

# Draft amendment to parking provisions for boarding houses: Affordable Rental House SEPP

## Fact sheet

March 2018

Amendments to the Affordable Rental House SEPP have been proposed and are now on exhibition. The draft changes relate to car parking standards for boarding houses.

### Boarding houses

A boarding house provides a form of rental accommodation. The term 'boarding house', as used in [State Environmental Planning Policy \(Affordable Rental House\) 2009](#) (ARHSEPP), relates to a building that:

- is wholly or partly let in lodgings
- provides lodgers with a principal place of residence for three months or more
- may have shared facilities, such as a communal living room, bathroom, kitchen or laundry
- has rooms, some or all of which may have private kitchen and bathroom facilities, that accommodate one or more lodgers.

The definition of a boarding house does not include backpackers' hostels, group homes, serviced apartments, seniors housing or hotel and motel accommodation.

The ARHSEPP contains a range of provisions for boarding houses. There are two forms of boarding houses provided for through the ARHSEPP, including traditional boarding houses that have shared facilities, and new generation boarding houses, which have self-contained facilities.

### Current car parking standards

Current car parking standards for boarding houses in the ARHSEPP, on which a consent authority cannot refuse consent to development for a boarding house, are:

- (i) in the case of development in an accessible area—at least 0.2 parking spaces for each boarding room
- (ii) in the case of development not in an accessible area—at least 0.4 parking spaces for each boarding room.

The ARHSEPP defines accessible area as land that is within:

- a) 800 metres walking distance of a public entrance to a railway station or a wharf from which a Sydney Ferries ferry service operates, or
- b) 400 metres walking distance of a public entrance to a light rail station or, in the case of a light rail station with no entrance, 400 metres walking distance of a platform of the light rail station, or
- c) 400 metres walking distance of a bus stop used by a regular bus service (within the meaning of the Passenger Transport Act 1990) that has at least one bus per hour servicing the bus stop between 06.00 and 21.00 each day from Monday to Friday (both days inclusive) and between 08.00 and 18.00 on each Saturday and Sunday.

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### **Proposed car parking standard**

The proposed car parking standard for boarding houses under the amended ARHSEPP is 0.5 parking spaces per room for all boarding house development types.

This standard is proposed to be the same for boarding houses in accessible areas and otherwise.

An Explanation of Intended Effect has been created to discuss the details of the proposed change. It is available at [www.planning.nsw.gov.au/boardinghouseparking](http://www.planning.nsw.gov.au/boardinghouseparking)

### **Non-discretionary standards**

The car parking standards for boarding houses are non-discretionary development standards. This means that a consent authority cannot refuse a boarding house application on the basis of car parking if the proposed development meets those car parking standards.

### **Need for change**

Through the amendment, the Department of Planning and Environment seeks to ensure that adequate car parking is provided to meet the needs of people living in boarding houses, whether the boarding house is traditional or a new generation type. The proposed change also responds to community concerns relating to the impact of boarding house developments on on-street parking.

A review of other boarding house provisions and the wider ARHSEPP is continuing.

### **Make a submission**

Submissions on the proposed amendment to car parking standards for boarding houses under ARHSEPP can be made online or in writing.

- Make a [submission online](#)
- Write to:

Director, Housing and Infrastructure Policy  
Department of Planning and Environment  
GPO Box 39 Sydney NSW 2000

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All submissions will be made public in line with the Department's objective to promote and open and transparent planning system. If you do not want your name published, please state this clearly at the top of your submission. Please read the [privacy statement](#). The right to not publish selected submissions, in full or part, is reserved.

At the end of the exhibition period, the Department will review submissions, consider feedback on the proposed changes and prepare a report for the Minister for Planning.

## **More information**

For more information:

- visit the [webpage about the proposed amendment](#) to read the Explanation of Intended Effect
- email [information@planning.nsw.gov.au](mailto:information@planning.nsw.gov.au)
- call 1300 305 695 or for translation assistance, 131 450.