



Hon Tony Kelly MLC
Minister for Planning
Minister for Infrastructure
Minister for Lands
Deputy Leader of the Government in the Legislative Council
Leader of the House in the Legislative Council

MEDIA RELEASE

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HAVE YOUR SAY ON AFFORDABLE HOUSING

Community and stakeholder feedback is being invited on a first year review of the NSW Government's policy to promote construction of affordable housing.

The State environmental planning policy for affordable rental housing was introduced in mid-2009 to help improve the supply of affordable housing through a range of measures, such as simplified planning guidelines and streamlined approval processes.

Minister for Planning, Tony Kelly, said since its introduction, the Affordable Housing SEPP had supported approximately 4,400 new homes.

"But I now invite the public to provide feedback on the policy and suggestions on how it can be improved," the Minister said.

The feedback paper is accompanied by a technical paper, prepared after consultation with councils, housing and building groups and a range of other stakeholders.

Mr Kelly said there is a real need for affordable housing to address the fact 25 per cent of households are experiencing housing stress.

"In many areas of Sydney, workers in important service professions who earn up to \$80,000 are among those spending more than 30 per cent of their income on housing," the Minister said.

"Sydney has a critical shortage of affordable housing, with only one affordable and available dwelling for every 15 very low-income households.

"This policy aims to increase the stock of affordable housing for everyday families and workers who are vital to Sydney's economy, including nurses, police, fire fighters, cleaners and bus drivers."

Mr Kelly said the 4,400 homes already approved under the policy included:

- Around 200 granny flats with 50% of those receiving fast-tracked approvals from accredited certifiers;
- Nearly 240 low-rise housing projects in established areas containing around 3,600 dwellings;
- 94 group homes containing supported or supervised accommodation for around 220 people;
- Four modern boarding houses providing around 120 boarding rooms; and
- A supportive accommodation project at Camperdown approved by Sydney City Council.

The technical paper being placed on exhibition makes a number of suggestions on ways to change the policy in relation to granny flats, studio apartments, boarding houses and low-rise development near public transport and town centres.

However, public feedback will not be confined to those issues.

Written submissions on the policy must be received by 5pm on Tuesday, March 1, 2011.

Comments can be emailed to housingpolicy@planning.nsw.gov.au or posted to Policy, Planning Systems and Reform, Department of Planning, GPO Box 39, Sydney NSW 2001.

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