



PLANNING SYSTEM

State environmental planning policies

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Related	

State Environmental Planning Policy (Seniors Living) 2004 — (Amendment No. 1)

This circular is to advise councils, developers and the community of the gazettal of an amendment to the Seniors Living SEPP restricting the form of seniors housing permitted on land adjoining land zoned primarily for urban purposes.

Introduction

On Friday 16 December 2005, an amendment to State Environmental Planning Policy (Seniors Living) 2004 was gazetted. The change to the Policy restricts the form of seniors housing permitted on land adjoining urban areas to hostels or residential care facilities. It means that serviced self-care housing is no longer permissible on land adjoining land which is zoned primarily for urban uses.

Purpose

The amendment to the SEPP is an interim measure. Its purpose is to prevent development applications for serviced self-care housing proposals in inappropriate locations in rural areas while a wider review of the Policy is undertaken.

The Government will be reviewing the Seniors Living Policy to ensure a strategic approach to the provision of housing for seniors and the disabled. The supply and location of seniors housing in rural areas and potential impacts on existing settlements and other rural uses, such as agricultural production, will be examined.

Application

The amendment applies State-wide. The SEPP amendment continues to permit hostels and residential care facilities on land adjoining land zoned for urban purposes, subject to other provisions in the SEPP. The SEPP will continue to permit self-care housing in urban areas.

Transitional arrangements

The amendment contains a savings provision covering applications, which were lodged but not determined before the amendment commenced. Councils will be able to determine these applications as if the Policy had not been made.

Further information

A copy of State Environmental Planning Policy (Seniors Living) 2004 is available from the Parliamentary Counsel Office's website at www.legislation.nsw.gov.au – 'In Force' database.

Note: This and other Department of Planning circulars are published on the web at www.planning.nsw.gov.au/planningsystem/practicenotes.asp.

Authorised by:

Sam Haddad
Director General

Important note

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