



Rob Stokes
Minister for Planning and Public Spaces

MEDIA RELEASE

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NEW POLICY TO DRIVE HOUSING CHOICE AND SUPPLY

More diverse housing is on the way for NSW, with a new planning policy making it mandatory that boarding houses are affordable while introducing co-living as a new housing option.

The proposed Housing State Environmental Planning Policy (SEPP) will be the first principle-led, consolidated Housing SEPP, and is now on exhibition for public comment.

Minister for Planning and Public Spaces Rob Stokes said the housing options offer new housing types and tenures to accommodate Sydney's growing population.

"As our population grows and changes, so do our housing needs. Traditional housing arrangements are just not suitable for many, especially those on low incomes," Mr Stokes said.

"The proposed SEPP has been developed following extensive consultation and we're giving everyone a final chance to have their say to ensure we get it right.

"The changes streamline planning pathways in support of local strategic planning, so we get the right mix of housing types in the right locations.

"It is part of our wider efforts to boost housing supply, which include progressing rezonings in key growth areas, particularly Greater Sydney, and establishing the Regional Housing Taskforce to identify roadblocks to housing supply in regional NSW."

The Housing SEPP also proposes that boarding houses would only be permitted in low density residential areas if councils allow it, while providing clarity around where seniors living is permitted.

The draft Housing SEPP contains new and updated provisions, including:

- **Boarding Houses** – rooms will need to be rented at an affordable rate and managed by a registered community housing provider;
- **Co-living housing** – housing designed for community living, with private spaces connected to community facilities, and includes student housing; and

- **Seniors Housing** – setting out zones where seniors housing will be permissible to provide more certainty for councils and the community, and to encourage development in accessible locations.

For more information and to provide your feedback visit www.planning.nsw.gov.au/housing-sepp

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