



Our reference: 8592581

26 February 2019

Ms Tania MIHAILUK, BEc, LLB MP
Shadow Minister for Planning, Shadow Minister for Housing, and Shadow Minister
for Family and Community Services
Ground Floor
9A Greenfield Parade
BANKSTOWN NSW 2200

Dear Ms Mihailuk

Boarding House Developments

At Council's Ordinary Meeting of 26 February 2019, a notice of motion was moved to make urgent representations regarding the proliferation of boarding houses in the Penrith Local Government Area and in particular the clustering around Kingswood.

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. Council understands the need for a full range of affordable housing options, however these need to be provided in appropriate locations.

Council has specific concerns about boarding house developments approved under the State Environmental Planning Policy (Affordable Rental Housing) 2009 (the SEPP). In particular, the negative impacts on the amenity, services and traffic associated with boarding house development.

The SEPP prevails in the permissibility of boarding houses, particularly in low density residential zones and implements generalised controls which prevent Council from refusing applications. The locational criteria also result in the clustering of boarding house development in particular areas.

Parts of Penrith have experienced an increase in applications for boarding houses since the SEPP commenced. There are 32 existing and planned boarding houses in the Local Government Area; 24 of these are located in Kingswood which significantly impacts on the local character of the area. Clause 30a in the SEPP is not defined effectively enough to protect local character in residential areas.

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This is an opportune time to reconsider the SEPP provisions given the recent exhibition of amendments relating to restricting the number of boarding rooms within the R2 Low Density residential zone. Council's submission dated 2 January 2019 on the proposed amendments recommended that boarding houses within the R2 Low Density Residential zone be prohibited. Further to this, the standard instrument LEP template (template) mandates boarding houses in residential zones and particularly the R2 Low Density Residential zone and therefore should be removed.

Further, the SEPP does not provide for detailed built form or location considerations beyond proximity to public transport routes. Further elements which make a location unsuitable for boarding house development are not addressed. For example; the travel time to certain necessary support services or the clustering of boarding house development in one area.

We seek your support to immediately amend the SEPP to restrict boarding house development in low density areas and prevent clustering from occurring. In this regard, the locational criteria should be strengthened and the emphasis on local character embedded in the aims of the SEPP. We also seek the removal of boarding houses as a mandated land use in the R2 Low Density zone.

If you have any further questions regarding this matter, please contact Council's Executive Manager – City Economy & Planning, Kylie Powell on 4732 7580 or kylie.powell@penrith.city.

Yours faithfully



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