

5.4 Boarding Houses and Co-Living Housing

State Environmental Planning Policy (Housing) 2021 (Housing SEPP) includes requirements for boarding houses and co-living housing.

In addition to the Housing SEPP, applicants should be aware of their obligations under the Boarding Houses Act 2012 and the requirements of the Boarding Houses Regulation 2013.

This section of the DCP aims to encourage the provision of high quality boarding houses and co-living housing developments by providing objectives and controls in addition to those provisions in the Housing SEPP.

This section applies to

- development of new boarding houses and/ or co-living housing,
- change of use of existing buildings to boarding house or co-living housing, and
- alterations and additions to existing boarding house developments.

Reference should also be made to Area-based controls and Heritage provisions under other sections of this DCP where applicable.

General Objectives

- O1. Ensure that boarding house and co-living housing developments are well located, close to public transport and services
- O2. Ensure that the overall design of boarding house and co-living housing developments do not detract from the existing character of the neighbourhood
- O3. Ensure that the design of new boarding house and co-living housing development results in an acceptable level of amenity for future occupants through consideration of solar access, open space provisions, privacy, safety and security.
- O4. Ensure that boarding house and co-living housing developments deliver an acceptable level of amenity and minimise the impacts on neighbouring properties.

Site Planning

Objectives

- O5. Ensure the site is of sufficient width and area so is capable to
 - accommodate practical vehicular access and car manoeuvring,
 - provide open space with satisfactory level of amenity, and
 - provide reasonable separation from the adjoining properties.
- O6. Ensure development sites are of a sufficient dimension to accommodate high quality development.

Provisions

- P1. The minimum lot size for a boarding house and co-living housing developments is to be consistent with the requirements of the Housing SEPP.
- P2. The minimum site frontage for boarding house or co-living housing developments is 17m.

- P3. Development must not result in the isolation of adjoining land. Where a development may result in the creation of an isolated site or sites, the application must address the site isolation requirements under relevant sections of this DCP.

Local Streetscape Character

Objectives

- O7. Ensure that new development is compatible with the scale and compliment with the character of the surrounding development and streetscape.
- O8. Ensure that new development proposed adjacent to a heritage item or within a Heritage Conservation Area is designed so that it is sympathetic to the heritage significance and sensitively integrate the new development into its surrounding area.

Provisions

- P4. The development application is to be supported by a statement and detailed site analysis which demonstrates to Council's satisfaction the compatibility of the design of the development with the character of the local area.

The statement must include the following:

- a description of the existing character in terms of elements that contribute to the overall character of the local area (comprising streetscape and visual catchment area),
 - include the design responses for the following characteristic elements, as a minimum:
 - i. predominant building type,
 - ii. predominant height of buildings,
 - iii. predominant front setback and landscape treatment,
 - iv. predominant side setbacks, and
 - v. predominant rear alignment of buildings and rear landscaping
 - vi. the architectural form (built form, massing and proportions and roof form and pitch), materials and finishes of existing buildings that contribute to the character of the local area
 - vii. predominant parking arrangements on sites within the area (location, structures), including the location of vehicular crossings and driveway entry
 - explain how the design of the proposed development has regard to the site analysis provisions in accordance with Section 2.2 of the BDCP.
 - explain how the design of the proposed development has regard to the design excellence provisions in P6 and P7.
- P5. Boarding house and co-living housing developments located in the vicinity of a heritage item or within a Heritage Conservation Area must be designed to sympathetically address the significance of the heritage item/Heritage Conservation

Area/Item. The development application is to be supported by a statement that demonstrates compatibility of the design of the development with the character of the local area. The statement must address at least the following:

- i. elements identified in P4 above
- ii. the significance of the heritage item or Heritage Conservation Area
- iii. the age and style of existing buildings
- iv. the curtilage of the Heritage Item
- v. predominant design features such as verandas, eaves and parapets

Design Excellence

Objective

- O9. Provide quality design that delivers the highest standard of architectural, landscape and urban design
- O10. Provide design excellence that inspires and encourages the neighbourhood to follow
- O11. Enhance the qualities of the area and design to uplift the future character of the neighbourhood

Provisions

- P6. Where Clause 6.5 of the Burwood LEP 2012 applies, the Development Application must identify, through a design statement, how design excellence will be achieved in the proposed development. The design statement must include drawings and examples of the building features, textures, materials, finishes and colours and how they are suitable to the subject site and its context.
- P7. If Clause 6.5 of the Burwood LEP 2012 does not apply, the new development must exhibit design excellence and the Development Application must identify, through a design statement, how design excellence will be achieved. The design statement must respond to the following:
 - (a) whether a high standard of architectural, landscape and urban design has been achieved (including in the materials used and in detailing appropriate to the location, building type and surrounding buildings),
 - (b) whether the form and external appearance of the proposed building, and ground level detailing, will significantly improve the quality and amenity of the public domain,
 - (c) how any streetscape and heritage issues have been addressed,
 - (d) whether the amenity of the surrounding area, including any view corridors, vistas or landmark locations, will be adversely affected,
 - (e) how traffic circulation and vehicular access will be addressed and whether the proposed development supports the provision of high quality pedestrian, cycle and service access,

- (f) whether any adverse effect on pedestrian movement and experience will be avoided (and whether the public transport interchange as the focal point for pedestrian movement in the surrounding area will be reinforced and the ease of pedestrian access to and from that interchange will be facilitated),
- (g) diversity of public open spaces at the ground level, as well as the roof and other levels of buildings,
- (h) how the bulk, mass, modulation, separation, setback and height of buildings have been addressed and whether they are appropriate in the context of existing and proposed buildings,
- (i) whether a high standard of ecologically sustainable design (including low-energy or passive design) will be achieved and overshadowing, wind effects and reflectivity will be minimised.

Built Form Design

Objective

O12. Establish the appropriate separation of the built form to the public domain and adjoining development

Provisions

- P8. The main entrance of the boarding house or co-living housing development is to be provided within the street elevation to address the street. Side entrances will only be permitted on sites with a secondary frontage and only where they result in a cohesive resolution of the streetscape and do not adversely impact upon neighbouring properties.
- P9. Boarding house and co-living housing developments must have a minimum:
 - i. Minimum Floor to ceiling height of 2.7m except for corridors and non-habitable spaces.
 - ii. Minimum Floor to floor height of 3.1m. Sunken building footprints below the relative level of the front footpath will not be supported.

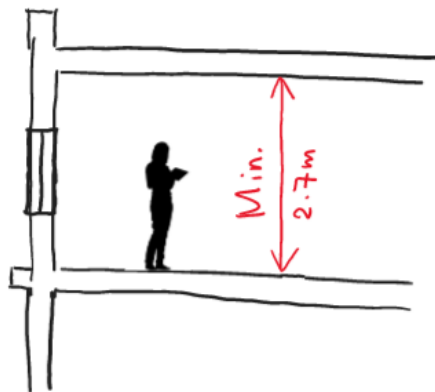


Figure 48: Minimum floor to ceiling heights for boarding houses and co-living housing

P10. In the case of existing dwellings being converted into boarding houses or co-living housing, existing floor to ceiling heights are to be maintained or be no less than 2.7m, whichever is greater. Contributory facade elements and the integrity of the dwelling's structural framework are to be maintained.

P11. Front setback of new boarding house and co-living housing developments in in R1 General Residential Zone shall provide a front setback that is equivalent to the predominant street setback or 6m, whichever is greater.

P12. For single storey or double storey boarding house and co-living housing developments in R1 General Residential Zone, the minimum side and rear setback shall comply with the following provisions:

	Side Setback	Rear Setback
Ground Floor	2.0m	6m
First floor	3.5m	6m

P13. Where a side or rear boundary is contiguous with a heritage item the required setback is:

- minimum 5m for any part of the building at or above ground level, and
- minimum 4m for any underground excavation, irrespective of the setback of the heritage building from its boundary or landscaping of that setback.

P14. The fire stairs, pump rooms or similar structures must not detract from the overall visual amenity and are generally not supported to be located within the setback area.

P15. Balconies, pergolas, etc. are not to encroach into the minimum side and rear setback area. Where balconies, pergolas etc. are proposed within the front setback, these must be designed so as to not encroach more than 20% into the front building setbacks.

P16. Development must locate the private open spaces and communal open space behind the front building line. This clause does not apply to any balconies where it is used to provide articulation to the street facade.

Visual Appearance and Articulation

Objective

O13. Ensure well-proportioned built forms, façade treatments and varied architectural character that minimises the appearance of building bulk from the public domain, including along the street.

O14. Ensure that the scale, modulation and façade articulation of development responds to its context.

O15. Manage the floorplates with pragmatic internal planning that sensibly informs the façade and external articulation

O16. Ensure services including fire booster valves, substations and other infrastructure do not detract from the streetscape presentation of a building.

Provisions

P17. Building facades must be clearly articulated and employ high quality materials and finishes that enhance and complement the streetscape character. Design solutions may include:

- A composition of varied building elements
- A defined base, middle and top of buildings
- Revealing and concealing certain elements
- Changes in texture, material, detail and colour to modify the prominence of elements
- Varied roof forms that add visual interest

P18. Building facades should be well resolved with an appropriate scale and proportion to the streetscape and human scale. Design solutions may include

- Well composed horizontal and vertical elements
- variation in floor heights to enhance the human scale
- elements that are proportional and arranged in patterns
- public artwork or treatments to exterior blank walls
- grouping of floors or elements such as balconies and windows on taller buildings

P19. Large areas of blank, minimally or poorly articulated walls are not acceptable.

P20. Development must not rely solely on the use of two-dimensional colour and materials to create visual interest. Modulation and articulation in the building form must be considered in the design of the building. Large span or proportion of rendered cement on elevations is not permitted.

P21. Important corners should be given visual prominence through a change in articulation materials or colour, roof expression or change in height.

Internal Design

Room Design

P22. The internal area of private rooms within co-living housing developments and boarding rooms must comply with the requirements of the Housing SEPP 2021.

P23. In addition to the above requirement, each private room in a co-living housing developments must provide for the following, with a minimum floor area of.

- 2m² – kitchenette, which must include a small fridge, cupboards and cooktop/microwave
- 3m² – bathroom facilities
- 1.5m² – laundry facilities (wash tub and washing machine)

Details are to be included on the plans submitted with the Development Application.

Note: laundry facilities can be integrated into the kitchenette

Communal Living Area

P24. Communal living areas in boarding houses and co-living housing developments must comply with the requirements of the Housing SEPP 2021. The calculation of the area can include any dining area, but cannot include bedrooms, bathrooms, laundries, reception area, storage, kitchens, car parking, loading docks, driveways, clothes drying areas, corridors and the like.

P25. Where communal living areas are situated:

- on ground level of a development, these must be located adjacent to the outdoor communal open space.
- above ground level of a development, these must be located as close to any outdoor communal open space

P26. For boarding houses and co-living housing developments 4 storeys or more, a communal living area is to be provided for every 4 storeys or part thereof.

Kitchen Facilities

P27. Where communal kitchen areas are provided within a development, these must be situated adjacent to the communal living area and must comply with the following requirements. Details are to be included on the plans submitted with Development Applications.

Class 1b Kitchen	A communal commercial grade kitchen area with kitchen sink and facilities for food preparation, tables and chairs in a central location, accessible to all residents with a minimum area of 6.5m ² for one to six residents or 11m ² for 7-12 residents
Class 3 Kitchen	A commercial grade communal kitchen and dining area with a minimum area of 15m ² plus 1m ² per additional person above the minimum 12 persons.
Kitchen Requirements	<p>The following must be provided in any kitchen as a minimum:</p> <ul style="list-style-type: none">▪ One sink for every six people with running hot and cold water.▪ One stove top cooker for every six people.▪ Exhaust ventilation.▪ A lockable drawer or cupboard for food storage for each guest in the kitchen area.

Laundry Facilities

P28. Individual laundry facilities must be provided within each individual rooms in co-living housing developments.

P29. Where individual laundry facilities are not provided in boarding rooms, a communal laundry is to be provided for use by the occupants of the development.

P30. At a minimum, the communal laundry is to provide the following:

- 1 washing machine/dryer (or combo) for every 8 rooms or part thereof,

- 1 large laundry tub with running hot and cold water for every 8 rooms or part thereof.

P31. A least one outdoor clothes drying area shall be provided and located to maximise solar access. The outdoor clothes drying area must be well integrated within the landscape design and must not be located where visible from the street or public domain.

P32. All appliances achieve an energy star rating of 3.5 or higher, unless otherwise legislated.

Visual Privacy and Acoustic Amenity

Objectives

O17. Ensure an acceptable level of visual privacy and acoustic amenity is provided for the development and adjoining residential uses

Provisions

P33. The siting of windows and other openings and communal or gathering spaces above ground level should avoid direct overlooking to adjoining residential uses. Where overlooking cannot be avoided, redirection of views to the front or rear should be incorporated into the design of the development.

P34. Bedrooms within boarding house and co-living housing development must be designed to locate bedrooms away from significant internal and external noise sources.

P35. Consideration of the design of the development should aim to minimise the impact of noise internally and to the adjoining development. The design of the development should consider:

- the location of openings relevant to adjoining uses and neighbouring properties,
- locating similar building uses (such as bathrooms) back to back

P36. Noise mitigation treatments and design considerations for developments adjoining busy roads or rail corridors, that satisfy the requirements for habitable rooms in accordance with Department of Planning, Industry and Environment's 'Development Near Rail Corridors and Busy Roads – Interim Guideline' and the requirements of Clause 2.120 of SEPP (Transport and Infrastructure) 2021 must be addressed, where appropriate. Details are to be included with the documentation submitted with the development application.

Landscaping and Open Space

Objectives

O18. Ensure sufficient and well located private and communal open space to meet the recreational needs of residents

O19. Provide areas for deep soil planting to achieve increased urban tree canopy cover and deliver green grid connections.

O20. Maximise the landscape curtilage around the site for quality planting, establishment of tree canopies and creation of useful outdoor spaces in addition to boundary screen planting.

O21. Incorporate landscape design early in the design process to provide optimal outcomes for the residential amenity. Landscaping needs to be coordinated with other disciplines to ensure building design and service locations complement landscape and public domain.

Provisions

Landscaping and Deep Soil

P37. A detailed landscape plan must be submitted with any development application for boarding house and co-living housing developments.

P38. Existing significant trees and vegetation, where achievable, must be incorporated into the proposed landscape treatment.

P39. Deep soil zones are to be provided to meet the following minimum requirements.

Site area	Minimum dimensions	Deep soil zone (% of site area)
Less than 650sqm	1.5m	7%
650sqm – 1500sqm	3m	
Greater than 1500sqm	6m	

P40. Deep soil zones should be located to retain existing significant trees and to allow for the development of healthy root systems, providing anchorage and stability for mature trees. Design solutions may include:

- basement and sub-basement car park design that is consolidated beneath building footprints
- use of increased front and side setbacks
- adequate clearance around trees to ensure long term health
- co-location with other deep soil areas on adjacent sites to create larger contiguous areas of deep soil

P41. Under the following circumstances:

- the location and building typology have limited or no space for deep soil at ground level (e.g. central business district, constrained sites, high density areas, or in centres)
 - there is 100% site coverage or non-residential uses at ground floor level
- alternative forms of planting should be provided, such as planting on structures while ensuring appropriate stormwater management is achieved

P42. Planting in deep soil areas is to include trees that achieve a minimum mature height of 6m.

P43. Structures in a landscaped area need to be reinforced for additional saturated soil weight, as appropriate.

P44. Where development is proposed in an established residential zone, the front setback area must be landscaped to be compatible with the existing streetscape.

P45. Landscaped areas should take advantage of existing site conditions when responding to features such as:

- Changes of level;
- Views; and
- Significant landscape features including trees and rock outcrops

Private Open Space

P46. For rooms with access to the ground level or a podium, private open space must be provided to individual rooms, with access from the room.

P47. For rooms above ground level facing the street along the front elevation or secondary elevation for a corner site, a balcony with a minimum dimension of 1m and minimum area of 2m² must be provided to increase the visual interest and enhance the passive surveillance to the public domain.

P48. A minimum 20% of all rooms on a side or rear elevation must be provided with individual private open space with a minimum dimension of 1m and minimum area of 2m². The private open space above ground level is to be designed to minimise the impact of overlooking and to mitigate any other privacy impacts to the adjoining properties. Balconies may be designed to be recessed.

P49. Clear glazing to balustrades must be avoided. The balustrade design should be visually recessive.

Communal Open Space

P50. Communal open space is to be provided in accordance with the requirements of the Housing SEPP 2021 and must be consolidated into a well-designed, easily-identifiable and useable area.

P51. Communal open space may be provided above ground level where:

- i. the proposed elevated communal open space will provide a high level of amenity as a communal open space at ground level of the site; and
- ii. there will be no significant impact on surrounding properties in respect to the loss of visual and acoustic privacy.

P52. At least 50% of the required communal open space area is to receive 2 hours of direct sunlight between 9am and 3pm on 21 June.

P53. Roof top communal open space areas, amenities and common rooms should include equitable access for all residents, and must be designed to ensure that noise and overlooking will be avoided, by way of screening and setbacks from boundaries.

P54. Where roof top communal open space is proposed on a site adjoining land that permits lower maximum building height, the communal open space is to be setback to minimise the extent of overlooking onto the adjoining properties.

P55. Ancillary structures on the roof such as lift overruns and staircases should be located where their impact is minimised to reduce their visual dominance. Balustrades should be visually recessive or be incorporated into a roof feature.

P56. Communal facilities such as barbeques, seating and pergolas shall be provided within the communal open space. Details are to be included on the landscape plan submitted with the development application.

P57. Planting should be used to screen communal open space from adjoining properties or the public way, with trellis, screens with climbing vines or the like, used to complement deciduous tree planting.

Parking

Objectives

O22. Minimise the adverse impact of vehicles on the amenity of the development, streetscape and neighbourhood.

O23. Ensure adequate provision of secure bicycle parking.

O24. Ensure that basement car parking is appropriately designed for user safety and environmental sensitivity.

Provisions

P58. The number of car parking spaces will be provided at the rate as prescribed under the SEPP (Housing) 2021.

P59. At least one parking space will be provided for a bicycle for every 5 rooms in co-living housing and boarding house development.

P60. At least one parking space will be provided for a motorcycle for every 5 rooms in co-living housing and boarding house development.

P61. The design and consideration of the car park or parking facilities shall refer to the relevant Transport and Parking section in the BDCP.

Operational Management

Objectives

O25. Ensure management and operational practices ensure the safety and wellbeing of occupants.

O26. Ensure that development is operated and maintained in a manner that minimises impacts on adjoining owners and residents.

O27. Ensure that clear and suitable operational measures and practices are in place for the on-going management of boarding house and co-living housing developments.

Provisions

P62. Co-living housing developments are to be managed by a manager who has overall responsibility including the operation, administration, cleanliness, maintenance and fire safety of the premises. Management arrangements are to be set out in a Plan of Management.

P63. A development application for boarding house or co-living housing must be accompanied by a Plan of Management which provides all details relevant to the operation of the premise. The Plan of Management, as a minimum, must address the ongoing management and operational aspects of the development. A template Plan of Management is included at the Appendix X.

Note: The approved Plan of Management will form part of any development consent and any changes to the Plan of Management will require an application under the provisions of s4.55.

Fire safety

Objectives

O28. Ensure the appropriate level of fire safety within all boarding house developments and that acceptable levels of service provision are maintained.

Provisions

P64. The relevant fire safety requirements under the Building Code of Australia/ National Construction Code shall be considered at early state of the design of boarding house and co-living housing development.

P65. An Emergency Evacuation Plan must be prepared as part of the Plan of Management detailing the evacuation procedures in the event of the emergency, provision of resident log book, identifying the assembly point and detailing how residents will be made aware of the procedures contained within the plan. The Emergency Evacuation Plan must be clearly displayed within each room and in the communal living areas of the development. A condition of consent will be included in this regard.

Service Facilities

Waste Facilities

P66. Consideration shall be given to waste collection and removal at the early stage of the overall design of the building. The waste management and services shall comply with the relevant requirements under the section 6.2 of the BDCP and shall be designed to minimise adverse impacts to the amenity of the residents and the neighbouring properties.

P67. Garbage bin areas and external storage facilities shall be sited and designed for attractive visual appearance and function and complement the architecture and environs. The size, capacity and location of garbage bin areas shall be in accordance with the Waste Management provisions of this DCP.

Mailbox and Postal Facilities

P68. Mail box and postal facilities to be included and to comply with provisions P8, P9 and P10 under Section 3.2.4 Street-Front Activities and Building Access. Refer to Figures 1(a) and 1(b).

Fire Safety and Power Supply Utilities

P69. Fire safety and power supply utilities are to comply with provision P12 under Section 3.2.4 Street-Front Activities and Building Access. Refer to Figure 1(c).

Mechanical and Ventilation Equipment

P70. Mechanical and ventilation equipment are to comply with the provisions under Section 3.2.4 Street-Front Activities and Building Access.

P71. Building services elements such as electrical substation, OSD tanks, gas meters, fire hydrant boosters and the like should be thoughtfully integrated either with building or landscape design, to improve the entry experience and maximise pedestrian amenity within the public domain interface along the street. These details must be indicated on the plans submitted with the development application.

Signage

Provisions

P72. A maximum of one external sign will be permitted with a maximum area of 0.3m². The sign shall indicate the address of the property.

P73. Details of the signs location (if proposed) are to be shown on the development application plans.

End of this Section