
Part 17

Boarding Houses and Co-Living Housing

17.1 Application

17.1 Application

This Part of the Plan sets out development controls relating to boarding house and co-living housing including newly proposed boarding houses and co-living housing or the conversion or adaptation of an existing building to either of these land uses within the Campbelltown LGA.

Note:

All boarding house and co-living housing developments shall be subject to annual fire safety and compliance inspections by Council.

The Boarding House Act 2012 (BH Act) sets out registration requirements and occupancy principles for ‘registrable boarding houses’ (as defined under the BH Act) to ensure delivery of quality accommodation services and protection of the wellbeing and living amenity of residents.

The BH Act is available for view the NSW legislation website at:
www.legislation.nsw.gov.au

Note:

This Part shall be read in conjunction with the provisions of the State Environmental Planning Policy (Housing) 2021 (Housing SEPP).

Building Code of Australia

Boarding houses may be classified as Class 1b or Class 3 under the BCA, depending on the number of residents. Class 3 buildings are subject to more stringent fire safety requirements. For further information refer to the BCA.

Note:

Under the CLEP, and the ARH SEPP boarding houses are permissible within the following zones:

- R3 Medium Density Residential;
- R4 High Density Residential;
- B1 Neighbourhood Centre
- B2 Local Centre; and
- B4 Mixed Use;



Fig 17.1 A boarding house in Campbelltown

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General Requirements for Boarding Houses and Co-Living Housing

17.2 General Requirements for Boarding Houses and Co-Living Housing

Objectives:

- Ensure that boarding house and co-living housing developments are of high quality design and consistent with the desired future character of the locality;
- Ensure that boarding houses and co-living housing developments do not adversely impact on the residential amenity of adjoining residents.
- Provide appropriate levels of amenity (internal and external) for residents within boarding houses and co-living housing.
- Ensure that boarding house and co-living housing developments are designed to provide sufficient communal facilities for the occupants in terms of communal indoor and outdoor areas, kitchen and laundry facilities.

17.2.1 Site and Size Requirements

- a) Boarding houses located within land zoned R2 Low Density Residential zone under the CELP or land zoned Zone 2(b) Residential B Zone under LEP 2002 shall have a maximum of 12 boarding rooms.
- b) Any sites proposing the construction of a boarding house or co-living housing development must have a minimum road frontage of 15 metres and a minimum site area which meets the following requirements, for both land uses, in the R3 (Medium Density) and R4 (High Density) zones: -
 - i) R3 - Minimum lot size of 800 sqm;
 - ii) R4 - Minimum lot size of 1,200 sqm.
- c) No boarding house or co-living housing development is permitted to be erected on a battle-axe allotment.
- d) No boarding house or co-living housing development shall be permitted on properties where any part of the allotment is within 50 metres of the commencement of the head of a cul-de-sac to which vehicular access to the site is obtained.
- e) No Boarding house or 'co-living housing' development shall be permitted on any

Note

For the purpose of this Part:

Low and medium density residential areas shall be taken to mean any land zoned R2 Low Density Residential, R3 Medium Density Residential, under the CELP, or where relevant, any land zoned Zone 2(b) Residential B Zone under LEP 2002.

High density residential areas shall be taken to mean any land zoned R4 High Density Residential under the CELP, or where relevant any land where residential apartment buildings are permissible under LEP 2002.

Local and neighbourhood centres shall be taken to mean any land zoned B1 Neighbourhood Centre or B2 Local Centre under the CELP or where relevant areas zoned Zone 3(c) Neighbourhood Business Zone under LEP 2002.

Mixed use areas shall be taken to mean any land zoned B4 Mixed Use under the CELP, or where relevant areas zoned Zone 10 (a) Regional Comprehensive Centre Zone under LEP 2002.

streets/roads etc. that are unable provide on-street parking.

- f) Boarding houses or ‘co-living housing’ development within local, neighbourhood centres and mixed use areas are not permitted to be located at the ground floor level.

17.2.2 Streetscape

Design Requirements

Development consent will not be granted to any new ‘boarding house’ and /or ‘co-living housing’ development unless Council is satisfied that: -

- a) the design of the ‘boarding house’ or ‘co-living housing’ development will be compatible with -
 - i) the desirable elements of the character of the local area, or
 - ii) for precincts undergoing transition—the desired future character of the precinct.
- b) The design of new purpose built buildings (including facade treatments, building massing, roof design and entrance features, setbacks and landscaping) shall complement the scale of the surrounding development.
- c) New buildings on corner sites shall incorporate facade treatments that address both street frontages and achieve positive articulation in building design.
- d) Clothes lines and air conditioning units shall be screened and not visible by the public when viewed from a public area.

17.2.3 Setbacks - Low and medium density Residential Areas

- a) All boarding house and co-housing living developments shall be set back a minimum of:

Boarding Houses (as defined under the CLEP) means a building that:

- i) is wholly or partly let in lodgings, and
- ii) provides lodgers with a principal place of residence for 3 months or more, and
- iii) may have shared facilities, such as a communal living room, bathroom, kitchen or laundry, and
- iv) has rooms, some or all of which may have private kitchen and bathroom facilities, that accommodate one or more lodgers,

but does not include backpackers’ accommodation, a group home, hotel or motel accommodation, seniors housing or a serviced apartment.

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- i) 5.5 metres from the primary street boundary;
 - ii) 3 metres from the secondary street boundary;
 - iii) 0.9 metres from any side boundary at the ground level;
 - iv) 1.5 metres from any side boundary for all levels above the ground level;
 - v) 5 metres from the rear boundary at the ground level; and
 - vi) 10 metres from the rear boundary for all levels above ground level within land zoned Zone 2(b) Residential B Zone under LEP 2002 or land zoned R2 under the CLEP.
 - vii) 6.5 metres from the rear boundary for all levels above ground level within land zoned R3 under the CLEP.
- b) Notwithstanding 17.2.3 a) i) and ii), any garage shall be setback a minimum of 6 metres from any street boundary.
- c) Any 'boarding house' or 'co-living housing' development which is constructed to at least 3 storeys in height must demonstrate compliance with the minimum building separation distances specified in the Department of Planning and Environment's 'Apartment Design Guide'.

17.2.4 Setbacks - (High density residential areas)

- a) Boarding house and co-living housing developments within high density residential areas shall be setback a minimum of:
- i) 5.5 metres from any street boundary; and
 - ii) 6 metres from any other boundary.

17.2.5 Setbacks - (Local and neighbourhood centres)

- a) Boarding house and co-living housing developments located on land within neighbourhood and local centres shall be setback a minimum of:

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- i) 3 metres from the primary street boundary;
 - ii) 3 metres from the secondary street boundary;
 - iii) 3 metres from any side boundary where it adjoins residential properties or public open space;
 - iv) 0.9 metres from the side boundary in any other case;
 - v) 6 metres from the rear boundary where it adjoins residential properties or public open space;
 - vi) 3 metres from the rear boundary in any other case.
- b) Despite clause 17.2.5 a) iv) above, boarding house and co-living housing developments shall be permitted to be built on the side boundary where in Council's opinion the proposed development is considered as a continuation of an adjacent development within the same section of the streetscape.
- c) Despite clause 17.2.5 a) vi), reduced rear setbacks shall be considered on merits.

17.2.6 Setbacks - (Mixed Use areas)

- a) Boarding house or co-living development within mixed use areas shall be setback a minimum of:
- i) zero metres from any street boundary; and
 - ii) 6 metres from any other boundary.

17.2.7 Shared facilities

Development consent will not be granted unless Council is satisfied that: -

- a) No 'boarding house' or 'co-living housing' room shall be occupied by more than 2 adults or have a gross floor area, excluding an area, if any, used for the purposes of private kitchen or bathroom facilities, which does not exceed more than 25m² and is not less than—
- i) 12sqm for a private room intended to be used by a single occupant, or
 - ii) otherwise— 16sqm

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- b) Adequate bathroom, kitchen and laundry facilities shall be provided within the 'boarding house' or 'co-living housing' development for the use of each resident, in the following manner.
- c) Where shared bathroom facilities are proposed, they shall be provided at the following rates:
 - i) A minimum of 1 bath or shower for each 10 occupants or part thereof;and
 - ii) in addition, one accessible toilet and one accessible shower where the number of residents exceeds 5 or more;and
 - iii) a closet pan and a washbasin with hot and cold running water for each toilet provided; and
- d) Where the number of residents is 5 or less, the common toilet/shower shall also be accessible for people with disabilities.
- e) Toilets shall be able to be accessed separately from the shower, so that toilet and the shower may be used by two separate people at the same time.
- f) Where communal kitchen facilities are proposed, they shall be provided at the following rates:
 - i) a minimum area of 8sqm for up to 10 occupants and 1sqm additional area for every 2 occupants thereof.
- g) Laundry and clothes drying facilities are to be provided at a rate of:
 - i) 1 washing machine and washing tub for every 10 occupants or part thereof; plus
 - ii) 1 clothes dryer for every 10 occupants or part thereof and;
 - iii) 1 fixed clothesline of at least 30 metres for every 10 occupants or part thereof.

17.2.8 Indoor Communal living areas

- a) Indoor communal living areas for a boarding house or co-living housing development containing 6 boarding rooms shall be -

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- i) a total of at least 30sqm of communal living area, and
- ii) minimum dimensions of 3m for each communal living area,
- b) Indoor communal living areas for a boarding house or co-living housing development containing more than 6 boarding rooms shall be-
 - i) a total of at least 30sqm of communal living area plus at least a further 2sqm for each boarding room in excess of 6 boarding rooms, and
 - ii) minimum dimensions of 3m for each communal living area.
- c) Co-living housing developments shall also provide an appropriate workspace for the manager, either within the communal living area or in a separately designated area.

17.2.9 Solar Access

- a) A minimum 3 hours of direct solar access shall be provided into at least one (1) of the proposed communal living areas between 9:00am and 3:00pm on 21 June.
- b) Dwellings on adjoining properties are to receive a minimum of 3 hours sunlight in habitable rooms and in at least 50% of the private open space between 9:00am and 3:00pm on 21 June. a) A minimum 3 hours of direct solar access shall be provided into at least one (1) of the proposed communal living areas between 9:00am and 3:00pm on 21 June.
- c) Where existing adjoining development currently receives less sunlight than this requirement, this should not be unreasonably reduced. In order to demonstrate what can be achieved, shadow diagrams may be required with the development application.

17.2.10 Site Services Boarding Houses and Co-Living Housing

- a) The location, design and construction of utility services shall satisfy requirements of

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the relevant servicing authority and Council.

- b) Adequate provision shall be made available for all essential services (i.e water, sewerage, electricity, gas, telephone, internet and stormwater drainage).
- c) All site services shall be placed underground.
- d) All communication dishes, antennae and the like shall be located to minimise visual prominence.

17.2.11 Visual Privacy

- a) No window of a habitable room or balcony shall directly face a window of another habitable room, balcony or private open space of another dwelling located within 6 metres of the proposed window or balcony unless appropriately screened.
- b) Notwithstanding Clause 3.4.3.2 a) any window of a living room located on an upper level shall:
 - i) be offset by 2 metres to limit views between windows and balconies; or
 - ii) have a sill height 1.7 metres above the floor level; or
 - iii) be splayed to avoid direct views between windows; or
 - iv) have fixed translucent glazing in any part of the window within 1.7 metres of the floor level.
- c) Notwithstanding 17.2.11 a), a balcony will only be considered where the private open space area of any adjacent dwelling is screened from view.

17.2.12 Signage

- a) Signage shall be limited to a maximum of 1 sign per building, detailing only the name and address of the premises and contact details of the managing agent.
- b) Signage must be affixed to the front elevation and not to the fence.
- c) The sign shall have a maximum area of 0.25sqm

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and a maximum height of 0.5 metres.

- d) Signage shall be non-illuminated.

17.2.12 Private Open Space

- a) A minimum of one communal private open space area shall be provided for use by all lodgers which is at least 20% of the total site area in size, with a minimum dimension in each direction of 3m.
- b) A minimum of one communal private open space area of 20 m² with a minimum dimension in each direction of 3 m shall to be provided for use by lodgers.
- c) Where the boarding house or co-living housing development is not within walking distance (400 m) to a public park the communal private open space shall have a minimum area of 30 m² with a minimum dimension in each direction of 3 m².
- d) The area of the communal private open space shall be directly adjacent to, and accessible from, the main indoor communal living area.

17.3

Car Parking and Access

17.3 Car Parking and Access

Objectives:

- Ensure that the location and design of driveways and parking areas, waste access and collection areas are practical, easily maintained, convenient, safe and suitably landscaped.
- Ensure that the surrounding street network and intersections continue to operate safely and effectively.
- Minimise parking arising from boarding houses on local streets.

17.3.1 Car Parking

Design Requirements

- Car parking areas shall be setback a minimum of 3 metres from the front boundary and any secondary boundary.
- Off street parking and loading shall be designed in accordance with *Australian Standards 2890 (as amended)*, except as otherwise provided by this Plan.
- No required car parking space shall be designed in a stacked configuration.
- A boarding house or co-living housing development shall have a maximum of one ingress and one egress driveway.
- The minimum width of a driveway serving a boarding house shall be 3 metres.
- Driveways shall :
 - be located a minimum distance of 6 metres from the tangent point of any unsignalled intersection; and
 - be sealed.

Note: In circumstances where an intersection is controlled by lights, a roundabout or the like, applicants are requested to contact Council for specific requirements, as the location

Note:

Clauses 24 (2) (i) and 68 (2) (e) of the Housing SEPP states that the following on-site car parking rates shall respectively apply for any proposed boarding house or co-living housing development : -

(i) in the case of development in an accessible area—at least 0.2 parking spaces are provided for each boarding room, and

(ii) in the case of development not in an accessible area—at least 0.4 parking spaces are provided for each boarding room, and

(iii) in the case of any development—not more than 1 parking space is provided for each person employed in connection with the development and who is resident on site,'.

Additionally, clauses 25 (2) (d) and 69 (2) (d) of the Housing SEPP states that:

'(d) at least one parking space will be provided for a bicycle, and one will be provided for a motorcycle, for every 5 boarding rooms or co-living housing rooms'.

Please note: Car parking requirements for boarding houses except where provided by a social housing provider is 0.5 spaces per bedroom in all locations.

17.3 Car Parking and Access

of the driveway may vary.

- g) Sufficient space shall be provided on site so that no vehicle shall be required to make more than a three-point turn to exit the site in a forward direction.
- h) All car parking spaces shall be line marked and delineated with appropriate signage and pavement marking.
- i) Car parking areas shall be designed and sized so that only one three-point turn is required for exiting/entering the site in a forward direction.

17.3.2 Access for People with Disabilities

Design Requirements

- a) Boarding houses and co-living housing developments shall comply with the minimum access requirements contained within the BCA and *Australian Standard 1428 - Design for Access and Mobility* (as amended).

17.4

Landscaping

17.4 Landscaping

Objectives:

- To encourage the planting of native and low water consumption plants and trees.
- To enhance the existing streetscape and promote a scale and density of planting that softens the visual impact of buildings, while maintaining opportunities for passive surveillance.

Design Requirements

- a) Landscaping shall be provided to a minimum of a:
 - i) 3 metre wide strip along the primary and secondary street frontage (other than vehicle driveways); and
 - ii) 1.5 metre wide strip along the full width of the rear setbacks.
- b) Native mature trees on site shall be retained.
- c) Car parking areas located in the front building setbacks must be screened by appropriate hedging plant species at suitable spacing.
- d) Development applications for boarding houses and co-living housing shall include a Landscape Plan and report, prepared by a suitably qualified consultant, that addresses the following: species, location and mature height of proposed planting;
 - i) a detailed landscape design plan including the proposed driveway areas and fencing height/materials;
 - ii) a minimum of 20 per cent of the total site area shall be available for deep soil planting; and
 - iii) no more than 30 per cent of the area forward of any building line shall be surfaced with impervious materials.

17.5 Waste Management

17.5

Waste Management

Objectives:

- Ensure that appropriate facilities are provided for the storage and collection of waste generated by boarding houses and co-living housing developments.

17.5.1 Boarding Houses, Co-Living Housing and Waste Management

a) Boarding house' and 'co-living housing' developments shall make provision for waste storage, allocated behind the primary and secondary setbacks and out of public view. Provision shall be made for the following rates of waste generation:

- Garbage: 1 x 240-litre bin for every 3 boarding house/co-living housing rooms per week if bins are to be used on a shared basis, or 1 x 140-litre bin for every boarding / co-living housing room per week if bins are to be allocated to individual boarding / co-living housing rooms.
- Recyclables: 1 x 240-litre bin for every 3 boarding / co-living housing rooms per fortnight if bins are to be used on a shared basis, or 1 x 240-litre bin for every boarding house or co-living housing room per fortnight if bins are to be allocated to individual boarding rooms.

b) All boarding house and co-living housing developments shall make provision for an appropriately sized waste/recycling bin storage facility that is centrally located and provides convenient access for occupants and collection contractors:

- provide for storage of a sufficient number of bins, as outlined under Section 17.5.1 a) above;
- be no more than 30 metres from the collection point;

Note:

Refer to Section 2.15 of Part 2 of Volume 1 for additional requirements on Waste Management.

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Waste Management

- iii) be covered;
 - iv) contain a hose connection;
 - v) have an impervious floor that is connected to the sewer; and
 - vi) incorporate design and construction (including colours, materials and finishes) that complement the development.
- c) The bin storage facility shall have sufficient capacity to allow for:
- i) Access, manoeuvring, cleaning and maintaining all bins by providing an extra 30% of the footprint of each waste container to the overall size of the storage area;
 - ii) Spacing of at least 50cm between all bins allocated for the development;
 - iii) All bins to be arranged side by side within the bin storage room (no stacking);
 - iv) A minimum 1.5m aisle between rows of bins to minimise potential obstructions; and
 - v) Future modifications of services, bin sizes and/or configurations by minimising the installation of fixed structures within bin storage areas.
- d) The communal waste/recycling bin storage facility shall not be located in such a place that requires any bins to be transported through any habitable part of the boarding house or co-living housing development to reach the collection point.
- e) All bins located within waste/recycling bin storage facility shall be presented to the kerbside for collection by a site manager, no earlier than the evening prior to scheduled collection and returned directly to the communal bin storage area within four hours of collection.
- f) Any development containing 20 or

more bedrooms , and/or when the number of bins proposed cannot be accommodated within 50% of the development's frontage width on collection day, the development shall be designed to accommodate forward-in, forward-out, drive-on vehicular collection for on-site servicing by a heavy rigid vehicle. For the purpose of calculating the minimum area behind the kerb and gutter required for bin placement, each bin shall be provided a clear width of 1.0 metre which allows for a 300mm separation distance either side of each bin.

- g) Developments must make provision for the storage of bulky waste (kerbside clean-up) materials, ensuring that:
 - i) a minimum area of ten (10) square metres per building is provided;
 - ii) the area is secure and caged for visibility into the enclosure;
 - iii) the area is accessible to all residents and has a minimum doorway width of 1.5m; and
 - iv) the area is not more than ten (10) metres from the waste collection point.

17.6

Management Plan

17.6 Management Plan

Objectives:

- Ensure that boarding houses maintain the residential amenity of adjoining neighbours.
- Ensure that the residents of boarding houses are provided with a satisfactory level of residential amenity.

Design Requirements

- a) A management plan shall be prepared and lodged with the Development Application for any proposed Boarding House or Co-Living Housing development.
- b) The management plan shall provide the following information:
 - i) A written statement confirming that the boarding house will always be used in perpetuity as 'affordable housing';
 - ii) Written details of the registered community housing provider that will manage the day-to-day operations of the completed boarding house;
 - iii) 24 hour contact details of the manager / caretaker (including phone number and mobile phone number);
 - iii) proposed staffing arrangements during the daytime and at night-time;
 - iv) proposed measures to control any potential noise or amenity impacts within the building and upon the surrounding locality;
 - v) proposed safety and security measures to be employed within the boarding house including prominent display boards within the building containing emergency telephone numbers and other essential telephone numbers;

Note:

All boarding houses shall be subject to annual fire safety and compliance inspections by Council.

The Boarding House Act 2012 (BH Act) sets out registration requirements and occupancy principles for 'registrable boarding houses' (as defined under the Act) to ensure delivery of quality accommodation services and protection of the wellbeing and living amenity of residents.

The BH Act is available for the NSW legislation website at:

www.legislation.nsw.gov.au

vi) proposed management practices to prevent the use of outdoor common open space areas between 10.00pm and 7.00am.; and

vii) professional cleaning and vermin control arrangements for at a minimum, the shared facilities, such as kitchens, bathrooms, laundries and indoor and outdoor common areas.

17.6 Management Plan