

## 1. Proposed amendments to the structure of Section 5.4

Existing Structure	Proposed Amendments	Comment
<b>5.4 Boarding Houses</b>	<b>5.4 Boarding Houses and Co-Living Housing</b>	
<p>Introduction</p> <p>Objectives</p> <p>Definitions</p> <p>Relevant Related Legislation</p> <p>Building Code of Australia (BCA)/ National Construction Code</p> <p>Provisions</p> <ul style="list-style-type: none"> <li>▪ Building Form and Appearance</li> <li>▪ BASIX</li> <li>▪ Signage</li> <li>▪ Strata Subdivision</li> <li>▪ FSR, Height and Frontage Width</li> <li>▪ Floor to Ceiling Heights</li> <li>▪ Setbacks</li> <li>▪ Mailbox and Postal Facilities</li> <li>▪ Fire Safety and Power Supply Utilities</li> <li>▪ Mechanical and Ventilation Equipment</li> <li>▪ Room Size, Recreational Areas and Washing Facilities <ul style="list-style-type: none"> <li>○ Bedrooms/ Sleeping Rooms</li> <li>○ Bedroom Storage</li> <li>○ Kitchen Facilities</li> </ul> </li> </ul>	<p>Introduction</p> <p>General Objectives</p> <p>Provisions</p> <ul style="list-style-type: none"> <li>▪ Site Planning</li> <li>▪ Local Streetscape Character</li> <li>▪ Design Excellence</li> <li>▪ Built Form Design</li> <li>▪ Visual Appearance and Articulation</li> <li>▪ Internal Design <ul style="list-style-type: none"> <li>○ Room Design</li> <li>○ Communal Living Areas</li> <li>○ Kitchen Facilities</li> <li>○ Laundry Facilities</li> </ul> </li> <li>▪ Visual Privacy and Acoustic Amenity</li> <li>▪ Landscaping and Open Space <ul style="list-style-type: none"> <li>○ Landscaping and Deep Soil</li> <li>○ Private Open Space</li> <li>○ Communal Open Space</li> </ul> </li> <li>▪ Parking</li> <li>▪ Operational Management</li> <li>▪ Fire Safety</li> <li>▪ Service Facilities</li> </ul>	<p>Removed headings of Definitions, Relevant Related Legislation and BCA, which are no longer consistent with the latest legislations. Reference to this information should be made to the Burwood LEP 2012, NSW Legislations and the National Construction Code, which have been amended periodically.</p> <p>Relevant provisions have been consolidated into headings based on topics to have a clear, logical and streamlined structure of this section of the BDCP.</p> <p>New headings of Site Requirements and Local Streetscape Character are introduced.</p> <p>Design Excellence provisions are introduced into the section as a response to</p>

Existing Structure	Proposed Amendments	Comment
<ul style="list-style-type: none"> <li>○ Communal Living Room</li> <li>○ Laundries, Bathrooms and Drying Facilities</li> <li>▪ Operational Controls <ul style="list-style-type: none"> <li>○ Management Plan</li> <li>○ Management and Registration</li> <li>○ On-site Manager/ Management</li> <li>○ Maximum Number of Boarders and Lodgers</li> <li>○ Bedroom Numbering</li> </ul> </li> <li>▪ Fire Safety and On-Site Security Measures <ul style="list-style-type: none"> <li>○ Fire Safety Regulation</li> <li>○ Additional Safety Measures</li> </ul> </li> <li>▪ Acoustic Impact Minimisation</li> <li>▪ Landscaping and Communal Open Space</li> <li>▪ Accessibility for People with a Disability</li> </ul>	<ul style="list-style-type: none"> <li>○ Waste Facilities</li> <li>○ Mailbox and Postal Facilities</li> <li>○ Fire Safety and Power Supply Utilities</li> <li>○ Mechanical and Ventilation Equipment</li> <li>▪ Signage</li> </ul>	<p>the Burwood Design Review Panel's recommendation.</p>

## 2. Proposed amendments to Section 5.4 Provisions

Existing Provisions	Proposed Amendments	Comment
<b>5.4 Boarding Houses</b>	<b>5.4 Boarding Houses and Co-Living Housing</b>	Add co-living housing development to which the section applies so as to provide local planning framework co-living housing is included
<p>This part of the BDCP provides detailed controls to guide the development of boarding houses. Boarding houses are defined under both the BLEP 2012 and the Boarding Houses Act 2012. The Boarding Houses Act 2012 considers a building to be a boarding house, if it provides beds, for a fee or reward, for use by five or more residents (excluding any residents who are proprietors or managers of the building or relatives of the proprietors or managers). However, the definition of a boarding house in the BLEP 2012 prevails for the purpose of development assessment.</p> <p>Boarding houses are permissible with consent in all the residential and business zones in the BLEP 2012.</p> <p>Boarding houses are an important source of affordable long-term accommodation for some of the most marginalised groups within the community. Boarding house residents include older/aged people, low income earners, unemployed persons and single people. Council encourages the retention and</p>	<p>State Environmental Planning Policy (Housing) 2021 (Housing SEPP) includes requirements for boarding houses and co-living housing.</p> <p>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.</p> <p>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.</p> <p>This section applies to</p> <ul style="list-style-type: none"> <li>• development of new boarding houses and/ or co-living housing,</li> <li>• change of use of existing buildings to boarding house or co-living housing, and</li> <li>• alterations and additions to existing boarding house developments.</li> </ul>	<p>Definition of boarding houses under the Boarding House Act 2012 is redundant as BLEP definition prevails – Deleted.</p> <p>The statement of permissibility is incorrect under the latest legislation and inconsistent with the Housing SEPP 2021 and BLEP 2012.</p> <p>The introduction is amended to reflect the latest planning framework under the Housing SEPP and introduce co-living housing development into this section.</p> <p>Relocated “application of this section” at the front to improve clarity.</p> <p>Inserted new paragraph to include reference to</p> <ul style="list-style-type: none"> <li>- Area-based controls</li> </ul>

Existing Provisions	Proposed Amendments	Comment
<p>provision of boarding house stock to assist meeting the household needs of these groups.</p> <p>Often people who reside in boarding houses have less access to private open space, shared internal amenities and facilities and rely heavily on public transport. Thus, the external environment that surrounds the boarding houses has increased importance to boarding house residents. The development controls contained within this section seek to minimise negative impacts on the amenity of adjoining neighbours. They also aim for improved amenity for future occupants through careful building layout and design.</p> <p>Provisions and Objectives of 3.7 Cooper Street Precinct, Strathfield and 3.8 Livingstone Street and Sym Avenue Precinct, Burwood also apply to boarding houses. Refer also to Section 4.1 Residential Flat Buildings in R1 Zone.</p>	<p>Reference should also be made to area-based controls and Heritage provisions under other sections of this DCP where applicable.</p>	<p>- Heritage provisions</p>
<b>Objectives</b>	<b>General Objectives</b>	Distinguish general objectives that broadly apply to the section and more specific objectives under each heading based on topics
The broad objectives of this BDCP Part are to:		Superfluous wording – Deleted.
O1 Recognise boarding house accommodation as an essential component of residential housing for low to moderate income earners.		This is an intrinsic requirement from the Housing SEPP thus it is unnecessary to repeat in the DCP. – Deleted.

Existing Provisions	Proposed Amendments	Comment
O2 Provide guidance to applicants on building requirements and Council regulations in the preparation of a Development Application for a boarding house.		Providing guidance on DAs is an intrinsic function of the DCP and not an objective of this section. – Deleted.
O3 Ensure that any building that has been developed or adapted into a boarding house maintains a satisfactory standard of amenity for both the needs of occupants and neighbours alike.	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 minimise the impacts on neighbouring properties.	Updated to include co-living housing and to broaden the subject of amenity consideration.
O4 Maintain the residential amenity of both the property and locality, where the boarding house development is to be located.	O1. Ensure that boarding house and co-living housing developments are well located, close to public transport and services	Updated to include co-living housing development.
O5 Ensure the appropriate level of fire safety within all boarding house developments and that acceptable levels of service provision are maintained.		Existing objective retained but relocated under the heading of Fire Safety.
	O2. Ensure that the overall design of boarding house and co-living housing developments do not detract from the existing character of the neighbourhood.	New general objective proposed to emphasis on character of the local area.
This BDCP section also applies to any Development Application (DA) which seeks to do any of the following:	This section applies to:	Concise wording.
<ul style="list-style-type: none"> <li>▪ To convert or adapt existing buildings to become boarding houses</li> <li>▪ To substantially alter an existing boarding house premises</li> </ul>	<ul style="list-style-type: none"> <li>▪ Development of new boarding houses and co-living housing</li> <li>▪ Change the use of existing buildings to boarding house or co-living housing, and Alterations and additions to existing boarding house premises</li> </ul>	Wording update to include co-living housing into developments to which this section applies.

Existing Provisions	Proposed Amendments	Comment
<ul style="list-style-type: none"> <li>To substantially refurbish/upgrade an existing boarding house.</li> </ul>		
<b>Definitions</b>		The current definitions are inconsistent with the definitions under the Housing SEPP and Standard Instrument LEP. - Deleted.
The key terms in this DCP section include:		
Landscaped area means a part of a residential site used for growing plants, grasses and trees, but does not include any building, structure or hard paved area.		
Long term resident is defined as a resident who has used the boarding house as their principle place of residence for a period of three months or more consecutive months.		
Short term accommodation is defined as accommodation which is provided for short term residents or tourists staying less than three months.		
Temporary means the provision of short term accommodation on a nightly, weekly or monthly basis, with a person staying in the premises for not more than two months.		Some references are outdated and not required to be included in DCP. This is a superfluous provision thus – Deleted.
<b>Relevant Related Legislation</b>		
<p>There is a significant amount of State Government legislation and policy that impacts on the establishment and operation of boarding houses, and these should always be referred to in conjunction with this DCP section.</p> <p>Some of these are:</p> <ul style="list-style-type: none"> <li>Local Government Act 1993</li> <li>Local Government (Orders) Regulation 1999</li> <li>Public Health Act 1991</li> </ul>		

Existing Provisions	Proposed Amendments	Comment
<ul style="list-style-type: none"> <li>Public Health (General Regulation) 2002</li> <li>Australian and New Zealand Food Standards Code</li> <li>Protection of Environment Operations Act 1997</li> <li>Building Code of Australia / National Construction Code</li> <li>Disability Discrimination Act 1992</li> <li>State Environmental Planning Policy (Affordable Rental Housing) 2009</li> <li>Boarding Houses Act 2012</li> <li>Boarding Houses Regulation 2013</li> </ul>		
<b>Building Code of Australia (BCA) / National Construction Code</b>		Compliance with BCA is a standard condition of a development consent and a legal requirement under the EPA Reg. Hence this is a redundant provision – Deleted.
<p>The Building Code of Australia (BCA) contains technical provisions for the design and construction of buildings including fire safety, access and structural stability. In addition to requirements in this BDGP section, reference should be made to the BCA and the relevant Australian Standards (AS) that are contained in the BCA to ensure compliance with all aspects where necessary.</p> <p>The BCA classifies buildings according to the purpose for which they have been designed, constructed or intended to be used. To this extent, boarding houses fall under two separate classifications under the BCA, namely:</p> <p>Class 1b - A boarding house, guest house, hostel or the like with a total floor area not exceeding 300m<sup>2</sup> and in which not more</p>		<p>A succinct provision is proposed under the heading of Fire Safety to require relevant BCA/NCC fire safety requirement to be incorporated into the design.</p>

Existing Provisions	Proposed Amendments	Comment
<p>than 12 persons would ordinarily be resident, which is not located above or below another dwelling or another Class of building other than a private garage.</p> <p>Class 3 - A residential building, other than a building of Class 1 or 2, which is a common place of long term or transient living for a number of unrelated persons, including - a boarding house, guest house, hostel, lodgings house or backpackers' accommodation.</p> <p>The distinction in classification between boarding houses is important in understanding the design and safety implications and requirements under the BCA, as the requirements vary for each Class.</p>		
<b>Provisions</b>		
	<b>Site Planning</b>	Insert new objectives and provisions under "site planning" from the outset.
	<u>Objectives</u> O5. To ensure the site is of sufficient width and area so is capable to <ul style="list-style-type: none"> <li>▪ accommodate practical vehicular access and car manoeuvring,</li> <li>▪ provide open space with satisfactory level of amenity, and</li> <li>▪ provide reasonable separation distances from the adjoining properties.</li> </ul>	New objective specific to site planning.



Existing Provisions	Proposed Amendments	Comment
	O6. Ensure development sites are of a sufficient dimension to accommodate high quality development.	New objective specific to site planning.
	<u>Provisions</u> 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.	Provide cross-reference to SEPP to ensure clarity and consistency.
	P2. The minimum site frontage for boarding house or co-living housing developments is 17m.	Adapted from the existing P13 of the requirement of minimum 17m-frontage. It is proposed to apply the requirement regardless of the number of storeys of the development.
	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.	Strengthen the site planning controls.
	<b>Local Streetscape Character</b>	Introduce new objectives and provisions under new heading "Local Streetscape Character"
	<u>Objectives</u> O7. Ensure that new development is compatible with the scale and compliment with the character of the surrounding development and streetscape.	New objective proposed to stress compatibility with the local character
	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.	New objective proposed to provide additional guidance on development that may have heritage impacts

Existing Provisions	Proposed Amendments	Comment
	<p><u>Provisions</u></p> <p>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.</p> <p>The statement must include the following:</p> <ul style="list-style-type: none"> <li>▪ 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),</li> <li>▪ include the design responses for the following characteristic elements, as a minimum: <ul style="list-style-type: none"> <li>i. predominant building type,</li> <li>ii. predominant height of buildings,</li> <li>iii. predominant front setback and landscape treatment,</li> <li>iv. predominant side setbacks, and</li> <li>v. predominant rear alignment of buildings and rear landscaping</li> <li>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</li> <li>vii. predominant parking arrangements on sites within the area (location,</li> </ul> </li> </ul>	<p>Adapted from existing P1 and strengthening the provision by requiring the planning principle to be addressed.</p> <p>Requiring a character statement to be submitted with the DA.</p>

Existing Provisions	Proposed Amendments	Comment
	<p>structures), including the location of vehicular crossings and driveway entry</p> <ul style="list-style-type: none"> <li>▪ explain how the design of the proposed development has regard to the site analysis provisions in accordance with Section 2.2 of the BDCP.</li> <li>▪ explain how the design of the proposed development has regard to the design excellence provisions in P6 and P7.</li> </ul>	
	<p>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:</p> <ul style="list-style-type: none"> <li>i. elements identified in P4 above</li> <li>ii. the significance of the heritage item or Heritage Conservation Area</li> <li>iii. the age and style of existing buildings</li> <li>iv. the curtilage of the Heritage Item</li> <li>v. predominant design features such as verandas, eaves and parapets</li> </ul>	<p>Adapted from existing P3 with additional details to provide clarity on the minimum requirements of the statement demonstrating compatibility with the heritage character.</p>
<i>Building Form and Appearance</i>		

Existing Provisions	Proposed Amendments	Comment
P1 Building form and appearance of new boarding houses where viewed from public streets and adjoining sites are to be compatible with surrounding development.		Adapted into the new P4.
<p>P2 Boarding houses shall be designed to reflect the predominant design features and respect the character of streets on which they are located.</p> <p>Design elements include:</p> <ul style="list-style-type: none"> <li>- Massing and proportions.</li> <li>- Roof form and pitch.</li> <li>- Façade articulation and detailing.</li> <li>- Window and door proportions.</li> <li>- Features such as verandahs, eaves and parapets.</li> <li>- Building materials, patterns, textures and colours.</li> <li>- Decorative elements.</li> <li>- Vehicular footpath crossings.</li> <li>- Fence styles.</li> <li>- Building setbacks.</li> <li>- Building height and number of storeys.</li> </ul>		Adapted into the new P4.
P3 Boarding houses that are located within or in the vicinity of a Heritage Conservation Area or Heritage Item must be designed sympathetically to the significance of the heritage property.		Adapted into the new P5.
<p>P4 Boarding houses must provide the following facilities within each building:</p> <ul style="list-style-type: none"> <li>- Manager/operator accommodation (if the boarding house has capacity to accommodate 20 or more lodgers).</li> </ul>		As per the standard definitions of boarding houses and co-living housing under the BLEP 2012 these inclusions are required to be provided. They are also required under

Existing Provisions	Proposed Amendments	Comment
<ul style="list-style-type: none"> <li>- Sleeping room or bedrooms (containing sufficient storage area to store clothes, linen and personal items for each occupant).</li> <li>- Laundry facilities.</li> <li>- Washing/sanitary facilities.</li> <li>- Food preparation facilities in the form of either self-contained facilities in each room or a communal commercial grade kitchen.</li> <li>- Garbage storage and recycling facilities.</li> </ul>		<p>the relevant standards under the Housing SEPP.</p> <p>Redundant provision – Deleted.</p>
<p>P5 A boarding house development shall be designed as a contiguous building, within which all rooms are contained. Detached boarding houses are not permitted.</p>		<p>Redundant provision – deleted.</p> <p>Detailed provisions have been included under streetscape character and design excellence to ensure that new buildings for boarding house/co-living housing do not detract from the streetscape and delivery quality built form outcomes.</p>
<p>P6 Boarding houses shall be designed so that the main entry point(s) of the building are located to the street fronted elevation of the building and away from side boundary areas where adjoining property privacy may be compromised.</p>		<p>Adapted into the new P8.</p>
<p>P7 All parts of the premises and all appurtenances (including furniture, fittings, bedsteads, beds and bed linen) must be kept in a clean and healthy condition, and free from vermin.</p>		<p>Redundant provision – Deleted.</p> <p>This is added into standard conditions for boarding houses and co-living housing.</p>
BASIX		

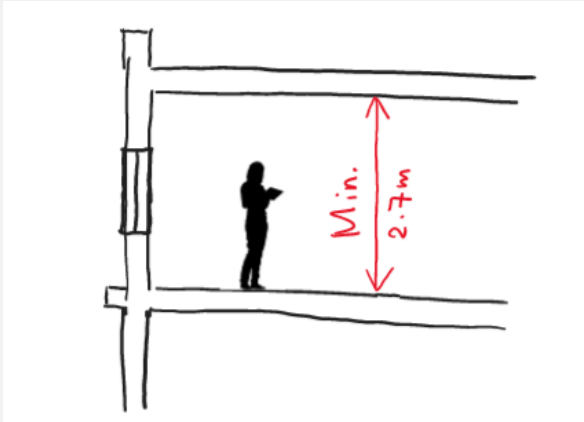
Existing Provisions	Proposed Amendments	Comment
<p>P8 Boarding houses are to satisfy the requirements of the NSW Government's BASIX (<a href="https://www.basix.nsw.gov.au/information/index.jsp">https://www.basix.nsw.gov.au/information/index.jsp</a>) standards for reduction in water and energy usage and provision of thermal comfort.</p>		<p>Redundant provision – Deleted.</p> <p>This is required under the SEPP (Sustainable Buildings). This is added into standard conditions for boarding houses and co-living housing.</p>
Signage		
<p>P9 Only one external sign is permitted for the boarding house development. The sign is limited to a maximum area of 0.3 sqm and its location is to be identified in the application for Council's consideration. The sign shall only provide the name of the boarding house and its address.</p>		<p>Provision adapted into the new P72 and P73 under the heading "Signage"</p>
<b>Strata Subdivision</b>		
<p>P10 Boarding houses are to be maintained and operated as a single entity. The strata subdivision of the individual rooms of a boarding house is not be permitted.</p>		<p>Already required under the Housing SEPP. Redundant provision – Deleted.</p>
<b>FSR, Height and Frontage Width</b>		
<p>P11 The maximum permissible FSR for boarding houses are those set out in the FSR Map of the BLEP 2012</p>		<p>Already required under the BLEP 2012 and the Housing SEPP. Redundant provision – Deleted.</p>
<p>P12 The maximum permissible height for boarding houses are those set out in the Height of Building Map of the BLEP 2012.</p> <p>Notwithstanding, boarding houses in the R2 zone will generally be restricted to two storeys in height to ensure their visual</p>		<p>Already required under the BLEP 2012 and the Housing SEPP. Redundant provision – Deleted.</p>

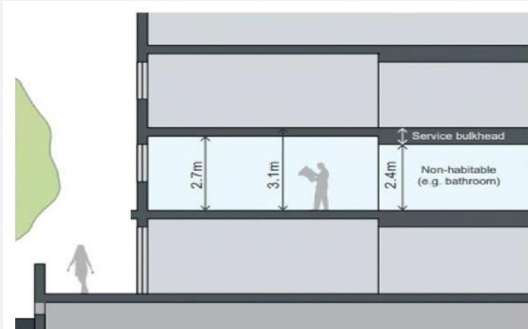
Existing Provisions	Proposed Amendments	Comment
compatibility with surrounding low-density residential development.		Boarding houses are no longer not permitted in the R2 zone hence it is not relevant – Deleted.
P13 A boarding house shall generally be erected on an allotment of land having a minimum frontage of 17m for a two storey development, and being able to provide vehicle access and car manoeuvring spaces on site.		The provision is relocated and amended to P2 under Site Planning.
	<b>Design Excellence</b>	New objectives and provisions introduced under a new heading of “Design Excellence” as a response to the Burwood Design Review Panel’s recommendation.
	<u>Objective</u> 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	To provide objectives for the Design Excellence provisions.
	<u>Provisions</u> 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,	To provide additional requirement of a design statement demonstrating compliance with Clause 6.5 of the BLEP 2012 when it applies.

Existing Provisions	Proposed Amendments	Comment
	materials, finishes and colours and how they are suitable to the subject site and its context.	
	<p>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:</p> <ul style="list-style-type: none"> <li>(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),</li> <li>(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,</li> <li>(c) how any streetscape and heritage issues have been addressed,</li> <li>(d) whether the amenity of the surrounding area, including any view corridors, vistas or landmark locations, will be adversely affected,</li> <li>(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,</li> <li>(f) whether any adverse effect on pedestrian movement and experience will be avoided (and whether the public</li> </ul>	To replicate the design excellence provisions in the DCP.



Existing Provisions	Proposed Amendments	Comment
	<p>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),</p> <p>(g) diversity of public open spaces at the ground level, as well as the roof and other levels of buildings,</p> <p>(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,</p> <p>(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.</p>	
	<b>Built Form Design</b>	
	<p><u>Objective</u></p> <p>O12. Establish the appropriate separation of the built form to the public domain and adjoining development</p>	Specific objective proposed.
	<p><u>Provisions</u></p> <p>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.</p>	Adapted from the existing P6.
Floor to Ceiling Heights		

Existing Provisions	Proposed Amendments	Comment
<p>P14 The floor to ceiling heights for boarding rooms and indoor communal areas, except for corridors and non-habitable spaces must be a minimum of 2.7 metres.</p>	<p>P9. Boarding house and co-living housing developments must have a minimum:</p> <ol style="list-style-type: none"> <li>Minimum Floor to ceiling height of 2.7m except for corridors and non-habitable spaces.</li> <li>Minimum Floor to floor height of 3.1m. Sunken building footprints below the relative level of the front footpath will not be supported.</li> </ol>  <p>Figure 48: Minimum floor to ceiling heights for boarding houses and co-living housing</p>	<p>Adapted from the existing P14 and P15.</p> <p>New sketch proposed to replace ADG diagram.</p>
<p>P15 Floor to floor heights should be a minimum of 3.1 metres. Sunken building footprints below the relative level of the front footpath are not allowed.</p>		<p>Adapted into the newly proposed P9</p>
<p>P16 In the case of existing dwellings located outside of the R2 Low Density Residential zone being converted into boarding houses, existing floor to ceiling heights are to be maintained and be no less than 2.7m.</p>	<p>P12 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</p>	<p>Provision amended to improve clarity.</p> <p>ADG diagrams removed.</p>

Existing Provisions	Proposed Amendments	Comment						
<p>Contributory facade elements and the integrity of the dwelling's structural framework are to be maintained.</p> <div></div> <p>Figure 48: Minimum floor to ceiling heights for boarding houses (Adapted from ADG 2015)</p>	<p>integrity of the dwelling's structural framework are to be maintained.</p>							
<p><b>Setbacks</b></p> <p>P17 (i) Front setback provisions for Residential zones:</p> <table><tr><th>Building Component</th><th>Minimum Setback from Street Alignment</th></tr><tr><td>Ground floor</td><td>Existing predominant building line</td></tr><tr><td>First floor and above</td><td>6.0m</td></tr></table>	Building Component	Minimum Setback from Street Alignment	Ground floor	Existing predominant building line	First floor and above	6.0m	<p>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.</p>	<p>The Housing SEPP specifies the front, side and rear setback requirements for the boarding houses (Section 25(2)(b)) and for the co-living housing (Section 69(2)(a)) in the R2 Low Density Residential Zone or R3 Medium Density Residential Zone. However, R1 General Residential Zone was not covered in the relevant provisions.</p> <p>This provision is therefore amended to close the gap between the SEPP requirements and the BDCP for developments in the R1 General Residential Zone</p>
Building Component	Minimum Setback from Street Alignment							
Ground floor	Existing predominant building line							
First floor and above	6.0m							

Existing Provisions		Proposed Amendments			Comment									
(ii) Side and rear setback provisions for Residential zones:		<p>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:</p> <table><tr><td></td><td>Side Setback</td><td>Rear Setback</td></tr><tr><td>Ground Floor</td><td>2.0m</td><td>6m</td></tr><tr><td>First floor</td><td>3.5m</td><td>6m</td></tr></table>				Side Setback	Rear Setback	Ground Floor	2.0m	6m	First floor	3.5m	6m	<p>It is specified under the Housing SEPP that for boarding houses or co-living housing for more than 3 storeys the ADG separation distances apply (Section 25 (2)(c) and Section 69 (2)(b) of the Housing SEPP).</p> <p>This provision is therefore amended to close the gap between the SEPP requirements and the BDCP for developments less than 3 storeys in the R1 General Residential Zone</p>
	Side Setback				Rear Setback									
Ground Floor	2.0m				6m									
First floor	3.5m				6m									
Building Component	Minimum Setback from Street Alignment													
Ground floor	2.0m													
First floor	3.5m													
Second floor and above	5.0m													
P17A Notwithstanding P14, where a side or rear boundary is contiguous with a heritage item the minimum setback is 5m setback for the building at or above ground level and 4m for any underground excavation, irrespective of the setback of the heritage building from its boundary or landscaping of that setback. Fire stairs pump rooms or similar structures are not permitted in the setback area.		P13. Where a side or rear boundary is contiguous with a heritage item the required setback is:			Existing provision retained with wording streamlined.									
		- 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.			Adapted from existing P17A.									
Advisory Note: Boarding houses within Business zones will be required to comply with the setback controls provided under the relevant Area Based Controls for Centres and Corridors in Section 3.					Redundant wording as already required under the SEPP and relevant sections of this DCP – Delete.									

Existing Provisions	Proposed Amendments	Comment
P18 Balconies, pergolas, etc. are not to encroach into the minimum setback area as set out in P14 & P14A above.	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.	Provision amended to remove requirement on front elevation and as such to allow reasonable articulation on the façade.
	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.	New provision proposed to provide further clarity for the new P15.
	<b>Visual Appearance and Articulation</b>	New group of objectives and provisions proposed under the new heading to encourage articulation
	<u>Objective</u> 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.	
	<u>Provisions</u>	

Existing Provisions	Proposed Amendments	Comment
	<p>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:</p> <ul style="list-style-type: none"> <li>▪ A composition of varied building elements</li> <li>▪ A defined base, middle and top of buildings</li> <li>▪ Revealing and concealing certain elements</li> <li>▪ Changes in texture, material, detail and colour to modify the prominence of elements</li> <li>▪ Varied roof forms that add visual interest</li> </ul>	
	<p>P18. Building facades should be well resolved with an appropriate scale and proportion to the streetscape and human scale. Design solutions may include</p> <ul style="list-style-type: none"> <li>▪ Well composed horizontal and vertical elements</li> <li>▪ variation in floor heights to enhance the human scale</li> <li>▪ elements that are proportional and arranged in patterns</li> <li>▪ public artwork or treatments to exterior blank walls</li> <li>▪ grouping of floors or elements such as balconies and windows on taller buildings</li> </ul>	
	<p>P19. Large areas of blank, minimally or poorly articulated walls are not acceptable.</p>	

Existing Provisions	Proposed Amendments	Comment								
	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.									
Room Size, Recreational Areas and Washing Facilities	<b>Internal Design</b>									
Bedrooms/Sleeping Rooms	<b><u>Room Design</u></b>									
<p>P22 The size for a sleeping room (excluding any area used for private kitchen or bathroom facilities) within a boarding house shall be as follows:</p> <table border="1"> <thead> <tr> <th>Room Type</th><th>Minimum Room Size</th><th>Maximum Room Size</th></tr> </thead> <tbody> <tr> <td>Single person bedroom</td><td>12sqm</td><td rowspan="2">25sqm</td></tr> <tr> <td>Two person bedroom</td><td>16sqm</td></tr> </tbody> </table>	Room Type	Minimum Room Size	Maximum Room Size	Single person bedroom	12sqm	25sqm	Two person bedroom	16sqm	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.	Adapted from the existing P22 to provide cross-reference to the SEPP.
Room Type	Minimum Room Size	Maximum Room Size								
Single person bedroom	12sqm	25sqm								
Two person bedroom	16sqm									
P23 Dormitory style accommodation in boarding houses is not permitted		<p>SEPP provides requirements for room configuration and does not allow for dormitory style accommodation</p> <p>Redundant provision - delete</p>								

Existing Provisions	Proposed Amendments	Comment
<p>P24 Each bedroom is to ensure that there are sufficient storage and furnishing provided in the room. These requirements are as follows and should be met:</p> <p>(a) Secure Storage Facilities</p> <p>Minimum capacity of 1 sqm per person. Where more than one person is accommodated in the room, the storage space must be lockable.</p> <p>(b) Minimum Room furnishings</p> <ul style="list-style-type: none"> <li>▪ Bed (including base and mattress).</li> <li>▪ Wardrobe.</li> <li>▪ Mirror.</li> <li>▪ Table and chair.</li> <li>▪ A night light or other approved illumination vice for each bed.</li> <li>▪ Waste container.</li> <li>▪ An approved latching device on the door.</li> <li>▪ Curtains, blinds or similar privacy device.</li> </ul> <p>All room furnishings shall be detailed in the Management Plan and maintained in good repair.</p>	<p>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</p> <ul style="list-style-type: none"> <li>▪ 2m<sup>2</sup> – kitchenette, which must include a small fridge, cupboards and cooktop/microwave</li> <li>▪ 3m<sup>2</sup> – bathroom facilities</li> <li>▪ 1.5m<sup>2</sup> – laundry facilities (wash tub and washing machine)</li> <li>▪ 2m<sup>3</sup> – storage capacity per person</li> </ul> <p>Details are to be included on the plans submitted with the Development Application.</p> <p>Note: laundry facilities can be integrated into the kitchenette.</p>	<p>Provision adapted into the new P23.</p> <p>Reference for internal room requirements were taken from existing provisions under the BDCP and Georges river DCP.</p> <p>The list of room furnishing has been relocated under the Template – Plan of Management included in the Appendix.</p>
<b>Communal Living Room</b>	<b><u>Communal Living Area</u></b>	Wording updated to be consistent with the Housing SEPP
A communal living room refers to an indoor space, such as a lounge, games room or TV room.		Delete.
P29 Boarding houses provide accommodation for people who are unrelated and generally strangers. Whilst building design and layout should encourage resident interaction, it is also		This has already been expressed in the objectives of the section and in the provision under visual privacy and acoustic amenity.



Existing Provisions	Proposed Amendments	Comment
important to provide and maintain privacy for residents. DAs for boarding houses are to consider the impact of the development on adjoining properties, where both noise disturbance and visual impact should be minimised.		Redundant wording – deleted.
<p>(a) Communal Living Room</p> <p>Boarding houses are to provide a communal living room of a minimum 15 sqm in area for the first 12 persons or part thereof, with a further 1.25 sqm provided for each additional person thereafter.</p> <p>Where a boarding house only has 4 or less rooms, each being self-contained, a communal living room is not required.</p>	<p>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.</p>	<p>Adapted from the existing P29 to be consistent with the Housing SEPP.</p> <p>Additional details provided to clarify on the requirements of calculation.</p>
Developments will be required to demonstrate equitable and convenient access to all boarders by spreading communal living area across floors in multi-storey premises.	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.	Provision amended in a measurable fashion to require communal living area to be provided commensurate with the density of the development.
<p>(b) Location of Communal Living Room</p> <p>Communal living areas where located on the ground floor are to be located near commonly used spaces, such as kitchen, laundry, lobby entry area, manager's office etc., or adjacent to the communal outdoor open space.</p> <p>Communal living rooms should have a northerly aspect and should be located where they will have a minimal impact on</p>	<p>P25. Where communal living areas are situated:</p> <ul style="list-style-type: none"> <li>▪ on ground level of a development, these must be located adjacent to the outdoor communal open space.</li> <li>▪ above ground level of a development, these must be located as close to any outdoor communal open space</li> </ul>	Provision amended to streamline the wording

Existing Provisions	Proposed Amendments	Comment		
<p>adjoining properties in terms of noise generation. The use of double glazed windows or acoustic barriers can assist with this.</p> <p>Consideration should be given to ensure that habitable rooms adjoining the communal living room also protected from excessive noise.</p> <p>The use of highlight windows is encouraged along side boundaries, to minimise direct overlooking, particularly when adjoining or adjacent to residential properties.</p>		<p>Privacy mitigation measures are addressed under the heading of Visual Privacy and Acoustic Amenity.</p>		
<b>Kitchen Facilities</b>	<b><u>Kitchen Facilities</u></b>			
<p>P25 Notwithstanding any provision of kitchen facilities within individual boarding house rooms, a communal kitchen may be provided within the boarding house development.</p>		<p>Provision adapted to the new P27.</p>		
<p>P26 Communal kitchen areas must comply with the following requirements:</p> <p>(a) Class 1b Kitchen Facilities</p> <p>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 6.5 sqm for one to six residents or 11 sqm for 7-12 residents.</p> <p>(b) Class 3 Kitchen</p>	<p>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.</p> <table><tr><td>Class 1b Kitchen</td><td>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<sup>2</sup> for one to six residents or 11m<sup>2</sup> for 7-12 residents</td></tr></table>	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 <sup>2</sup> for one to six residents or 11m <sup>2</sup> for 7-12 residents	<p>Provision adapted to new P27.</p>
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 <sup>2</sup> for one to six residents or 11m <sup>2</sup> for 7-12 residents			

Existing Provisions	Proposed Amendments		Comment
<p>A commercial grade communal kitchen and dining area with a minimum area of 15 sqm, plus 1 sqm per additional person above the minimum 12 persons.</p> <p>(c) Kitchen Requirements</p> <p>The following must be provided in any kitchen as a minimum:</p> <ul style="list-style-type: none"> <li>One sink for every six people with running hot and cold water.</li> <li>One stove top cooker for every six people.</li> <li>A refrigerator with storage space of 0.13 sqm per person.</li> <li>A freezer with storage space of 0.05 sqm per person.</li> <li>Exhaust ventilation.</li> <li>A lockable drawer or cupboard for food storage for each guest in the kitchen area.</li> </ul>	<p>Class 3 Kitchen</p>	<p>A commercial grade communal kitchen and dining area with a minimum area of 15m<sup>2</sup> plus 1m<sup>2</sup> per additional person above the minimum 12 persons.</p>	<p>The detailed storage area per person within the refrigerator and freezer have been deleted as it is impractical to assess and enforce.</p>
	<p>Kitchen Requirements</p>	<p>The following must be provided in any kitchen as a minimum:</p> <ul style="list-style-type: none"> <li>One sink for every six people with running hot and cold water.</li> <li>One stove top cooker for every six people.</li> <li>Exhaust ventilation.</li> <li>A lockable drawer or cupboard for food storage for each guest in the kitchen area.</li> </ul>	
<p>P27 Any kitchen facilities and utensils for the storage or preparation of food must be kept in a clean and healthy condition, in good repair, free from foul odours and, as far as practicable, free from dust, flies, insects and vermin.</p>			<p>Delete –This is a standard condition in development consent not a planning control for assessment.</p>
<p>P28 The floor of any kitchen must have an approved impervious surface.</p>			<p>Delete –This is a standard condition in development consent not a planning control for assessment.</p>
<p><b>Laundries, Bathrooms and Drying Facilities:</b></p>	<p><b><u>Laundry Facilities</u></b></p>		

Existing Provisions	Proposed Amendments	Comment
	P28. Individual laundry facilities must be provided within each individual rooms in co-living housing developments.	New provision proposed to require the provision of individual laundry facilities for co-living private rooms.
	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.	New provision proposed to improve clarity on provision of laundry facilities requirement for boarding house.
<p>P30 Communal laundry facilities must comply with the following requirements:</p> <p>(a) Laundry facility requirements</p> <p>(i) One automatic washing machine for the first 10 residents plus one automatic washing machine for every additional 15 residents thereafter or part thereof or equivalent and</p> <p>(ii) One domestic dryer for first 10 residents plus one domestic dryer for every additional 20 residents thereafter or part thereof or equivalent and</p> <p>(iii) One large laundry tub with running hot and cold water for up to 10 residents and one additional tub for premises that contain more than 10 residents and</p> <p>(iv) 30 metres of clothesline for every 12 residents on an outdoor area (can be retractable).</p>	<p>P30. At a minimum, the communal laundry is to provide the following:</p> <ul style="list-style-type: none"> <li>▪ 1 washing machine/dryer (or combo) for every 8 rooms or part thereof</li> <li>▪ 1 large laundry tub with running hot and cold water for every 8 rooms or part thereof</li> </ul>	<p>Provision amended to streamline the assessment.</p> <p>Delete the requirement of the length of retractable clothesline as it is not measurable in DA assessment.</p>
<p>(b) Clothes drying areas</p> <p>Outside drying areas shall be located in the communal courtyard area to enable maximum solar access. Internal drying and</p>	<p>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</p>	<p>Provision updated to include consideration of visual impact.</p>

Existing Provisions	Proposed Amendments	Comment
laundry facilities shall be located in a safe and accessible location for all residents.	design and must not be located where visible from the street or public domain.	
(c) Submission requirements All laundry facilities must be nominated on the plans and details of the energy star rating of appliances must be submitted with the construction certificate.		This is a standard condition. – Delete from DCP.
(d) Bathroom facilities: Class 1(b) – up to 12 residents Bathroom facilities must comply with the minimum requirements of the BCA and be in an accessible location for all occupants. The minimum requirement is one bath or shower for each 10 occupants or part thereof and one closet pan and washbasin with hot and cold running water for each 10 occupants or part thereof. Class 3 Bathroom facilities must comply with the minimum requirement as stipulated in the BCA and in an accessible location for all occupants. The minimum requirement is one bath or shower and one closet pan and washbasin with hot and cold running water for each 10 occupants or part thereof.		Redundant provision as already required under the BCA/NCC – Delete.
P31 Communal Bathrooms are to be a minimum of 5 sqm in size.		Provision deleted – too specific
P32 Toilet and shower facilities for employees and persons with a disability are to be provided in accordance with the provisions of the BCA.		Redundant provision as already required under the BCA/NCC – Delete.

Existing Provisions	Proposed Amendments	Comment
P33 Toilet facilities, if for communal uses, must be provided in a separate compartment from the bathroom/shower room.		
	P32. All appliances achieve an energy star rating of 3.5 or higher, unless otherwise legislated.	New provision proposed to introduce energy rating requirement for appliances in boarding house and co-living housing to reduce emissions and improve sustainability.
	<b>Visual Privacy and Acoustic Amenity</b>	New group of provisions proposed under privacy
	<u>Objectives</u> O17. Ensure an acceptable level of visual privacy and acoustic amenity is provided for the development and adjoining residential uses.	New objective proposed.
	<u>Provisions</u> 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.	New provision proposed.
	P34. Bedrooms within boarding house and co-living housing development must be designed to locate bedrooms away from significant internal and external noise sources.	New provision proposed.
	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:	Adapted from the existing provision P51

Existing Provisions	Proposed Amendments	Comment
	<ul style="list-style-type: none"> <li>the location of openings relevant to adjoining uses and neighbouring properties,</li> <li>locating similar building uses (such as bathrooms) back to back</li> </ul>	
	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.	New provision proposed to be consistent with the NSW planning framework.
<b>Landscaping and Communal Open Space</b>	<b>Landscaping Treatment and Open Space</b>	New objectives and provisions proposed to strengthen the local landscaping and deep soil requirements.
P53 Landscaping of the unbuilt upon area is to be provided for the recreational needs of residents, to enhance the amenity of the area and streetscape, to provide for privacy screening and to make allowance for deep soil planting.		Provision adapted into the new group of objectives.
	<u>Objectives</u> O18. Ensure sufficient and well located private and communal open space to meet the recreational needs of residents.	New objective proposed.
	O19. Provide areas for deep soil planting to achieve increased urban tree canopy cover and deliver green grid connections.	New objective proposed.

Existing Provisions	Proposed Amendments	Comment										
	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.	New objective proposed.										
	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.	New objective proposed.										
	<u>Provisions</u>											
	<b><u>Landscaping and Deep Soil</u></b>											
	P37. A detailed landscape plan must be submitted with any development application for boarding house and co-living housing developments.	New provision proposed.										
	P38. Existing significant trees and vegetation, where achievable, must be incorporated into the proposed landscape treatment.	New provision proposed.										
	<p>P39. Deep soil zones are to be provided to meet the following minimum requirements.</p> <table border="1"> <thead> <tr> <th>Site area</th><th>Minimum dimensions</th><th>Deep soil zone (% of site area)</th></tr> </thead> <tbody> <tr> <td>Less than 650sqm</td><td>1.5m</td><td rowspan="3">7%</td></tr> <tr> <td>650sqm – 1500sqm</td><td>3m</td></tr> <tr> <td>Greater than 1500sqm</td><td>6m</td></tr> </tbody> </table>	Site area	Minimum dimensions	Deep soil zone (% of site area)	Less than 650sqm	1.5m	7%	650sqm – 1500sqm	3m	Greater than 1500sqm	6m	<p>New provision proposed.</p> <p>The requirements are consistent with the requirements of the ADG except the minimum dimension requirement being introduced for sites smaller than 650sqm to ensure quality deep soil to be achieved on small sites. .</p>
Site area	Minimum dimensions	Deep soil zone (% of site area)										
Less than 650sqm	1.5m	7%										
650sqm – 1500sqm	3m											
Greater than 1500sqm	6m											



Existing Provisions	Proposed Amendments	Comment
	<p>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:</p> <ul style="list-style-type: none"> <li>▪ basement and sub-basement car park design that is consolidated beneath building footprints</li> <li>▪ use of increased front and side setbacks</li> <li>▪ adequate clearance around trees to ensure long term health</li> <li>▪ co-location with other deep soil areas on adjacent sites to create larger contiguous areas of deep soil</li> </ul>	New provision proposed.
	<p>P41. Alternative forms of planting should be provided, such as planting on structures while ensuring appropriate stormwater management is achieved under the following circumstances:</p> <ul style="list-style-type: none"> <li>▪ 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)</li> <li>▪ there is 100% site coverage or non-residential uses at ground floor level</li> </ul>	New provision proposed.
	<p>P42. Planting in deep soil areas is to include trees that achieve a minimum mature height of 6m.</p>	New provision proposed.
	<p>P43. Structures in a landscaped area need to be reinforced for additional saturated soil weight, as appropriate.</p>	New provision proposed.

Existing Provisions	Proposed Amendments	Comment
P54 In Residential zones, the front setback area must be landscaped to be compatible with the existing streetscape. Any communal open space must be provided behind the front building line.	P44. Where development is proposed in an established residential zone, the front setback area must be landscaped to be compatible with the existing streetscape.	Adapted from the existing provision P54.
	<p>P45. Landscaped areas should take advantage of existing site conditions when responding to features such as:</p> <ul style="list-style-type: none"> <li>▪ Changes of level;</li> <li>▪ Views; and</li> <li>▪ Significant landscape features including trees and rock outcrops</li> </ul>	New provision proposed.
	<b><u>Private Open Space</u></b>	
	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.	New provision proposed to ensure acceptable amenity and access to natural air and sunlight to be provided to rooms on the ground level or podium level.
	P47. For rooms above ground level facing the street along the front elevation, a balcony with a minimum dimension of 1m and minimum area of 2m <sup>2</sup> must be provided to increase the visual interest and enhance the passive surveillance to the public domain.	New provision proposed to encourage POS to be provided while encouraging façade articulation and passive surveillance.
	P48. A minimum 20% of all rooms on a side or rear elevation must be provided with individual private open space. The private open space above ground level are to be designed in the form of recessed balconies to mitigate privacy impacts to the adjoining properties.	New provision proposed to encourage POS provision while balancing the potential impacts to neighbouring properties.

Existing Provisions	Proposed Amendments	Comment
	P49. Clear glazing to balustrades must be avoided. The balustrade design should be visually recessive.	New provisions proposed to provide clarity in the design of private open space.
	<b><u>Communal Open Space</u></b>	
<p>P55 The following communal open space areas are to be provided:</p> <ul style="list-style-type: none"> <li>(i) In Residential zones, one area of at least 20 sqm with a minimum dimension of 3 metres for the use of the lodgers,</li> <li>(ii) In Residential zones, if accommodation is provided on site for a boarding house manager – one area of at least 8 sqm with a minimum dimension of 2.5 metres adjacent to that accommodation,</li> <li>(iii) In Business zones, one open-air area of at least 12 sqm, such as a courtyard or rooftop terrace. Privacy and acoustic screening should be provided for any elevated courtyard or rooftop terrace.</li> </ul>	<p>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.</p>	<p>Numerical requirement deleted as inconsistent with the SEPP. Cross-reference to the Housing SEPP is provided.</p>
	<p>P51. Communal open space may be provided above ground level where:</p> <ul style="list-style-type: none"> <li>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</li> <li>ii. there will be no significant impact on surrounding properties in respect to the loss of visual and acoustic privacy.</li> </ul>	<p>New provision proposed.</p>

Existing Provisions	Proposed Amendments	Comment
	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.	New provision proposed.
	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.	New provision proposed.
	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.	New provision proposed.
	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.	New provision proposed.
P56 Wherever possible communal open space areas should be connected to communal indoor spaces such as kitchens or living areas. Communal facilities such as BBQ's, seating and pergolas are also encouraged.	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.	Provision adapted into P51 and P56.
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.	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.	Provision retained.
	<b>Parking</b>	
	<u>Objectives</u>	New group of objectives proposed.

Existing Provisions	Proposed Amendments	Comment
	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.	
	<u>Provisions</u> P58. The number of car parking spaces will be provided at the rate as prescribed under the SEPP (Housing) 2021.	New group of provisions proposed to provide additional clarity in response to the amendment of Housing SEPP which removed the numerical requirement of bicycle and motorcycle parking.
	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 Controls	<b>Operational Management</b>	
	<u>Objectives</u> O25. Ensure management and operational practices ensure the safety and wellbeing of occupants.	New objectives proposed.
	O26. Ensure that development is operated and maintained in a manner that minimises impacts on adjoining owners and residents.	New objectives proposed.

Existing Provisions	Proposed Amendments	Comment
	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.	New objectives proposed.
	<u>Provisions</u> 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.	Adapted from the existing provision P43 with additional details to complement the SEPP requirement.
<b>Management Plan</b> P34 A Management Plan is to be developed and maintained and be accessible to Council as requested. The Management Plan shall address the following operational aspects of the boarding house: <ul style="list-style-type: none"> <li>▪ Fees for residency.</li> <li>▪ Kitchen usage, the provision of meals or resident provision of meals.</li> <li>▪ Use of communal space and facilities.</li> <li>▪ Parking for cars.</li> <li>▪ Cleanliness and maintenance of the property and grounds.</li> <li>▪ House rules, e.g. guest behaviour, activities and noise, visitor policy, operating hours of outdoor common areas, use of alcohol and/or drugs.</li> </ul>	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 <b>Appendix X</b> .  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.	Details to be addressed under the Plan of Management (POM) have been relocated under the POM Template in the Appendix.

Existing Provisions	Proposed Amendments	Comment
P35 A Management Plan must be submitted with each boarding house DA including new and existing boarding houses to ensure that the proposed premises operates in a manner that maintains a high level of amenity.		
<b>Management and Registration</b>		
P36 A management office shall be visibly located within the boarding house and be accessible to all boarders.		Deleted from the controls – details to be included under POM which will form part of the development consent once approved.
P37 The boarding house must be registered annually with the Department of Fair Trading.		Delete – this is a standard condition not a planning control.
P38 Properties located adjacent to the boarding house premise are to be provided with a 24 hour telephone number for the property manager/caretaker.		Deleted from the controls – details to be included under POM which will form part of the development consent once approved.
<b>On-site Manager/Management</b>		
P39 All new boarding houses are to have a contact person acting as an agent of the Manager and must be nominated and contactable 24 hours per day, 7 days a week.		Deleted from the controls – details to be included under POM which will form part of the development consent once approved.
P40 The boarding house agent may be accessible off-site or be one of the occupants who resides on the premises.		Deleted from the controls – details to be included under POM which will form part of the development consent once approved.
P41 A clearly visible sign with the name and telephone number of the contact person must be displayed externally at the front entrance of the boarding house and internally in the common area.		Deleted from the controls – details to be included under POM which will form part of the development consent once approved.

Existing Provisions	Proposed Amendments	Comment
P42 Where on-site managers are provided, they must be over 18 years of age.		Deleted from the controls – details to be included under POM which will form part of the development consent once approved.
P43 An on-site manager/management must be responsible for the operation, administration, cleanliness and fire safety of the premises, including compliance with the Management Plan as well as an Emergency Management and Evacuation Plan.		Deleted from the controls – details to be included under POM which will form part of the development consent once approved.
Maximum Number of Boarders and Lodgers		
P44 The number of occupants must not exceed the maximum number of persons determined by the Council to be accommodated in each bedroom or dormitory and in the whole premises.		Deleted from the controls – details to be included under POM which will form part of the development consent once approved.
Bedroom Numbering		
P45 A schedule showing the numeral designation of each bedroom and the number of persons permitted to be accommodated in each bedroom must be conspicuously displayed on the premises.		Deleted from the controls – details to be included under POM which will form part of the development consent once approved.
P46 Each bedroom must be numbered in accordance with the schedule and there must be displayed clearly on the door, or in each bedroom, the maximum number of persons allowed to be accommodated in the bedroom.		Deleted from the controls – details to be included under POM which will form part of the development consent once approved.
<b>Fire Safety and On-Site Security Measures</b>		
<b>Fire Safety Regulation</b>	<b>Fire Safety</b>	
	<u>Objectives</u>	New objective proposed.



Existing Provisions	Proposed Amendments	Comment
	O28. Ensure the appropriate level of fire safety within all boarding house developments and that acceptable levels of service provision are maintained.	
P47 Boarding houses (Class 1b or 3) must provide a high level of fire safety. Fire management practices are to be established to ensure safe and efficient access and egress and that all fire equipment and warning systems are regularly checked on an annual basis (a fire safety statement is to be supplied to Council) and maintained in accordance with the provisions of the Local Government Act 1993 and Building Code of Australia (BCA)..	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.	Wording streamlined.
P48 A floor plan must be permanently fixed to the inside of the door of each bedroom and that indicates the available emergency egress routes from the respective sleeping room.	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.	Provision amended.
P49 Council requires new premises to comply with the provisions of the Building Code of Australia (BCA). Where a DA proposes alterations and additions or upgrade to an existing premises it will be expected that the whole of the building will be upgraded in respect of Fire Safety and will be assessed on its merits.		Already required under the BCA/NCC. Redundant provision – Deleted.
<b>Additional Safety Measures</b>		

Existing Provisions	Proposed Amendments	Comment
<p>P50 Additional safety and security measures for all residents may include but are not limited to such things as internal signage indicating the property caretaker or manager and contact number, emergency contact numbers for essential services such as fire, ambulance, police, and utilities such as gas, electricity, plumbing, installation of perimeter lighting, appropriate fencing and secure gates, and all residents to have own keys.</p>		<p>Deleted from the controls – details to be included under POM which will form part of the development consent once approved.</p>
<p><b>Acoustic Impact Minimisation</b></p>		
<p>P51 The following noise abatement provisions should be complied with:</p> <p>Design considerations for noise abatement include consideration of the:</p> <ul style="list-style-type: none"> <li>▪ Location of windows in respect to the location of windows in neighbouring properties.</li> <li>▪ Sensitive location of communal outdoor areas away from main living area or bedroom windows of any adjoining dwelling.</li> <li>▪ The use of screen fencing or planting as a noise buffer for external noise sources or in terms of transferral of noise from communal areas to surrounding land uses.</li> <li>▪ The use of acoustic barriers as a noise buffer to external noise sources from surrounding land uses and/or passive design considerations within the building to minimise noise intrusion</li> </ul>		<p>Provision relocated under privacy.</p>

Existing Provisions	Proposed Amendments	Comment
<ul style="list-style-type: none"> <li>▪ The incorporation of double glazing of windows or use of glass blocks (for light penetration but not suitable where natural ventilation is also required)</li> <li>▪ Locate similar building uses (such as bedrooms to bathrooms) back to back internally within the building, to minimise internal noise transmission.</li> </ul>		
P52 The development standards contained within Part F5 of the BCA regarding sound transmission and insulation ratings and construction that applies to Class 3 buildings shall now apply to Class 1B buildings.		Redundant provision – refer to BCA.
<b>Accessibility for People with a Disability</b>		
<p>P58 Access, corridors and facilities are to be designed in accordance with the following:</p> <ul style="list-style-type: none"> <li>▪ Building Code of Australia – Access and Egress (Part D, E and F)</li> <li>▪ Australian Standard 2890.</li> </ul>		Delete redundant provision – required under BCA/AS.
<p>P59 There shall be a minimum of accessible / adaptable sole occupancy units provided at the rate specified in Part D3.1 General Building Access Requirements of the Building Code of Australia (BCA) namely (up to 200 units)</p> <ul style="list-style-type: none"> <li>▪ 1-10 units - One accessible unit</li> <li>▪ 11-40 units - Two accessible Units</li> <li>▪ 41-60 units - Three accessible units</li> <li>▪ 61-80 units - Four accessible units</li> <li>▪ 81-100 units - Five accessible units</li> </ul>		Delete redundant provision – required under BCA/AS.

Existing Provisions	Proposed Amendments	Comment
<ul style="list-style-type: none"> <li>101-200 units - Five accessible units plus one additional unit for every 25 units or part thereof in excess of 100 units</li> </ul>		
	<b>Service Facilities</b>	
	<i>Waste Facilities</i>	
	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.	New provision proposed to complement existing waste planning controls in this DCP.
	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.	New provision proposed.
<i>Mailbox and Postal Facilities</i>	<i>Mailbox and Postal Facilities</i>	
P19 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).	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).	Provision relocated from P19.
<i>Fire Safety and Power Supply Utilities</i>	<i>Fire Safety and Power Supply Utilities</i>	

Existing Provisions	Proposed Amendments	Comment
P20 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).	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).	Provision relocated from P20.
<i>Mechanical and Ventilation Equipment</i>	<i>Mechanical and Ventilation Equipment</i>	
P21 Mechanical and Ventilation Equipment are to comply with Provisions 15, 16, 17, 18 under Section 3.2.4 Street-Front Activities and Building Access.	P70. Mechanical and ventilation equipment are to comply with the provisions under Section 3.2.4 Street-Front Activities and Building Access.	Provision relocated from P21.
	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.	New provision proposed to consider visual presentation and design integration of building services.
	<b>Signage</b>	
	<u>Provisions</u> P72. A maximum of one external sign will be permitted with a maximum area of 0.3m <sup>2</sup> . The sign shall indicate the address of the property.	Adapted from the existing provision P9 and relocated here.
	P73. Details of the signs location (if proposed) are to be shown on the development application plans.	Adapted from the existing provision P9 and relocated here.
<b>[END OF THE SECTION 5.4]</b>		

### 3. Proposed amendments to Section 3.9 Transport and Parking in Centres and Corridors

Existing Provisions	Proposed Amendments	Comments
<b>3.9 Transport and Parking in Centres and Corridors</b> Table 2. Car Parking Rates in Centres and Corridors		
Hostels, boarding houses  Parking for residents <ul style="list-style-type: none"> <li>0.5 spaces per boarding room, or,</li> <li>in the case of development carried out by or on behalf of a social housing provider in an accessible area—at least 0.2 parking spaces are provided for each boarding room, or</li> <li>in the case of development carried out by or on behalf of a social housing provider not in an accessible area—at least 0.4 parking spaces are provided for each boarding room.</li> </ul> Parking for employees or caretakers <ul style="list-style-type: none"> <li>1 space per 2 employees or caretakers.</li> </ul>	Boarding houses, Co-living housing <ul style="list-style-type: none"> <li>Car Parking for residents – refer to the Housing SEPP</li> <li>Bicycle parking – one space per five rooms or part thereof</li> <li>Motorcycle parking – one space per five rooms or part thereof</li> </ul>	Ensure consistency with the SEPP and close the gaps of the silent requirement on bicycle and motorcycle parking

## 4. Proposed amendments to Section 4.6 Transport and Parking in Residential Developments

Existing provisions	Proposed Amendments	Comments
<b>4.6 Transport and Parking in Residential Developments</b> Table 4 - Car Parking Rates in Residential Zones		
Hostels, boarding houses  Parking for residents <ul style="list-style-type: none"> <li>0.5 spaces per boarding room</li> <li>in the case of development carried out by or on behalf of a social housing provider in an accessible area—at least 0.2 parking spaces are provided for each boarding room, or</li> <li>in the case of development carried out by or on behalf of a social housing provider not in an accessible area—at least 0.4 parking spaces are provided for each boarding room.</li> </ul> Parking for employees or caretakers <ul style="list-style-type: none"> <li>One space per two employees or caretakers</li> </ul>	Hostels, Boarding houses, Co-living housing <ul style="list-style-type: none"> <li>Car Parking for residents – refer to the Housing SEPP</li> <li>Bicycle parking – one space per five rooms or part thereof</li> <li>Motorcycle parking – one space per five rooms or part thereof</li> </ul>	Ensure consistency with the SEPP and close the gaps of the silent requirement on bicycle and motorcycle parking

## 5. Proposed amendments to Section 8.1.6 Waste/ Recycling Generation Rates

Existing Provisions			Comments
Type of premises	Waste Generation	Recycling Generation	
Boarding house	60L/occupant space/week	20L/occupant space/week	
Guest house			
Proposed Amendments			
Type of premises	Waste Generation	Recycling Generation	
Boarding house	60L/occupant space/week	60L/occupant space/week	
Co-Living Housing			