



Councillor Ross Fowler OAM
Mayor
Penrith City Council
PO Box 60
PENRITH NSW 2751



Dear Mayor

I write in response to your correspondence to the Hon Anthony Roberts MP, former Minister for Planning, about boarding houses in the Penrith local government area. Your correspondence has been forwarded to the Department of Planning and Environment for a response.

I appreciate Penrith City Council's concerns about the number of boarding houses in its local government area, especially in Kingswood, and that the *State Environmental Planning Policy (Affordable Rental Housing) 2009* allows boarding houses within R2 Low Density Residential zoning.

The Department has been reviewing its housing policies to make sure they respond to current conditions and community expectations. *State Environmental Planning Policy (Affordable Rental Housing) 2009* has been amended twice in the last twelve months. In June 2018 the policy was amended to increase car parking standards for boarding houses in response to community and council concerns around the impacts of some boarding houses on on-street parking. In February 2019 the policy was amended to limit boarding houses in low density residential zones to a maximum of 12 boarding rooms per development to respond to concerns around the compatibility of some larger boarding houses in low density residential areas.

The Department is continuing its review of housing policies and is aware of the existing issues around approvals for boarding houses. The Department will brief the new Minister on a range of issues, including its review of housing policies, and will include the views of stakeholders including Penrith City Council. Thank you for writing to the Minister on this important issue.

If you have any questions, please contact Ms Deborah Brill, Director, Housing Policy, at the Department on 9274 6118.

Yours sincerely

Alison Frame
Deputy Secretary
Policy and Strategy

3/4/19