
- (2) For the purposes of calculating the site coverage in subsection (1), the area of the following is not included—
 - (a) an access ramp,
 - (b) part of an awning, blind or canopy outside the outer wall of a building,
 - (c) a balcony, deck, patio, pergola, terrace or verandah attached to the group home and not enclosed by a wall higher than 1.4m above the floor level,
 - (d) an eave,
 - (e) a driveway,
 - (f) a fence or screen,
 - (g) a pathway or paving,
 - (h) a rainwater tank attached to the group home,
 - (i) a swimming pool or spa pool.

5 Building height

Development for the purposes of a group home or an ancillary structure must not result in

a new building or a new part of an existing building having a building height of more than 8.5m above ground level (existing).

6 Setbacks from roads other than classified roads

- (1) A group home and all ancillary structures 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 2 nearest group homes or dwelling houses on the same side of the primary road and located within 40m of the site on which the group home is erected, or
 - (b) if 2 group homes or dwelling houses are not located within 40m of the site—4.5m.
- (2) A group home and all ancillary structures on a site must have a setback from the boundary with a secondary road that is not a classified road of at least 2m.
- (3) A group home and all ancillary structures 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 2 nearest group homes or dwelling houses on the same side of the parallel road and located within 40m of the site on which the group home is erected, or
 - (b) if 2 group homes or dwelling houses are not located within 40m of the site—4.5m.

7 Setbacks from classified roads

A group home and all ancillary structures 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) otherwise—9m.

8 Building articulation

A 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, and is visible from, any primary road, and
- (b) a window to a habitable room in a building wall that faces, and is visible from, any parallel road, and
- (c) a window, with an area of at least 1m², to a habitable room in a building wall that faces, and is visible from, any secondary road.

9 Articulation zones

- (1) If a group home has a setback from a primary road of at least 3m, an articulation zone may extend up to a distance of 1.5m from the building line into the setback.
- (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 total area of all building elements within the articulation zone, other than a building element listed in subsection (2)(e) or (f), must be no more than 25% of the area of the articulation zone.

10 Side and rear boundary setbacks

- (1) A group home and all ancillary structures 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 3.8m—0.9m,
 - (b) in relation to a group home with a building height greater than 3.8m—0.9m plus 25% of the additional building height above 3.8m.
- (2) A group home and all ancillary structures on a site must have a setback from the rear boundary of at least the following—
 - (a) in relation to a group home or an ancillary structure with a building height of up to 3.8m—0.9m,
 - (b) in relation to a group home or an ancillary structure with a building height greater than 3.8m—3m plus an amount that is 3 times the additional building height above 3.8m, up to a maximum setback of 8m.
- (3) 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% of the length of that boundary.

11 Calculating setbacks

- (1) For the purposes of determining the nearest 2 dwelling houses in this Schedule, section 6, a dwelling house or group home located on a battle-axe lot must be disregarded.
- (2) For the purposes of calculating the setback of the 2 nearest dwelling houses in this Schedule, section 6—
 - (a) an ancillary structure must not be included, and
 - (b) a building element within the articulation zone must not be included.
- (3) For the purposes of calculating setbacks for a battle-axe lot, the setback on the opposite side of the lot to the rear setback is taken to be a side setback.
- (4) For the purposes of calculating a side or rear setback, the maximum building height of a group home on a sloping site must be used.
- (5) A setback must be calculated at the closest point to the boundary from the building line.
- (6) For the purposes of calculating the setback from a road, a reference to an ancillary structure does not include the following—
 - (a) a driveway, pathway or paving,
 - (b) an eave,
 - (c) a fence or screen,
 - (d) a retaining wall,
 - (e) an ancillary structure that is a building element permitted in the articulation zone.

12 Exceptions to setbacks

- (1) A group home or an attached ancillary structure must have a setback of at least 3m from a boundary with a public reserve.
- (2) Side and rear setbacks do not apply to the following—
 - (a) an aerial, antenna, awning, eave,
 - (b) a flue, chimney, pipe or cooling or heating appliance,
 - (c) a rainwater tank with a height of more than 1.8m,
 - (d) another structure associated with the provision of a utility service if it is located at least 450mm from the relevant boundary,

(e) a fence, fascia, gutter, downpipe, light fitting, an electricity or gas meter, a driveway, pathway or paving if it is located within a required setback area to the relevant boundary.

(3) The setback from a road does not apply to—

(a) a driveway, fence, pathway, paving or retaining wall, or

(b) the articulation zone and a building element permitted within the zone.

(4) The setback from a rear boundary required by Schedule 2, section 10 of this Part does not apply to a lot that has only 3 boundaries, disregarding the boundary of an access lane if the lot is a battle-axe lot.

13 Building separation

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

14 Privacy

(1) A window in a new group home, or a new window in any alteration or addition to an existing group home, must have a privacy screen for a part of the window less than 1.5m above the finished floor level if—

(a) the window—

(i) is in a habitable room that has a finished floor level of more than 1m above ground level (existing), and

(ii) has a sill height less than 1.5m above that floor level, and

(iii) faces a side or rear boundary and is less than 3m from that boundary, or

(b) the window—

(i) is in a habitable room that has a finished floor level of more than 3m above ground level (existing), and

(ii) has a sill height less than 1.5m above that floor level, and

(iii) faces a side or rear boundary and is at least 3m, but no more than 6m, from that boundary.

(2) Subsection (1) does not apply to a window located in a bedroom if the window has an area of no more than 2m².

(3) A new balcony, deck, patio, terrace or verandah for the purposes of a new group home and any alteration to an existing balcony, deck, patio, terrace or verandah of a group home that has a floor area of more than 3m² must have a privacy screen if the

balcony, deck, patio, terrace or verandah is—

- (a) within 3m of a side or rear boundary and has a floor level of more than 1m above ground level (existing), or
- (b) between 3m and 6m of a side or rear boundary and has a floor level of more than 2m above ground level (existing).

(4) Any privacy screen required under subsection (3) must be installed—

- (a) to a height of at least 1.7m, but not more than 2.2m, above the finished floor level of the balcony, deck, patio, terrace or verandah, and
- (b) at the edge of the part of the development within the areas specified in subsection (3)(a) or (b) and is parallel to or faces towards the relevant side or rear boundary.

15 Landscaped area

- (1) At least 20% of the site area on which the erection of, or alterations or additions to, a group home or an ancillary structure is carried out must be a landscaped area.
- (2) At least 50% of the landscaped area must be located behind the building line to the primary road boundary.
- (3) The minimum dimensions of the landscaped area must be more than 2.5m.

16 Principal private open space

A site on which a group home is erected must have more than 24m² of principal private open space that—

- (a) has an area at ground level (existing) directly accessible from, and adjacent to, a habitable room, other than a bedroom, and
- (b) is at least 4m wide, and
- (c) has a gradient no steeper than 1:50.

17 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 section may be an open hard stand space or a carport or garage, whether attached or detached from the group home.

18 Garage, carport and parking spaces

- (1) A garage, carport or car parking space must be no more than 1m forward of the front building setback.
- (2) The total width of all door openings facing a primary road, a secondary road or a parallel road on a garage must—
 - (a) be no more than 6m, and
 - (b) be no more than 50% 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 2.6m wide by 5.4m long.

19 Vehicle access

The design and construction of the vehicular access to a site must comply with Australian Standard AS/NZS 2890.6.

20 Earthworks, retaining walls and structural support

- (1) Excavation must—
 - (a) not be deeper than a maximum depth measured from ground level (existing) of—
 - (i) if located within 1m of a boundary—1m, or
 - (ii) if located more than 1m, but not more than 1.5m, from a boundary—2m, or
 - (iii) if located more than 1.5m from a boundary—3m, and
 - (b) if the land is identified as Class 3 or 4 on an Acid Sulfate Soils Map or is within 40m of a waterbody (natural)—be no more than 1m below ground level (existing).
- (2) Fill must—
 - (a) not have a height of more than 1m above ground level (existing), and
 - (b) be contained in accordance with subsections (4) and (5) by—
 - (i) a retaining wall or other form of structural support that does not extend more than 1.5m from an external wall of the dwelling, or
 - (ii) an unprotected sloping embankment or batter—
 - (A) that does not extend from the group home by more than 3m, and
 - (B) with a toe more than 1m from a side or rear boundary.
- (3) The final ground level (finished) of fill placed on a site must not be used for the purposes of measuring the height of development carried out under Chapter 3, Part 2.

- (4) Support for earthworks that are more than 600mm above or below ground level (existing) and within 1m of any boundary, or more than 1m above or below ground level (existing) in any other location, must take the form of a retaining wall or other form of structural support that—
 - (a) has been certified by a professional engineer, and
 - (b) has adequate drainage lines connected to the existing stormwater drainage system for the site, and
 - (c) does not result in any retaining wall or structural support with a total height measured vertically from the base of the retaining wall or structural support to its uppermost portion that is—
 - (i) more than 1m in height and within 1m from a side or rear boundary, or
 - (ii) more than 3m in height in any other location.
- (5) Excavation or fill that is more than 600mm above or below ground level (existing) requires a retaining wall or structural support that must be—
 - (a) constructed in accordance with subsection (4), and
 - (b) designed so as not to redirect the flow of any surface water or ground water, or cause sediment to be transported, onto an adjoining property, and
 - (c) separated from any retaining wall or other structural support on the site by at least 2m, measured horizontally, and
 - (d) installed in accordance with the manufacturer's specification.

Note—

Fill and excavation not associated with a building may be exempt development—see [State Environmental Planning Policy \(Exempt and Complying Development Codes\) 2008](#), clauses 2.29 and 2.30.

21 Fill of sloping sites

- (1) Fill associated with the erection of, or alterations or additions to, a group home or an ancillary structure must—
 - (a) be no more than 1m above ground level (existing), and
 - (b) be contained wholly within the external walls of the group home or an ancillary structure.
- (2) Exposed fill may be constructed using an unprotected embankment if—
 - (a) the group home or an ancillary structure has a setback of more than 2m from a side or rear boundary, and

- (b) the fill is no more than 0.6m above ground level (existing), and
- (c) the fill, but not the embankment, does not extend more than 1 metre beyond an external wall of the group home or detached ancillary structure, and
- (d) the toe of the unprotected embankment has a setback of at least 0.4m from a side or rear boundary.

22 Drainage

- (1) All stormwater collecting as a result of the erection of, or alterations or additions to, a group home or an ancillary structure 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) if the site is unsewered—an on-site disposal system approved under the [Local Government Act 1993](#), section 68.
- (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 an ancillary structure must be collected and conveyed to a drainage system listed in subsection (1).

23 Swimming pools

- (1) An ancillary structure comprising a swimming pool for a group home 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 be no more than 0.6m above ground level (existing).
- (4) Coping around a swimming pool must be no more than—
 - (a) 1.4m above ground level (existing), or
 - (b) 0.3m wide if the coping is more than 0.6m 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) 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 be more than—
 - (a) for development within the boundaries of an existing group home—2.1m above ground level (existing) if the fence is behind the front building line and 1.2m above ground level (existing) if the fence is on or forward of the line, and
 - (b) otherwise—1.8m above ground level (existing) if the fence is behind the front building line and 1.2m above ground level (existing) if the fence is on or forward of the line.
- (3) A fence must not include masonry construction to a height of more than 0.9m above ground level (existing).

25 Access ramps

- (1) The gradient of an access ramp must not be steeper than 1:14.
- (2) An access ramp must be constructed so as to comply with AS 1428.1.
- (3) An access ramp must not create a traffic or pedestrian hazard.

26 Setbacks of group homes and ancillary structures from protected trees

- (1) Development for the purposes of a group home, all ancillary structures and associated excavation on a lot, must have a setback from a protected tree on the lot of at least 3m.
- (2) The following ancillary structures are permitted within the setback if the development does not require a cut or fill of more than 0.15m below or above ground level (existing)—
 - (a) an access ramp,
 - (b) a driveway, pathway or paving,
 - (c) an awning, blind or canopy,
 - (d) a fence, screen or child-resistant barrier associated with a swimming pool or spa pool.

Note—

A separate permit or development consent may be required if the branches or roots of a protected tree on

the lot or on an adjoining lot are required to be pruned or removed.

Schedule 3 Environmentally sensitive land

section 80(1)(b)

Land shown cross-hatched on the Bush Fire Evacuation Risk Map.

Land identified as coastal wetlands and littoral rainforests area within the meaning of *State Environmental Planning Policy (Resilience and Hazards) 2021*, Chapter 2.

Land identified as coastal vulnerability area within the meaning of *State Environmental Planning Policy (Resilience and Hazards) 2021*, Chapter 2.

Land declared as an area of outstanding biodiversity value under the *Biodiversity Conservation Act 2016*, section 3.1.

Land identified on the Map within the meaning of the *Biodiversity Conservation Regulation 2017*, section 7.3.

Land identified in another environmental planning instrument as follows—

- (a) land to which the Standard Instrument, clause 5.22 applies in relation to seniors housing specified as sensitive and hazardous development,
- (b) open space,
- (c) natural wetland.

Schedule 4 Standards concerning accessibility and usability for hostels and independent living units

section 85

Part 1 Standards applying to hostels and independent living units

1 Application of standards in this Part

The standards set out in this Part apply to any seniors housing that consists of hostels or independent living units.

2 Siting standards

- (1) **Wheelchair access** If the whole of the site has a gradient of less than 1:10, 100% of the dwellings must have wheelchair access by a continuous accessible path of travel (within the meaning of AS 1428.1) to an adjoining public road.
- (2) If the whole of the site does not have a gradient of less than 1:10—
 - (a) the percentage of dwellings that must have wheelchair access must equal the proportion of the site that has a gradient of less than 1:10, or 50%, whichever is the greater, and

- (b) the wheelchair access provided must be by a continuous accessible path of travel (within the meaning of AS 1428.1) to an adjoining public road or an internal road or a driveway that is accessible to all residents.

Note—

For example, if 70% of the site has a gradient of less than 1:10, then 70% of the dwellings must have wheelchair access as required by this subsection. If more than 50% of the site has a gradient greater than 1:10, development for the purposes of seniors housing is likely to be unable to meet these requirements.

- (3) **Common areas** Access must be provided in accordance with AS 1428.1 so that a person using a wheelchair can use common areas and common facilities associated with the development.

3 Security

Pathway lighting—

- (a) must be designed and located so as to avoid glare for pedestrians and adjacent dwellings, and
- (b) must provide at least 20 lux at ground level.

4 Letterboxes

Letterboxes—

- (a) must be situated on a hard standing area and have wheelchair access and circulation by a continuous accessible path of travel (within the meaning of AS 1428.1), and
- (b) must be lockable, and
- (c) must be located together in a central location adjacent to the street entry or, in the case of independent living units, must be located together in one or more central locations adjacent to the street entry.

5 Private car accommodation

If car parking (not being car parking for employees) is provided—

- (a) car parking spaces must comply with the requirements for parking for persons with a disability set out in AS 2890.6, and
- (b) 10% of the total number of car parking spaces (or at least one space if there are fewer than 10 spaces) must be designed to enable the width of the spaces to be increased to 3.8 metres, and
- (c) any garage must have a power-operated door, or there must be a power point and an area for motor or control rods to enable a power-operated door to be installed at a later date.

6 Accessible entry

Every entry (whether a front entry or not) to a dwelling, not being an entry for employees, must comply with clauses 4.3.1 and 4.3.2 of AS 4299.

7 Interior: general

- (1) Internal doorways must have a minimum clear opening that complies with AS 1428.1.
- (2) Internal corridors must have a minimum unobstructed width of 1,000 millimetres.
- (3) Circulation space at approaches to internal doorways must comply with AS 1428.1.

8 Bedroom

At least one bedroom within each dwelling must have—

- (a) an area sufficient to accommodate a wardrobe and a bed sized as follows—
 - (i) in the case of a dwelling in a hostel—a single-size bed,
 - (ii) in the case of an independent living unit—a queen-size bed, and
- (b) a clear area for the bed of at least—
 - (i) 1,200 millimetres wide at the foot of the bed, and
 - (ii) 1,000 millimetres wide beside the bed between it and the wall, wardrobe or any other obstruction, and
- (c) 2 double general power outlets on the wall where the head of the bed is likely to be, and
- (d) at least one general power outlet on the wall opposite the wall where the head of the bed is likely to be, and
- (e) a telephone outlet next to the bed on the side closest to the door and a general power outlet beside the telephone outlet, and
- (f) wiring to allow a potential illumination level of at least 300 lux.

9 Bathroom

- (1) At least one bathroom within a dwelling must be on the ground (or main) floor and have the following facilities arranged within an area that provides for circulation space for sanitary facilities in accordance with AS 1428.1—
 - (a) a slip-resistant floor surface,
 - (b) a washbasin with plumbing that would allow, either immediately or in the future, clearances that comply with AS 1428.1,

- (c) a shower that complies with AS 1428.1, except that the following must be accommodated either immediately or in the future—
 - (i) a grab rail,
 - (ii) portable shower head,
 - (iii) folding seat,
- (d) a wall cabinet that is sufficiently illuminated to be able to read the labels of items stored in it,
- (e) a double general power outlet beside the mirror.

(2) Subsection (1)(c) does not prevent the installation of a shower screen that can easily be removed to facilitate future accessibility.

10 Toilet

A dwelling must have at least one toilet on the ground (or main) floor and be a visitable toilet that complies with the requirements for sanitary facilities of AS 4299.

11 Surface finishes

Balconies and external paved areas must have slip-resistant surfaces.

Note—

Advice regarding finishes may be obtained from AS 1428.1.

12 Door hardware

Door handles and hardware for all doors (including entry doors and other external doors) must be provided in accordance with AS 4299.

13 Ancillary items

Switches and power points must be provided in accordance with AS 4299.

Part 2 Additional standards for independent living units

14 Application of standards in this Part

The standards set out in this Part apply in addition to the standards set out in Part 1 to any seniors housing consisting of independent living units.

15 Living room and dining room

- (1) A living room in an independent living unit must have—
 - (a) a circulation space in accordance with clause 4.7.1 of AS 4299, and

(b) a telephone adjacent to a general power outlet.

(2) A living room and dining room must have wiring to allow a potential illumination level of at least 300 lux.

16 Kitchen

A kitchen in an independent living unit must have—

- (a) a circulation space in accordance with clause 4.5.2 of AS 4299, and
- (b) a circulation space at door approaches that complies with AS 1428.1, and
- (c) the following fittings in accordance with the relevant subclauses of clause 4.5 of AS 4299—
 - (i) benches that include at least one work surface at least 800 millimetres in length that comply with clause 4.5.5(a),
 - (ii) a tap set (see clause 4.5.6),
 - (iii) cooktops (see clause 4.5.7), except that an isolating switch must be included,
 - (iv) an oven (see clause 4.5.8), and
- (d) “D” pull cupboard handles that are located towards the top of below-bench cupboards and towards the bottom of overhead cupboards, and
- (e) general power outlets—
 - (i) at least one of which is a double general power outlet within 300 millimetres of the front of a work surface, and
 - (ii) one of which is provided for a refrigerator in such a position as to be easily accessible after the refrigerator is installed.

17 Access to kitchen, main bedroom, bathroom and toilet

In a multi-storey independent living unit, the kitchen, main bedroom, bathroom and toilet must be located on the entry level.

18 Lifts in multi-storey buildings

In a multi-storey building containing separate independent living units on different storeys, lift access must be provided to dwellings above the ground level of the building by way of a lift complying with clause E3.6 of the *Building Code of Australia*.

19 Laundry

An independent living unit must have a laundry that has—

- (a) a circulation space at door approaches that complies with AS 1428.1, and
- (b) provision for the installation of an automatic washing machine and a clothes dryer, and
- (c) a clear space in front of appliances of at least 1,300 millimetres, and
- (d) a slip-resistant floor surface, and
- (e) an accessible path of travel to any clothes line provided in relation to the dwelling.

20 Storage for linen

An independent living unit must be provided with a linen storage in accordance with clause 4.11.5 of AS 4299.

21 Garbage

A garbage storage area must be provided in an accessible location.

Schedule 5 Land to which Chapter 3, Part 8 does not apply

section 119

Note—

It is intended that descriptions of land will be entered in this Schedule if special provision is made for that land by a local environmental plan made in accordance with principles set out in a Direction under section 117 of the Act given in conjunction with Chapter 3, Part 8.

Schedule 6 Categories of excluded land

section 122

- 1** Land which the council, after taking into account the principles set out in the Coastline Management Manual published by the New South Wales Government in September 1990, considers is unsuitable for residential development because of coastal erosion, tidal inundation, slip, dunal movement or any other risk of a similar nature.
- 2** Land which the council, after taking into account the principles set out in the Floodplain Development Manual published by the New South Wales Government in December 1986, considers is unsuitable for residential development because of flooding.
- 3** Land which is within a water catchment area identified by a water supply authority.
- 4** Land which, in the opinion of the council, is affected to an unacceptable level by an offensive or hazardous industry or any form of pollution.
- 5** Land which is identified in an environmental planning instrument, or in any planning strategy of the Department or the council approved for the time being by the Director, by words which are cognate with or a description consistent with any one or more of the following—
 - extractive resources,

- services corridors,
- airport/industry buffer area,
- habitat corridor,
- containing significant remnant vegetation,
- littoral rainforest,
- water catchment,
- wetlands.

6 Land which under any environmental planning instrument is within an area or zone identified in that instrument by the description—

- open space, other than open space (private recreation)
- environmental protection
- scenic protection
- rural (where the land is not adjacent to or adjoining land zoned for urban use).

7 Land that is within the following coastal local government areas, being land that is not zoned or reserved under an environmental planning instrument for urban use and is not identified as suitable for urban development under the Coastal Urban Planning Strategies or Residential Strategies approved for the time being by the Director—

Ballina	Lake Macquarie
Bega Valley	Maclean
Bellingen	Nambucca
Byron	Newcastle
Coffs Harbour	Port Stephens
Eurobodalla	Richmond River
Great Lakes	Shellharbour
Greater Taree	Shoalhaven
Hastings	Tweed
Kempsey	Ulmarra
Kiama	Wollongong

8 Land that is within any of the following local government areas, being land that is not zoned or reserved under an environmental planning instrument for urban use and is not identified as suitable for urban development under any urban development strategy for the ACT and sub-region approved for the time being by the Director—

Cooma-Monaro

Yarrowlumla

Gunning

Yass

Queanbeyan

9 Flood liable land as defined in [Murray Regional Environmental Plan No 2—Riverine Land](#).

10 Land comprising the Williams River catchment upstream of the Seaham Weir.

In this item, **Williams River catchment** means the land shown on the map marked “Williams River Catchment Regional Environmental Plan 1997” (kept in the Newcastle office of the Department of Urban Affairs and Planning, and copies of which are kept in the offices of Dungog Shire Council and Port Stephens Council) being the land from which surface water run-off resulting from rainfall flows directly or indirectly into the Williams River.

Schedule 7 Definitions for Chapter 3, Part 8

section 121

caravan park means land (including a camping ground) on which caravans (or caravans and other moveable dwellings) are, or are to be, placed or erected.

Note—

This is the same meaning as applies in other environmental planning instruments because of Chapter 3, Part 9.

Crown reserve has the same meaning as it has in Division 12.5 of the [Crown Land Management Act 2016](#).

installation means—

- (a) in relation to a manufactured home, the process of connecting the major sections of the manufactured home, and any associated structures forming part of the manufactured home, and attaching them to footings, or
- (b) in relation to an associated structure, the process of constructing or assembling the components of the associated structure, and (where appropriate) attaching them to footings,

and includes the connection to the home or associated structure of gas, electricity, telephone, water, sewerage and drainage services.

manufactured home means a self-contained dwelling (that is, a dwelling that includes at least 1 kitchen, bathroom, bedroom and living area and that also includes toilet and laundry facilities), being a dwelling—

- (a) that comprises 1 or more major sections that are each constructed, and assembled, away from the manufactured home estate and transported to the estate for installation on the estate, and
- (b) that is not capable of being registered under the [Traffic Act 1909](#),

and includes any associated structures that form part of the dwelling.

manufactured home estate means land on which manufactured homes are, or are to be, erected.

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

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

Schedule 7A Savings and transitional provisions

1 Definitions

In this Schedule—

commencement date means 26 November 2021.

repealed ARH SEPP means *State Environmental Planning Policy (Affordable Rental Housing) 2009*, as in force immediately before its repeal.

repealed instrument means an instrument repealed under Chapter 1, section 10.

repealed Seniors SEPP means *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*, as in force immediately before its repeal.

2 General savings provision

(1) This Policy does not apply to the following matters—

- (a) a development application made, but not yet determined, on or before the commencement date,
- (b) a concept development application made, but not yet determined, on or before the commencement date,
- (c) a staged development application made subsequent to a concept development application approval granted on or before the commencement date,
- (d) a development consent granted on or before the commencement date,
- (da) an application to modify a development consent granted after the commencement date, if it relates to a development application made, but not determined, on or before the commencement date,
- (e) an environmental impact statement prepared in compliance with an environmental assessment requirement that is—
 - (i) issued by the Planning Secretary on or before the commencement date, and
 - (ii) in force when the statement is prepared,
- (f) the carrying out of an activity after the commencement date if—
 - (i) notice of the activity has been given to the council under the repealed ARH SEPP, clause 40A(2), and

(ii) an approval required under the Act, Part 5 for carrying out the activity is granted by the determining authority before 26 November 2022.

(2) The provisions of a repealed instrument, as in force immediately before the repeal of the repealed instrument, continue to apply to a matter referred to in subsection (1).

3 Continued application of site compatibility certificates

(1) The repealed Seniors SEPP, clause 25 continues to apply to an application for a site compatibility certificate made, but not determined, before the commencement date.

(2) The repealed Seniors SEPP continues to apply to, and this Policy does not apply to, a development application made after the commencement date if—

(a) the development application relies on a site compatibility certificate, within the meaning of the repealed Seniors SEPP, and

(b) the application for the certificate was made on or before the commencement date.

(3) If a development application made after the commencement date relies on a site compatibility certificate issued under the repealed ARH SEPP, clause 37, the site compatibility certificate is taken to be a site compatibility certificate issued under this Policy, Chapter 2, Part 2, Division 5.

(4) This Policy, Part 4 applies to development for the purposes of multi dwelling housing, residential flat buildings or shop top housing on land for which a site compatibility certificate has been issued under *State Environmental Planning Policy (Affordable Rental Housing) 2009*, clause 37, as in force immediately before its repeal.

4 Housing for seniors and people with disability in Greater Sydney heritage conservation areas

(1) Chapter 3, Part 5 does not apply to land in a Greater Sydney heritage conservation area.

(2) Despite subsection (1), Chapter 3, Part 5 applies—

(a) to the following land—

(i) the North Sydney local government area,

(ii) Lot 1, DP 9786, 46 Hannah Street, Beecroft,

(iii) Lot Z, DP 100832, 48 Hannah Street, Beecroft,

(iv) Lot 2, DP 517374, 50 Hannah Street, Beecroft,

(v) Lot 4, DP 35528, 17 Killaloe Avenue, Pennant Hills, and

(b) to a development application lodged before 28 February 2019, and

(c) to a development application lodged after 28 February 2019 that relies on a site compatibility certificate, if the application for the certificate was lodged before 28 February 2019.

(3) This section is repealed at the end of 31 December 2023.

(4) In this section—

Greater Sydney heritage conservation area means land in the Eastern Harbour City, Central River City or Western Parkland City under the [Greater Cities Commission Act 2022](#) that is in an area identified in an environmental planning instrument as a heritage conservation area.

Schedule 8-11 (Repealed)

Dictionary

Aboriginal Housing Office means the Aboriginal Housing Office constituted by the [Aboriginal Housing Act 1998](#), section 6.

ABS means the Australian Bureau of Statistics.

accessible area means land within—

(a) 800m walking distance of a public entrance to—

(i) a railway station, or

(ii) a wharf from which a Sydney Ferries ferry service operates, or

(b) 400m walking distance of—

(i) a public entrance to a light rail station, or

(ii) for a light rail station with no entrance—a platform of the light rail station, or

(c) 400m 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 1 bus per hour servicing the bus stop between—

(i) 6am and 9pm each day from Monday to Friday, both days inclusive, and

(ii) 8am and 6pm on each Saturday and Sunday.

Apartment Design Guide has the same meaning as in [State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development](#).

ARI means average recurrence interval.

AS 1428.1 means the version of the Australian Standard entitled AS 1428.1:2021, *Design for access and mobility, Part 1: General requirements for access—New building work*, published by Standards

Australia, adopted in the *Building Code of Australia*.

AS/NZS 2890.6 means the version of the Australian Standard entitled AS/NZS 2890.6—2009, *Parking facilities, Part 6: Off street parking for people with disabilities*, published by Standards Australia, adopted in the *Building Code of Australia*.

AS 4299 means the Australian Standard entitled AS 4299-1995, *Adaptable housing*, published by Standards Australia, as in force on the date of commencement of *State Environmental Planning Policy (Seniors Living) 2004 (Amendment No 2)*.

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 1 or more residents.

Bush Fire Evacuation Risk Map means the map marked “*State Environmental Planning Policy No 5—Housing for Older People or People with a Disability (Amendment No 6) Bush Fire Evacuation Risk Map*” published on the Department’s website.

Codes SEPP means *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

deep soil zone means a landscaped area with no buildings or structures above or below the ground.

development for the purposes of a secondary dwelling—see section 45.

equivalent land use zone—see section 5.

fire sprinkler system means a system designed to automatically control the growth and spread of fire that may include components like sprinklers, valves, pipework, pumps, boosters and water supplies.

flood and risk impact assessment means a study to assess, in relation to land on which development is carried out—

- (a) flood behaviour, constraints and risk, and
- (b) off-site flood impacts on property and the community, and
- (c) flood risks to buildings resulting from the development and users of the buildings.

flood compatible material means building materials and surface finishes capable of withstanding prolonged immersion in water.

flood control lot means a lot to which flood related development controls apply in relation to development for the purposes of secondary dwellings or group homes.

flood planning level means—

- (a) the flood planning level adopted in a development control plan by the relevant council for the lot,
or
- (b) the flood planning level specified in a flood study or floodplain risk management plan—

- (i) prepared in accordance with the principles of the Floodplain Development Manual, and
- (ii) adopted by the relevant council for the lot.

Floodplain Development Manual means the *Floodplain Development Manual* (ISBN 0 7347 5476 0) published by the NSW Government in April 2005.

flow path means a flow path identified in the council's flood study or floodplain risk management study carried out in accordance with the *Floodplain Development Manual*.

general power outlet means a general power outlet that complies with AS 1428.1.

Greater Sydney region, other than in Part 4, means—

- (a) the Greater Sydney region within the meaning of the *Greater Sydney Commission Act 2015*, and
- (b) the Central Coast local government area.

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 not occupied frequently or for extended periods.

heritage conservation area means the following identified in another environmental planning instrument—

- (a) a heritage conservation area,
- (b) an archaeological site,
- (c) an Aboriginal place of heritage significance.

heritage item means a heritage item identified in another environmental planning instrument.

high hazard area means a high hazard area identified in the council's flood study or floodplain risk management study carried out in accordance with the *Floodplain Development Manual*.

high risk area means a high risk area identified in the council's flood study or floodplain risk management study carried out in accordance with the *Floodplain Development Manual*.

hostel—see section 82.

in-fill self-care housing—see section 82.

Land and Housing Corporation means the New South Wales Land and Housing Corporation constituted by the *Housing Act 2001*.

landscaped area means the part of the site area not occupied by a building and includes a part used or intended to be used for a rainwater tank, swimming pool or open-air recreation facility, but does not include a part used or intended to be used for a driveway or parking area.

Low Rise Housing Diversity Design Guide has the same meaning as in the Codes SEPP.

manor house has the same meaning as in the Codes SEPP.

maximum permissible building height means the maximum building height permitted on the land under an environmental planning instrument, other than this Policy, or a development control plan.

maximum permissible floor space ratio means the maximum floor space ratio permitted on the land under an environmental planning instrument, other than this Policy, or a development control plan.

multi dwelling housing (terraces) has the same meaning as in the Codes SEPP.

non-heritage land means land—

- (a) that does not contain a heritage item, and
- (b) that is not the subject of an interim heritage order under the [Heritage Act 1977](#), and
- (c) that is not listed on the State Heritage Register.

professional engineer means a registered professional engineer, within the meaning of the [Design and Building Practitioners Act 2020](#), who is authorised by the registration to carry out the work required.

registered community housing provider has the same meaning as in the [Community Housing Providers \(Adoption of National Law\) Act 2012](#), section 13.

relevant authority means—

- (a) for Chapter 2—see section 13A, and
- (b) for Chapter 3, Division 8—see section 108AA.

relevant planning instrument means an environmental planning instrument, other than this Policy, or a development control plan, if any, that applies to the land on which the development will be carried out.

serviced self-care housing—see section 82.

servicing equipment includes plant, lift motor rooms and fire stairs.

site area or **site** means the area of land on which development is or will be carried out and may include the whole or part of 1 lot, or more than 1 lot if the lots are contiguous to each other, but does not include land on which development is not permitted to be carried out under this Policy.

social housing provider means the following—

- (a) the Secretary of the Department of Communities and Justice,
- (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*.

tenanted component of a building—see section 71.

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

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.

wheelchair access, in relation to 2 points, means a continuous path of travel between the points that may be negotiated by a person using a wheelchair.