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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

O1 To maintain the supply of affordable accommodation for people on very low income.

O2 To increase the supply of affordable accommodation for people on low to moderate income.

O3 To achieve an acceptable level of internal and external amenity for people living in boarding houses.

O4 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.

O5 To avoid any adverse impacts associated with boarding houses on nearby residents and the wider locality.

4.3.2 Application

State Environmental Planning Policy (Affordable Rental Housing) 2009 is the principal legislation that permits boarding houses. The SEPP provides standards for boarding houses, a number of which (when complied with) cannot be used to refuse a boarding house.

Under MLEP 2011 boarding houses are permitted with consent in the following zones: R1 - General Residential; R2 - Low Density Residential; R3 - Medium Density Residential; R4 - High Density Residential; B1 – Neighbourhood Centre; B2 - Local Centre; B4 - Mixed Use. Boarding houses are also permitted with consent on certain land referred to in Schedule 1 of MLEP 2011.

If there is an inconsistency between the provisions of this DCP and State Environmental Planning Policy (Affordable Rental Housing) 2009 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 Marrickville 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.

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** Clause 6.15 of MLEP 2011 contains provisions in relation to the location of boarding houses in the B1 - Neighbourhood Centre; B2 - Local Centre; B4 - Mixed Use zones. Under that clause no part of a boarding house (excluding access, car parking and storage) is permitted to be located at street level.

**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

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

Table 1: Minimum requirements for boarding house rooms and facilities

<table>
<thead>
<tr>
<th>Room type and facility</th>
<th>Minimum Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>C9 Minimum area 1 person room</td>
<td>12m² Gross Floor Area*</td>
</tr>
<tr>
<td>C10 Minimum area 2 person room</td>
<td>16m² Gross Floor Area*</td>
</tr>
<tr>
<td>C11 Maximum room size</td>
<td>25m² Gross Floor Area*</td>
</tr>
<tr>
<td>C12 Calculation of room size</td>
<td>*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.</td>
</tr>
<tr>
<td>C13 Minimum room ceiling height</td>
<td>2700mm</td>
</tr>
<tr>
<td>C14 Occupation of share rooms – per room</td>
<td>Maximum of two adults</td>
</tr>
<tr>
<td>C15 Fit out room only</td>
<td>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.</td>
</tr>
<tr>
<td>C16 Area of self contained facilities</td>
<td>Maximum of 5m² for a kitchenette. A kitchenette is not to be located along the wall of a corridor. Minimum 3m² and maximum 4m² 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.</td>
</tr>
<tr>
<td>C17 Energy efficiency &amp; internal climate</td>
<td>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.</td>
</tr>
<tr>
<td>C18 Private open space</td>
<td>Maximum area 6m². Minimum dimension 2 metres</td>
</tr>
</tbody>
</table>

NB: Fully dimensioned indicative room layouts are to be provided with the development application.

Marrickville Development Control Plan
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 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.