



CITY OF PARRAMATTA

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

Your Reference

Our Reference	F2017/00724
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18 December 2018

Dear Sir/Madam

RE: Submission to Draft Amendment to the Affordable Rental Housing State Environmental Planning Policy

I write in relation to the proposed Draft Amendment to the Affordable Rental Housing State Environmental Planning Policy (SEPP). As noted in the Explanation of Intended Effect document, *"It is proposed to amend the boarding house provisions in the SEPP so that a boarding house in the R2 zone can have no more than 12 boarding rooms."*

City of Parramatta Council (Council) strongly supports this proposed amendment. Communities within City of Parramatta have expressed views similar to those provided to the Department of Planning and Environment (DPE) by other communities regarding the impact of the built form of boarding houses on the character of some areas. The change also helps address adverse access impacts for residents of boarding houses which are often located at inconvenient distances from daily services.

Limiting the capacity of boarding houses in R2 zones to no more than 12 rooms would help manage adverse impacts on the built form of proposed boarding houses in R2 zones, and will help maintain a sale, bulk, form and intensity of use more commensurate with the character of low density residential neighbourhoods.

Further to this, the impact of larger scale boarding houses on traffic and parking is also of concern to our residents. Council has received an increasing number of development applications for boarding houses over the last 12 months, with many lodged in R2 zones. Development applications for large scale boarding houses have been received by Council in previous months, highlighting the significance of the potential impact of the scale of some boarding houses.

In summary, the proposed amendment to the Affordable Rental Housing State Environmental Planning Policy (SEPP) is strongly supported in addressing the issues currently experienced by our community.

I note that this submission is made by Council staff and has not been endorsed by Council.

Regards,

Mark Leotta

A/ Director Strategic Outcome and Development

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