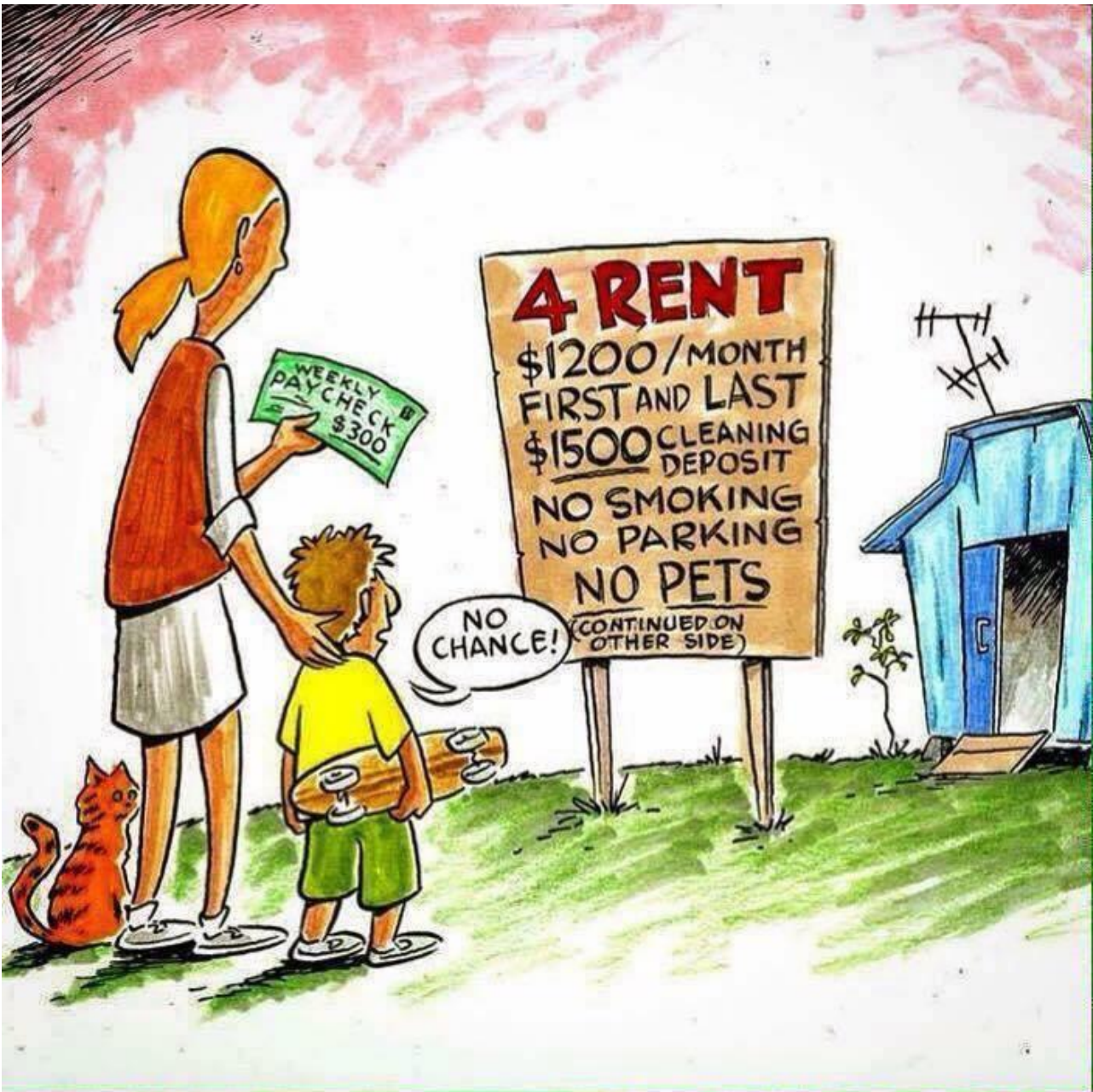


State Environmental Planning Policy

Affordable Rental Housing 2009



Northern Beaches Councillor Rory Amon has written to The Hon. Anthony John ROBERTS, MA (Comms) MP requesting him to pause the State Policy of Affordable Rental Housing.

More and more people are fighting inappropriate SEPP development proposals.

SEPP Affordable Rental Housing has many of the same issues as SEPP Seniors Housing (HSPD) Re-Zoning by stealth with NO Community input.

The Department of Planning and Environment is reviewing both SEPP Affordable AND SEPP Seniors housing legislation.

Councillor Rory Amon's letter is included here, it is noted no date was included on the letter.

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Councillor Rory Amon

NORTHERN BEACHES COUNCIL

The Hon Anthony Roberts MP
Minister for Planning
52 Martin Place
SYDNEY NSW 2000

Dear Minister

SEPP (AFFORDABLE RENTAL HOUSING) 2009 - BOARDING HOUSES

I am a Liberal Party endorsed councillor, elected to Northern Beaches Council in 2017.

The SEPP (Affordable Rental Housing) 2009 (**SEPP**) is a creature of Kristina Keneally's time as Planning Minister. Under the SEPP, a boarding house can be constructed in low density residential R2 zones, so long as it is within 400m of a bus stop. There is no limit to the number of rooms a boarding house can contain and property over-developers are not bound by the same development controls as homeowners. The terms of the SEPP almost guarantee that boarding house proposals must be approved.

This means, if an over-developer can fit a 103 room, 206 person boarding house in a quiet residential street, they can build it. On the Northern Beaches, we have a developer proposing just this - 103 rooms, 206 people, on one block of land, in a 20 home, low density residential R2 zoned street. This is only the start of such over-developments.

Under the SEPP, this over-development only requires 21 car spaces for a possible 206 people. This is the tip of the iceberg on the Northern Beaches and, I suspect, Sydney. Almost every R2 zone on the Northern Beaches is within 400m of a bus stop and, therefore, could be subjected to 100 room boarding house, after 100 room boarding house.

The current form of this SEPP allows high density rezoning by stealth, with almost no checks and without locals having a say by their councillors voting on these de facto re-zonings. It is perverse to think that a four-person home in a quiet street can be overdeveloped into a 206-person boarding house. If that's not high density, I'm not sure what is. Allowing these developments to



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Councillor Rory Amon

NORTHERN BEACHES COUNCIL

continue will bring our city and the Northern Beaches to further gridlock, at a time when your Government is investing record amounts into road and public transport infrastructure, which is desperately needed after 16 years of Labor Government neglect.

Minister, on Tuesday, 27 February 2018, the Northern Beaches Council passed a motion calling on your government to place a moratorium on boarding house developments and for a review of the SEPP. We need a root and branch review, which considers, amongst other things:

1. Prohibiting boarding houses in R2 zones;
2. Allowing Councillors to vote on boarding house proposals as if they were planning (rezoning) proposals, because that is exactly what they are; and
3. Increasing parking space requirements in boarding houses.

This is an issue which will only worsen so I trust that your strong and decisive leadership can intervene.

Yours faithfully

Rory Amon
Councillor
Northern Beaches Council



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