

Our reference: ECM 8334773  
Contact: Breannan Dent  
Telephone: 4732 8001

18 December 2018

Director, Housing and Infrastructure Policy  
Department of Planning and Environment  
GPO Box 39  
Sydney NSW 2000

Dear Sir / Madam,

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

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

Council appreciates the importance of providing affordable rental housing for the diverse population of Penrith and continues to seek improved outcomes from boarding house development for our community. However, it is Council's preference that boarding houses are not permitted in the R2 Low Density Residential zone due to the impacts on character, streetscape and amenity. Council recently wrote to the Minister for Planning and Minister for Housing to express our experience and concerns with the application of the SEPP in regard to boarding house development. This letter is attached for your information and provides further context to the matters raised above.

Should the Department implement a cap on the number of boarding rooms for boarding house developments within the R2 Low Density Residential zone, it is suggested that no more than 4 boarding rooms be permitted within a boarding house development. This is generally consistent with a typical single detached dwelling within the R2 Low Density Residential zone.

It is recommended that consideration be given to additional controls within both the R2 Low Density Residential zone and R3 Medium Density Residential zone, to provide a built form more commensurate with the types of development permitted within these zones. These controls should:

- prevent clustering of boarding houses;
- encourage boarding house development within close proximity to support services, education opportunities, transport nodes and jobs;
- support improved built form outcomes; and

- clarify the application of conditions under which Council cannot refuse consent. This will ensure that Council can confidently implement and enforce complementary controls to further improve built form outcomes.

Council would welcome the opportunity to further discuss our concerns regarding boarding house development with the Department, particularly in regard to impacts within the R2 Low Density Residential zone. If you have any further questions regarding this matter, please contact Breannan Dent, Planner on 4732 8001 or [Breannan.dent@penrith.city](mailto:Breannan.dent@penrith.city).

Yours sincerely,

Natasha Baker  
**City Planning Manager**

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