



# KOGARAH BAY PROGRESS ASSOCIATION

9 December 2018

Director, Housing Policy  
Department of Planning and Environment  
GPO Box 39  
Sydney NSW 2001

## **RE: Draft amendment to the Affordable Rental Housing SEPP**

We fundamentally disagree with the Affordable Rental Housing SEPP allowing boarding houses of any size to be constructed in R2 low-density residential zones.

We believe the built-form of a residential boarding house, which could accommodate up to 24 unrelated transient lodgers, is fundamentally incompatible with the typical and expected built form in R2 low-density residential zones. We do not believe that setting a limit of 12 rooms for a boarding house in this zone is acceptable amendment to address community concerns.

We believe the Affordable Rental House SEPP, in principle, is a reasonable policy in that it does increase the supply and diversity of affordable rental and social housing throughout NSW. However, as the R2 low-density zones only allow single dwellings and dual-occupancies, a boarding house, even with 12 rooms, is out of character and affects the amenity of the local community area.

These boarding houses are changing not only the physical dynamics of residential communities, but also the social dynamics.

The current restrictions around **accessible locations** for boarding houses is not facilitating the development of boarding houses in the right locations, and is not achieving the outcomes for acceptable development in the R2 low-density zones. Most urban R2 low-density locations would qualify as an 'accessible location' under the current SEPP. For example the whole of the Kogarah Bay Ward (in the Georges River local government area) would currently be considered an accessible site for a boarding house as nearly every site within the R2 zone would be within 400m walking distance to a bus stop used by a regular bus service or 800m to a railway station.

We now call on the State Government, in these current amendments to the Affordable Rental Housing SEPP to exclude all forms of boarding house development in the R2 low-density residential zones.

Kind Regards

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cc Chris Minns MP