



Anoulack Chanthivong MP

MEMBER FOR MACQUARIE FIELDS

Submission on 680/2021/DA-BH - Demolition of existing dwelling and construction of a 12 room boarding house at 1 Jaclyn Street, Ingleburn

14 May 2021

I wish to provide comment based on my opposition to the development application for a boarding house at 1 Jaclyn Street, Ingleburn NSW 2565.

I have long held the view that boarding houses add to congestion, destroy our suburban character and contribute to the overdevelopment of our area.

I have serious concerns in relation to this development application which include overcrowding; increased vehicle traffic and parking congestion; and incompatibility with the surrounding area. I also hold concerns that a boarding house is unlikely to provide the promised low-cost and affordable housing for local residents.

The development application states the front setback will contain extensive new landscaping and will be consistent with the existing and desired future character of Jaclyn Street. This statement fails to acknowledge the fact the majority of the front of the property will be defined by concrete to accommodate a car park. A six-car, three-motorcycle car park fronting Jaclyn Street is not consistent with the existing or desired character of the area.

The proposed boarding house would accommodate 22 lodgers. Census 2016 data shows the average people per household in the suburb of Ingleburn in 2.9 people¹.

Such a substantial increase in the number of people per household in what is currently a low-density residential area will contribute to overcrowding, making the proposed development incompatible with the surrounding area.

The parking provisions may meet current planning guidelines but they are woefully inadequate. Census 2016 data shows 47.1% of dwellings in Ingleburn have two or more motor vehicles².

Providing only 6 parking spots for 22 people will inevitably lead to cars being parked on the street, excessively contributing to parking and traffic congestion.

¹

https://quickstats.censusdata.abs.gov.au/census_services/getproduct/census/2016/quickstat/SSC11978?open=document

² ibid.

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I understand the proponent aims to justify the development by asserting the boarding house will “provide an increase in the affordable residential housing available in the Ingleburn locality”.

The State Environmental Planning Policy (Affordable Rental Housing) 2009 includes the following definition for affordable housing:

***affordable housing** means housing for very low income households, low income households or moderate income households, being such households as are prescribed by the regulations or as are provided for in an environmental planning instrument.*

The SEPP further defines a household as very low income, low income or moderate income if the household “has a gross income that is less than 120 per cent of the median household income for the time being for the Greater Sydney (Greater Capital City Statistical Area) (according to the Australian Bureau of Statistics) and pays no more than 30 per cent of that gross income in rent”.

However, there are no protections in place to ensure tenants are not charged more than 30 per cent of their income in rent, which is the agreed definition of rental stress.

Furthermore, a June 2019 report by the University of NSW City Futures Research Centre³ found that “new boarding house developments do not offer a significantly more affordable housing option, compared with other options on the private rental market”.

The report found that most residents (64%) were earning low incomes of less than \$800 a week, nearly all (90%) of whom were paying more than a third of income on rent, classifying them as being in rental stress.

The report also concluded boarding house accommodation was “not suitable for those identified as in need of affordable housing – such as those on social housing waitlists, those excluded from mainstream rental markets or those seeking transitional housing”.

The lack of statutory protection for tenants, together with the City Futures Research Centre report, casts strong doubt on the ability of boarding house developments to provide low-cost or affordable rental accommodation.

I appreciate the opportunity to advocate on behalf of my community to ensure overdevelopment does not negatively impact the quality of life for local residents.

Yours sincerely,



Anoulack Chanthivong MP
Member for Macquarie Fields

³ <https://cityfutures.be.unsw.edu.au/research/projects/boarding-houses-central-and-southern-sydney/>