

Late Motions – 2023 LGNSW Annual Conference

Category 1 Motions – For debate

L1 Woollahra Municipal Council	Proposed changes to the HOUSING SEPP and planning system
<p>That Local Government NSW:</p> <ol style="list-style-type: none">1. Welcomes the NSW Government’s renewed focus on the provision of affordable housing.2. Is concerned that proposed social and affordable housing reforms to the Housing SEPP and associated planning system instruments:<ol style="list-style-type: none">a. will not facilitate the long-term supply of affordable housing,b. do not provide for affordable housing in perpetuity,c. do not provide certainty on the impact on existing infrastructure contributions and affordable housing contributions schemes,d. do not address how the additional infrastructure required by the additional density and growth in population would be funded,e. will undermine local planning controls, including sites that have been subject to a recently approved, refused or pending planning proposals, by allowing an additional increase of FSR and height to be sought (without a new planning proposal), andf. do not account for the impact of increased density on Heritage items, Heritage Conservation Areas (HCAs) and environmentally sensitive areas, areas of high Aboriginal cultural significance or high biodiversity significance.3. Advocates for the NSW Government to defer the implementation of the proposed reforms to allow adequate time for:<ol style="list-style-type: none">a. all councils to be consulted and provided with reasonable opportunity to prepare submissions,b. the proper consideration of all councils’ submissions,c. the Department of Planning and Environment to address councils’ concerns (including but not limited to the concerns outlined at paragraph 2), andd. the proper consideration of providing exemptions to the proposed reforms.	

Note from Council

The NSW Department of Planning and Environment (DPE) recently announced social and affordable housing reforms (consisting of proposed changes to the State Environmental Planning Policy (Housing) 2021, State Environmental Planning Policy (Planning Systems) 2021 and introducing an In-fill Affordable Housing – Practice Note (2023)).

Selected stakeholders were invited to provide feedback on the Proposed Reforms between 4 October 2023 to 17 October 2023.

However, a two-week feedback period is insufficient to conduct robust community consultation or adequately consider and provide feedback.

The draft Practice Note states that the Proposed Reforms are intended to commence in November 2023.