



Bayside Council
Serving Our Community

18 December 2018

Our Ref: F18/679
Contact: John McNally – 9562 1652

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

Dear Sir/Madam,

Re: Proposed Amendment to State Environmental Planning Policy (Affordable Rental Housing) 2009

Bayside Council appreciates the opportunity to comment on the Explanation of Intended Effect (EIE) on the Proposed Amendment to State Environmental Planning Policy (Affordable Rental Housing) 2009 (the SEPP). Council acknowledges the important contribution that boarding houses have made to the provision of diverse affordable rental housing across NSW.

Bayside Council understands that the Department of Planning and Environment (the Department) is inviting feedback on the proposed change to the SEPP which would see the introduction of a new provision that limits the number of boarding rooms in a boarding house development in the R2 (Low Density Residential) zone to a maximum of 12 boarding rooms.

There is currently no limit in the SEPP on the number of rooms that can be provided in a boarding house in the R2 zone. The number of rooms achievable in a boarding house in an R2 zone is currently controlled by the existing LEP development standards for the R2 zone which control height and floor space ratio, and by the minimum room size standards in the SEPP. In this regard, the proposed limitation on the number of boarding rooms in boarding house development in the R2 zone is welcomed.

However, it is stated on Page 8 of the EIE that the intention of the proposed amendment to the SEPP of limiting the number of boarding rooms in a boarding house development in the R2 zone to a maximum of 12 boarding rooms, is to ensure that the built form of boarding house development in the R2 zone is compatible with the built form of other development in the local area.

Council considers that it is not just the physical appearance of the resulting development that should be considered, but also the intensification of use of land that can result from a boarding house.

Eastgardens Customer Service Centre

Westfield Eastgardens
152 Bunnerong Road
Eastgardens NSW 2036, Australia
ABN 80 690 785 443 Branch 004

Rockdale Customer Service Centre

444-446 Princes Highway
Rockdale NSW 2216, Australia
ABN 80 690 785 443 Branch 003
DX 25308 Rockdale

Phone 1300 581 299

T (02) 9562 1666 F 9562 1777

E council@bayside.nsw.gov.au

W www.bayside.nsw.gov.au

Postal address: PO Box 21, Rockdale NSW 2216



Telephone Interpreter Services - 131 450

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An R2 zone in the Bayside Council LGA will typically contain a range of housing types and sizes, from two-to-three bedroom Californian bungalows, to three-to-four bedroom houses and duplex developments and, in some instances, examples of some five-bedroom properties. This would also be typical of many suburbs in the wider Greater Sydney area.

Bayside Council is cognisant of the fact that, while boarding houses can make an important contribution to the provision of affordable housing in an LGA, they are often unpopular in low-density residential areas due to the intensification of the residential use, and the change in character of the use, being incompatible with the predominant character of these areas. However, with a suitable limit placed on the number of bedrooms allowable within boarding houses that reflects the character of the residential use in the local area, they may become a more acceptable form of development in low density residential areas that can continue to make a substantial contribution to the provision of affordable housing in an LGA.

In addition, a further standard needs to be introduced to the SEPP which prescribes a minimum floor area for a communal living room which is appropriate for the maximum number of lodgers that can be accommodated within the boarding house.

Bayside Council requests that the above comments be taken into duly considered in the proposed changes to the SEPP.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Meredith Wallace', written in a cursive style.

Meredith Wallace
General Manager