

16 April 2018

Ms Carolyn McNally
Secretary
Department of Planning and Environment
GPO Box 39
Sydney NSW 2000

Dear Ms McNally,

Draft amendment to parking provisions for boarding houses; ARHSEPP

UDIA NSW welcomes the opportunity to comment on the proposed amendment the *State Environmental Planning Policy (Affordable Rental Housing) 2009* (ARHSEPP).

UDIA NSW recognises the important role boarding houses play in providing housing pathways, particularly for those on very low and low incomes. Both traditional boarding houses and next generation boarding houses provide the opportunity to meet the diverse needs for those on very-low and low incomes. Any amendment to the requirements for parking in boarding houses need to have consideration of the unique needs of boarding house residents.

The current parking requirements for boarding houses are:

- 0.2 spaces per room for boarding houses in an accessible area
- 0.4 spaces per room for boarding houses not in an accessible area

An accessible area refers to land that is within 800m walking distance of a public entrance to a railway station or a Sydney Ferries wharf, or within 400m to a light rail station, or a 400 m bus stop used by a regular bus service.

The proposed increase of parking requirements to 0.5 spaces per room will likely result in diminishing the feasibility for boarding houses, limiting housing options for those on low and very low incomes.

Planning and development assessment needs to consider the entire precinct, it is therefore strange that contextual standards are being replaced with a one-size-fit-all standard.

Mandating additional parking spaces, seems inconsistent the approach in the *Future Transport Strategy 2056*. The NSW Government has committed to Mobility as a Service (MaaS), where existing modes and new modes of transport are easily accessible and 'on-demand' eliminating or reducing the need for parking. This is also seen with setting a target of a walking time of no more than 5 minutes between services.

UDIA NSW recommends the ARHSEPP is not amended to increase parking requirements. We would be pleased to meet with you to discuss this matter further. If you have any queries, please do not hesitate to contact Justin Drew, General Manager Policy and Corporate Affairs on (02) 9262 1214 or at jdrew@udiansw.com.au.

Yours sincerely

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

Steve Mann
Chief Executive

The Urban Development Institute of Australia (UDIA) NSW is the leading property industry group promoting the responsible growth of this State. We have over 500 company members and more than 3,000 of their employees attend our events, sit on our committees, undertake training or are involved in the activities of the organisation on an annual basis. Our organisation is the oldest property development advocacy group in the country, having been established in 1962. Our advocacy is based on making our cities more liveable, affordable and connected.