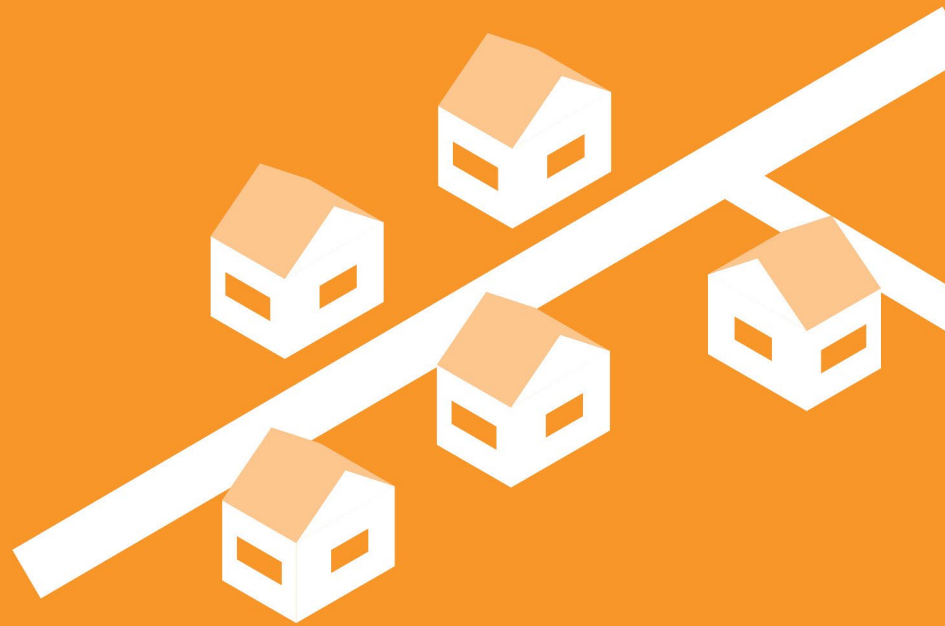


4.3

RESIDENTIAL DEVELOPMENT BOARDING HOUSES







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Part 4 Residential Development

4.3 Boarding houses

Both state and local government have recognised the vital role that privately owned and operated boarding houses play in the provision of accommodation for very low-income households. However, it is recognised that there is a need to upgrade the quality of boarding house accommodation, improve the amenity available to boarding house residents, and reduce impacts on the community, while retaining the supply of boarding house accommodation.

4.3.1 Objectives

- 01** To maintain the supply of affordable accommodation for people on very low income.
- 02** To increase the supply of affordable accommodation for people on low to moderate income.
- 03** To achieve an acceptable level of internal and external amenity for people living in boarding houses.
- 04** To ensure the safety, security, health and wellbeing of boarding house residents and the local community through appropriate location, design and management of boarding houses.
- 05** To avoid any adverse impacts associated with boarding houses on nearby residents and the wider locality.

4.3.2 Application

State Environment Planning Policy (Housing) 2021 is the principal legislation that permits boarding houses. The SEPP provides standards for boarding houses, a number of which (when complied with) can't be used to refuse a boarding house.

If there is an inconsistency between the provisions of this DCP and State Environment Planning Policy (Housing) 2021 the provisions of the SEPP prevail to the extent of the inconsistency.

The MDCP controls in Section 4.3 are in addition to the SEPP and indicate how a boarding house should fit in with the context and surrounding land.

NB *In accordance with A.2.6 of MDCP 2011 a Plan of Management is required for a boarding house – refer to Council's POM Template.*

4.3.3 Planning context

Council's strategic direction is to achieve boarding houses that support the desirable physical and social characteristics of the Inner West LGA by:

1. Conserving the physical character where relatively intact and of good quality;
2. Maintaining the traditionally diverse population and housing mix; and
3. Ensuring new development is in context with surrounding development and has minimum adverse impact on environmental quality or residential amenity.

PART 4: RESIDENTIAL DEVELOPMENT

- NB** Refer to Section 2.1 Urban Design (for principles of urban design and other guidelines).
- NB** Development applications for boarding houses in the R2 – Low Density Residential zone will be assessed in accordance with the relevant controls in Section 4.1 of this DCP relating to low density residential development and the relevant objectives and controls in Section 4.3.
- NB** Development applications for boarding houses in the R1 – General Residential, R3 – Medium Density Residential and R4 – High Density Residential zones will be assessed in accordance with the relevant controls in Section 4.2 of this DCP relating to multi dwelling housing and residential flat buildings and the relevant objectives and controls in Section 4.3.
- NB** Development applications for boarding houses in the B1 - Neighbourhood Centre Zone; B2 - Local Centre Zone and B4 - Mixed Use zones will be assessed in accordance with the relevant controls in Section 5 of this DCP relating to commercial and mixed use development and the relevant objectives and controls in Section 4.3.
- NB** Minimum access requirements for boarding houses are provided in Section 2.5.10.
- NB** Solar access requirements for boarding houses are detailed in Section 2.7.5.2
- NB** Car parking requirements for boarding houses are detailed in Table 1 in Section 2.10 Parking. Parking provision rates for boarding houses are lower than for residential flat buildings to reflect an expected lower car ownership rate and to facilitate housing affordability. As is the case for all types of parking, parking rates for boarding houses are most constrained in Parking Area 1 (most of Camperdown, Newtown and Enmore area, major commercial strips and around railway stations) and least constrained in Parking Area 3 (outlying areas). For a definition and map of Parking Areas, refer to DCP Section 2.10 Parking.
- NB** Refer to Section 2.16.2 for energy efficiency requirements.
- NB** Open space requirements for boarding houses are detailed in Section 2.18.11.4.
- NB** Where a boarding house is on the site of a heritage item or within a heritage conservation area, the proposal will also need to comply with the relevant heritage planning controls contained in Part 8 of this DCP.
- NB** Boarding house proposals also need to comply with the relevant precinct controls contained in Part 9 of this DCP.

Controls

4.3.3.1 *Character and amenity of the local area*

- C1** The design of a boarding house is to be compatible with the character of the local area, and ensure there are no negative impacts on the amenity of the local area. The Planning Context identifies what matters will be considered in the assessment of a boarding house, in addition to the following, to achieve compatibility with the character of the local area and minimise negative impact on amenity.



4.3.3.2 Boarding house capacity

C2 Resident numbers will be determined based on the gross floor area of the boarding room (excluding any area used for the purposes of private kitchen or bathroom facilities).

NB *For the purposes of this control a boarding room which has a gross floor area (excluding any area used for the purposes of private kitchen or bathroom facilities) of less than 16 square metres is deemed to have a capacity of 1 lodger and a boarding room which has a gross floor area (excluding any area used for the purposes of private kitchen or bathroom facilities) of more than 16 square metres is deemed to have a capacity of 2 lodgers.*

4.3.3.3 Location

NB *An audit of the site and its surrounds outlining the services available to the site is required to be submitted with the development application. The audit must demonstrate the accessibility of the services identified, including an analysis of matters such as the physical condition of footpaths on access paths, access ramps into shops and other premises, and level of service at bus stops.*

4.3.3.4 Management

C3 If the boarding house has capacity to accommodate:

- i. 20 lodgers but not more than 39 lodgers, a boarding room or on site dwelling is required to be provided for a boarding house manager,
- ii. 40 lodgers but not more than 79 lodgers, two boarding rooms or on site dwellings is required to be provided for 2 boarding house managers,
- iii. more than 80 lodgers, at least three boarding rooms or on site dwellings is required to be provided for 3 boarding house managers.

C4 An on site dwelling, or a boarding room with a minimum area of 16m² is required to be provided for each required on-site manager.

C5 If accommodation is required for more than one on site manager, the manager's residences and offices are to be located in different parts of the boarding house, so that there is an even distribution of managers throughout the boarding house.

C6 An area of private open space, at least 8 square metres with a minimum dimension of 2.5 metres is required to be provided adjacent to each boarding house manager's accommodation with any such private open space not being provided within the front setback area.

C7 1 off street car parking space is required to be provided for each boarding house manager.

4.3.3.5 Boarding rooms

Objectives

O6 Boarding house rooms are adequate in size, configuration and facilities provided to accommodate residents' needs and provide a reasonable level of privacy and comfort.

Controls

PART 4: RESIDENTIAL DEVELOPMENT

- C8** Adequate bathroom and kitchen facilities are to be provided for the all lodgers.

Table 1: Minimum requirements for boarding house rooms and facilities

Room type and facility	Minimum Requirement
C9 Minimum area 1 person room	12m ² Gross Floor Area*
C10 Minimum area 2 person room	16m ² Gross Floor Area*
C11 Maximum room size	25m ² Gross Floor Area*
C12 Calculation of room size	*The areas referred to in Controls C9 –C11 inclusive exclude kitchenettes, bathrooms and corridors The area of the kitchenette includes a 1 metre strip adjacent to, and for the length of, the kitchen bench in the calculation NB corridors are not useable space and are not included in the room size calculation
C13 Minimum room ceiling height	2700mm
C14 Occupation of share rooms – per room	Maximum of two adults
C15 Fit out room only NB Fully dimensioned indicative room layouts are to be provided with the development application	Rooms must be able to accommodate: Bed/s for the potential number of occupants, Enclosed and open storage for clothes, linen and personal items, At least one easy chair and a desk with chair, Plus safe and convenient circulation space. Tailor the amount of storage and the number of chairs to suit the potential number of occupants
C16 Area of self contained facilities	Maximum of 5m ² for a kitchenette A kitchenette is not to be located along the wall of a corridor Minimum 3m ² and maximum 4m ² for en-suite bathroom NB Kitchenette contains a sink, area for cooking, such as a hotplate or microwave, and preparation space. NB Maximum areas may be relaxed in accessible rooms to allow for required circulation space.
C17 Energy efficiency & internal climate	All habitable rooms are to have access to natural ventilation through an external window Natural light is to be available from an external window or from a light well – not from a skylight Light and air from an internal courtyard is acceptable if the courtyard is an adequate size Refer to Section 2.16 for energy requirements
C18 Private open space NB private open space is not a requirement but may be provided in a courtyard or balcony that adjoins a room	Maximum area 6m ² Minimum dimension 2 metres

4.3.3.6 Communal rooms and facilities

Objectives

- O7** Communal areas are designed to facilitate effective communal living and social cohesion.
- O8** Boarding house residents have access to a variety of spaces that provide relief from the confined space of their room.



Controls

- C19** A boarding house with five or more boarding rooms is to have at least one communal living room with a minimum area of 12m².
- C20** The communal living room is to be available to residents 24 hours a day every day.
- C21** The communal living room(s) is to accommodate at least 50% of residents at capacity (as a guide 2m² per resident).
- C22** At least one communal living room in the boarding house is required to receive at least 3 hours of sunlight between the hours of 9.00am and 3.00pm in mid-winter.
- C23** Provide a smaller, more intimate communal living room on each floor in a multi-storey boarding house that has a capacity of more than 5 residents and multiple floors.
- C24** Communal facilities, such as laundry, kitchen and bathroom may be provided in a boarding house.
- C25** Communal rooms are purpose designed and not just left over space or in corridors.
- NB** *Fully dimensioned indicative communal living room layouts are to be provided with the development application and demonstrate adequate circulation space around the furnishings and fittings that will potentially be provided in the room.*

4.3.3.7 *Communal Laundry*

- C26** If a communal laundry is provided it must be located adjacent to, and have direct access to, a drying area.
- NB** *Refer to Section 2.16 – Energy Smart Water Wise for energy efficient appliance requirements.*

4.3.3.8 *Landscaped area and common open space*

- C27** At least one area of communal open space is to receive a minimum 3 hours direct sunlight between the hours of 9.00am and 3.00pm midwinter.
- NB** *Refer to Section 2.18 – Landscaping and Open Spaces for landscaped area and common open space requirements.*