



# Anoulack Chanthivong MP

## MEMBER FOR MACQUARIE FIELDS

### Submission on 810/2021/DA-BH - Demolition of existing dwelling, removal of 7 trees and construction of a two storey 13 room boarding house with associated car parking at 103 Oxford Road, Ingleburn

3 May 2021

I wish to provide comment based on my opposition to the development application for a boarding house at 103 Oxford Road in Ingleburn.

A fundamental role as an MP is to act as a community advocate and stand up for local residents.

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 proposed boarding house would accommodate 26 people. Census 2016 data shows the average people per household in the suburb of Ingleburn in 2.9 people<sup>1</sup>.

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 vehicles<sup>2</sup>.

Providing only 10 parking spots for 26 people will inevitably lead to cars being parked on the street, excessively contributing to parking and traffic congestion.

A June 2019 report by the University of NSW City Futures Research Centre<sup>3</sup> found that “new boarding house developments do not offer a significantly more affordable housing option, compared with other options on the private rental market”.

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[https://quickstats.censusdata.abs.gov.au/census\\_services/getproduct/census/2016/quickstat/SSC11978?open=document](https://quickstats.censusdata.abs.gov.au/census_services/getproduct/census/2016/quickstat/SSC11978?open=document)

<sup>2</sup> ibid.

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

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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”.

There is no statutory requirement for a boarding house to set rents that would not put tenants into rental stress. That fact, 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**