

12 December 2018



Director, Housing and Infrastructure Policy
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Re: Submission on Affordable Rental Housing SEPP

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I am writing in response to the Department's exhibition of proposed changes to the Affordable Rental Housing SEPP.

While Council supports the proposed changes to limit the number of bedrooms for boarding houses in R2 zoned land, Council considers that further restrictions on boarding houses should be applied. It is submitted that the construction of even a 12 bedroom boarding house would be contrary to the objectives of the R2 Low Density zone and would be out of character with the existing predominant single dwelling character of such zoning. Land which is zoned R2 is generally not suitable for medium density housing due to site constraints and is further away from services and public transport. It is recommended that boarding houses should not be permissible in the R2 Low Density zone as this form of development is essentially a medium density form of housing more suitable for the R3 Medium Density zone or Business (B1, B2 and B6) zoned land which is better located close to services and public transport.

Thank you for the opportunity to comment on this proposal. Please do not hesitate to contact me on 9978 4214 or j.vertel@mosman.nsw.gov.au if you would like to discuss this matter further.

Yours sincerely

A handwritten signature in black ink, appearing to read "J. Vertel".

Joe Vertel
DEVELOPMENT ADVISOR