



Michael Regan  
Mayor

The Hon. Anthony Roberts MP  
Minister for Planning, Minister for Housing and  
Special Minister of State  
GPO Box 5341  
Sydney NSW 2001

Our Ref: 2018/181359

Dear Minister *Anthony*,

Re: Affordable Housing Legislation Amendments

I am writing to you in relation to the Affordable Housing under the provisions of the State Environmental Planning Policy (Affordable Rental Housing) 2009 and to thank you for taking time to meet with myself, staff and residents recently.

Council is a strong supporter of Affordable Housing on the Northern Beaches. However, as we discussed, a number of recent development applications for Boarding Houses under the provisions of State Environmental Planning Policy (Affordable Rental Housing) 2009 (SEPP ARH) has again highlighted the failure of this Policy to adequately address environmental impacts particularly relating to carparking, traffic, and the scale of permitted development.

Council is also concerned that SEPP ARH, by permitting a form of medium density development in low density residential zones, ostensibly "rezones" these areas without appropriate assessments being made of required public infrastructure and services, resulting in poor planning outcomes in the longer term.

At its meeting on 27 February 2018, Council resolved to write to you to request:

- A review of the SEPP to provide for this much needed type of housing but in a form that respects local character and the amenity of the whole community and allows us to plan infrastructure to support them. Public transport, parking on site (or alternatives such as car share) and density controls should be immediately amended / included in the review.
- Call upon the State Government to plan for and put in place as a matter of the utmost priority, appropriate and environmentally sustainable major road and public transport infrastructure that will alleviate present and likely future traffic and congestion.


- A moratorium and review of the State Environmental Planning Policy (Affordable Rental House) 2009, including insofar as it relates to boarding houses, with such review to consider the following changes (as well as other possible changes arising during the course of the review):
  - a. limiting the zoning type in which boarding house developments can occur by reducing the distance they must be from transport hubs and B2 and B4 zones, or by prohibiting boarding house development in certain residential zones;
  - b. increasing the number of car spaces per boarding house room.
- Take into account the differences in makeup of local government areas and apply differential development criteria dependent upon the location i.e. consider the Development Control Plans which are applicable to each local government area.

Council's adoption of an Affordable Housing Policy in 2017, its advocacy for inclusion in State Environmental Planning Policy 70 – Affordable Housing (Revised Schemes), and recent Expression of Interest to establish an ongoing relationship with Community Housing Providers in the area I believe stand testament to our commitment to find the best solution in relation to providing affordable housing options for our community provided the resultant development is in keeping with the scale and character of local neighbourhoods.

As mentioned in our meeting, Council are very willing to work further with the Department to develop a bespoke set of controls for boarding houses that would be beneficial for all local communities.

Again, I thank you for your time and look forward to contributing to amendments under the Policy. If your office require any further information or assistance in progressing this matter, please contact 02 9942 2422 and I will be happy to assist them.

Yours sincerely

  
 Michael Regan  
 Mayor

29/3/18

Just give us a target  
 of 6 months to deliver  
 a plan. We will deliver

