

**Director,  
Housing and Infrastructure Policy  
Department of Planning and Environment**

**This proposal to increase car parking for Boarding Houses will have a negative impact on Affordable Housing in NSW without a doubt !**

It will stop Boarding Houses being built at all, at least on a small scale. The NSW community needs as much Affordable Housing as we can get.

**Boarding Houses need to be Complying Development (CDC)** so we can concentrate on housing people in need and NOT Cars as the proposed changes will effectively do.

I suggest making small scale boarding houses Complying Development in R2 and R3 Zones with the following provisions :

Scrap the accessible area (distance to transport etc) and base the CDC requirements on zoning. I would suggest CDC for R2 and R3 zones only.

**R2 Zone - maximum GFA of 300m2 per site**

- Single storey only
- 1 x car space per GFA of 100m2 or part thereof
- Minimum 50% of rooms self contained (new generation)
- Silver livability standard to allow for better access
- Set minimum as well as maximum bedroom sizes

**R3 Zone - Maximum GFA of 300m2 per building**

- 1 and 2 storey
- 1 x car space per GFA of 100m2 or part thereof
- Minimum 75% of rooms self contained (new generation)
- Silver livability standard to allow for better access
- Set minimum as well as maximum bedroom sizes

This may seem simplistic but if you want people to invest in Affordable Housing then CDC allows this to happen. Going through the DA process stops investment due to the high risk and adding car parking and reducing yield (bedrooms) is a sure way to make quality new housing less attainable.

Only adding Boarding Houses to the CDC SEPP will help fix NSW's GROWING Affordable Housing problem which has only increased since the release of the Affordable Housing SEPP in 2009.

I am writing this submission as a person involved in the provision of affordable housing. I work with For Profit and Not For Profit organisations to find ways to House people in need.

I find it hard to fathom that the NSW Government is concerned about cars being left on the street when Boarding Houses have the potential to keep people off the street. I say potential because the DA process is a time risk to put to councils as the NIMBY's will fight to stop affordable Housing at all costs, especially boarding houses!

I understand that large scale boarding houses have an impact on local communities but your proposed increase to the car parking standard to 0.5 / bedroom will effectively replace a bedroom with a car space, hurting small scale proposals more than large scale.

In my opinion the Proposed increase in car parking requirements will stop anyone building a small scale boarding house which is what we are better off having as a community.

As an example a 10 bed boarding house in an accessible area will go from 2 car spaces to 5. On a standard block of land this will prove both difficult and completely uneconomical.

The reason NSW has a growing affordable housing issue is due to the difficulty of housing people in need on land that is not affordable to the majority of people. From an investment point of view every car replacing a bedroom increases the development cost and decrease the financial return.

I am also concerned that what I assume is a largely Sydney problem is going to be implemented statewide. If the issue is in Sydney deal with it with legislative changes to cover the Sydney Local Government Areas (LGA)

As an example Lake Macquarie City council (LGA) has a population of 197,371 (2016 Census) and only 2 registered boarding houses.

Sydney City Council (LGA) has a population of 208,374 (2016 Census) and over 100 registered boarding houses.

Boarding houses, especially small scale have a place in our communities and are urgently needed so let's find ways to speed up the process to house people, not cars.

Kind Regards

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