

Our Ref: 18S1050

16 April 2018

Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2000

Attention: Director, Housing and Infrastructure Policy

Dear Sir/Madam,

RE: Response to Draft amendment to parking provisions for boarding houses; ARHSEPP – PeopleTrans Submission

Thank you for the opportunity to provide a submission to the draft amendments to parking provisions for boarding houses; State Environmental Planning Policy (Affordable Rental Housing) 2009, also known as ARHSEPP.

The existing ARHSEPP parking provisions for boarding houses are as follows:

- ◆ In the case of development in an accessible area – at least 0.2 parking spaces are provided for each boarding room, and
- ◆ In the case of development not in an accessible area – at least 0.4 parking spaces are provided for each boarding room, and
- ◆ In the case of any development – not more than 1 parking space provided for each person employed in connection with the development and who is a resident on site.

The amendment proposes to increase car parking standards for boarding houses to a standardised 0.5 spaces per boarding room for development across all areas regardless of their level of public transport accessibility.

PeopleTrans considers the rational for reverting to a one-size-fits-all-approach as a counterintuitive step potentially leading to not only an overestimation of car parking in certain locations where boarding houses are proposed but also impacting the viability of some future potential boarding house sites.

As a minimum we would recommend that the current parking rates for boarding houses be retained or even reduced further in areas with high levels of public transport accessibility and amenity.

The following should be considered by the Department of Planning before proceeding with the proposed parking provision amendments:

- ◆ Car Share – In recent years, the emergence of car share options like GoGet, Flexicar and Car Next Door have increased in popularity and acceptance. The car share growth is evident in the City of Sydney, where car share membership grew from approximately 6,100 to almost 31,000 from 2011 to 2016¹.
- ◆ Ride Share – Ride share companies such as Uber and Taxify with new apps are making it easier for people to forgo car ownership.
- ◆ New Public Transport Projects – Accessibility to new public transport services will increase in the future with the introduction of significant projects like Northwest Metro, City and Southwest Metro, and West Metro together with other projects proposed in Future Transport 2056.
- ◆ Bike Share – New bike share companies such as O-Bike and Ofo have recently started operating across Sydney, providing convenient and affordable urban travel for individuals.
- ◆ Autonomous Vehicles – Autonomous vehicles have recently started trials in Australia. They have the potential to result in fewer vehicles requiring parking in the future.

The above initiatives demonstrate a rapidly changing landscape regarding car ownership and the need to personally own a car has reduced and will continue to reduce into the future.

In our experience, residents of all types of housing, including boarding houses, want to be close to their place of work or study as well as other amenities such as shops and open space.

For new boarding house developments that are in and around major employment and education precincts, with strong public transport links, we would expect levels of car ownership to be significantly lower than car ownership amongst occupants of boarding houses outside of these areas.

In addition to this, the increased development costs and space requirements (i.e. larger/additional basement car parking) could impact the feasibility of smaller targeted boarding house sites which in turn could also reduce the effectiveness of the ARHSEPP in encouraging the development of affordable housing.

¹ <http://www.cityofsydney.nsw.gov.au/live/residents/car-sharing>, accessed 13/04/18

We therefore do not think it appropriate or reasonable that new boarding houses in areas with high levels of public transport accessibility and amenity be required to satisfy the proposed new car parking standard of 0.5 spaces per boarding room.

We hope that the above is useful in your assessment of the proposed ARHSEPP amendments, but should you require anything further please contact us on (02) 8226 8760.

Yours sincerely

PeopleTrans



Matthew Houlden
Associate Director