

17 December 2018

Department of Planning and Environment  
GPO Box 39  
SYDNEY NSW 2001

Attention: Alison Frame, Deputy Secretary - Policy and Strategy

Dear Ms Frame

**Amendment to State Environmental Planning Policy (Affordable Rental Housing) 2009**

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Thank you for the opportunity to comment on the proposed amendment to State Environmental Planning Policy (SEPP) (Affordable Rental Housing) 2009.

It is understood that the amendment seeks to address the built form character of boarding house developments within the low density residential setting. Specifically, the Department proposes to amend the boarding house provisions in the SEPP so that a development in the R2 Low Density Residential zone can have no more than 12 boarding rooms.

Whilst the proposed changes are a positive step towards acknowledging concerns raised by the community about local character and impacts on residential neighbourhoods, limiting developments to 12 boarding rooms does not sufficiently address those concerns. The requirement for facilities to support the occupants, such as living areas (common rooms), bathrooms, passageways and car parking, would contribute to the overall scale, bulk and intensity of the development and have impacts on the neighbourhood character and surrounding residents.

In summary, any change that reduces the intensity of boarding house developments in the low density areas is supported. However, a development with 12 boarding rooms would remain incompatible with the character of a typical low density neighbourhood.

Should you require further clarification on this submission, please contact Ash Chand, Principal Strategic Planner on 9847 6945.

Yours faithfully,



Katherine Vickery  
Manager  
Strategic Planning Branch

TRIM Reference: D07581218