18 December 2018

Deborah Brill
Director, Housing and Infrastructure Policy
Department of Planning and Environment
PO Box 39
SYDNEY NSW 2001

Dear Deborah,

PIA Submission: Affordable Rental Housing SEPP Amendment – Boarding Houses

The Planning Institute of Australia (PIA) appreciates the opportunity to comment on the amendments to the Affordable Rental Housing State Environmental Planning Policy, specifically, the restriction of application of the boarding house provisions to accommodate a maximum of 12 rooms per lot in R2 zones.

While PIA acknowledges the concern expressed by residents in relation to streetscape, local character, parking and amenity in relation to boarding house built form, there remains a need for a diverse range of housing types to meet current and future needs and incomes in every district. PIA supports the role of District Plans and Local Housing Strategies to set out the nature of housing needs and identify and tailor appropriate planning responses that suit a locality.

PIA notes that the proposed limitation of 12 boarding house rooms per lot is absolute - and not proportional to site area of the lot. PIA request that the Department review whether this number should be greater on larger lots – as the built form outcomes could be more sympathetically managed on larger sites.

PIA also notes that the cumulative effect of the recent increase in boarding house parking requirements combined with the proposed limitation to 12 rooms would affect the viability of this important housing type. It would be timely for the Department to undertake a holistic review of policy on housing diversity and the delivery of affordable rental housing in the light of recent UNSW / SSROC research on the housing yield from the ARHSEPP.

PIA would be pleased to contribute to such a review and also the re-invigoration of the medium density housing reform proposals.

Yours sincerely,

John Brockhoff
National Policy Manager, PIA