



Australia's property industry

## Creating for Generations

Property Council of Australia

ABN 13 00847 4422

Level 1, 11 Barrack Street  
Sydney NSW 2000

T. +61 2 9033 1900

E. [nsw@propertycouncil.com.au](mailto:nsw@propertycouncil.com.au)

[propertycouncil.com.au](http://propertycouncil.com.au)

[@propertycouncil](https://twitter.com/propertycouncil)

4 September 2020

Mr Steven Head  
General Manager  
Hornsby Shire Council  
PO Box 37  
HORNSBY NSW 1630

Email: [future@hornsby.nsw.gov.au](mailto:future@hornsby.nsw.gov.au)

Dear Mr Head

### Draft Hornsby Seniors Housing Demand and Supply Review 2020

The Property Council welcomes the opportunity to provide comments to Council on the draft Seniors Housing Demand and Supply Review report.

As Australia's peak representative of the property and construction industry, the Property Council's members include investors, owners, managers and developers of property across all asset classes. We are pleased to provide the following comments for your consideration.

*State Environmental Planning Policy (Housing for Seniors and People with a Disability) 2004 (Seniors SEPP)* and the earlier policy SEPP No. 5, since 1982 have been essential tools for facilitating development of important housing for our seniors and people with disabilities. The aims of the policy, which include increasing the supply and diversity of housing that meet the needs of seniors or people with a disability, have been met by setting aside local planning controls that would prevent the development of this important form of accommodation.

We argue that the Seniors SEPP still plays a critical role in the State's planning system to facilitate the approval and development of both residential aged care and independent living accommodation for seniors. The current exhibition of an *Explanation of Intended Effects* for a Housing Diversity State Environmental Planning Policy is welcome, however we are concerned it will be used to further erode the delivery of appropriate diversity and choice of housing product across parts of Greater Sydney.

It is acknowledged that the Minister for Planning and Public Spaces recently agreed to the making of two significant amendments of the Seniors SEPP. In June 2020, the current temporary exclusion applying to heritage conservation areas was extended for a further 12 months until 1 July 2021. Also the policy was amended in July 2020 to exclude all land located within the Metropolitan Rural Area. Although we do not support these exemptions, we expect Council will use the current pause of the Seniors SEPP to plan for and implement a Local Seniors Housing Strategy.

As Council's review has found, Hornsby plays a significant role in the supply of both residential aged care places and seniors living units compared with most of the adjacent local government areas. The factors driving demand and supply for seniors housing are complex and, in many cases, cannot be addressed by a single local government area in isolation. We recommend Council work closely with neighbouring councils to develop a comprehensive policy response on this issue that is consistent with the aims and directions set out within the North District Plan.

Should you have any questions regarding the content of this submission, please contact Troy Loveday, NSW Policy Manager, on 0414 265 152 or [tloveday@propertycouncil.com.au](mailto:tloveday@propertycouncil.com.au)

Yours sincerely

A handwritten signature in black ink, appearing to read 'Belinda Ngo', with a stylized flourish at the end.

**Belinda Ngo**  
**Acting NSW Executive Director**  
**Property Council of Australia**