

REDACTED

19 December 2018

Mr Anthony Roberts  
Minister for Planning  
GPO Box 39,  
Sydney NSW 2001

BY EMAIL

Dear Sir,

**Proposed amendment to the Boarding House Density in the R2 Zone**  
**Our Ref: VC:BB:C9638**

We act for the owner of premises known as **REDACTED**. The owner of that site has instructed us to write to the Department opposing any proposal to restrict density of rooms for boarding houses to a maximum of 12 rooms in the R2 Zone.

As the Department would be aware, the character provisions of the Affordable Housing SEPP, coupled with the amended parking provisions and floor space ratio requirements provide abundant opportunity to ensure that boarding houses, in the R2 zone sit in harmony with their context without creating undue amenity impact.

A restriction on the number of rooms permitted in the R2 Zone would be contrary to the aims of the Affordable Housing SEPP, which are undoubtedly to provide for an affordable style of development.

Coupled with the above, the property known as **REDACTED** is quite unusual and should be excluded from any room limit requirement, should such limits be applied in the R2 Zones.

The reason that **REDACTED** should be excluded from any restriction on the maximum number of rooms is that while it falls within a R2 Zone, the **REDACTED** Local Environmental Plan specifically permits residential flat development on this particular site.

In conclusion, our primary submission would be that the Department should not amend the boarding house provisions within the Affordable Housing SEPP so as to create a restriction on the number of rooms. Should the Department decide, despite this submission, that such amendment should be applicable to the R2 Zone, the subject site should be excluded from such amendment due to its uniqueness in permitting residential flat development on the site despite it being within a R2 zone.

We trust that the Department will look favourably upon this submission in the event that it is looking to amend the Affordable Housing SEPP.

Yours faithfully

**REDACTED**