

Chapter C7

Boarding Houses

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C7 Boarding Houses

This chapter applies to development for the purpose of boarding houses in Canterbury LGA and comprises objectives and controls for new development, conversion of an existing building to a boarding house, alteration or intensification or refurbishment of an existing boarding house.

Boarding house is defined under LEP. Boarding houses can be carried out under *State Environmental Planning Policy (Affordable Rental Housing) 2009* and the LEP. Where a development application is required, an assessment of the relevant provisions of the Affordable Rental Housing SEPP and LEP will be undertaken.

This Chapter of the DCP should be read in conjunction with Part A – Introduction, Part B – General Controls, if located in a residential zone Part C – Residential Accommodation, if located in a Commercial zone Part D – Business Centres – General and Part G Glossary.

To the extent of any inconsistency between this chapter and any other chapters, the controls in this chapter will prevail to the extent of that inconsistency.

C7.1 General Objectives

- O1 To encourage the provision of high quality boarding houses within the Canterbury Local Government Area (LGA).
- O2 To ensure an acceptable level of amenity in boarding house premises to meet the needs of the residents.
- O3 To ensure that all boarding houses are compatible with the scale and character of the surrounding built form.
- O4 To ensure the building form, building design and landscaping of boarding houses are compatible with the suburban character of the residential areas.
- O5 To ensure the building form and building design of boarding houses do not adversely impact on the amenity of neighbouring properties in terms of visual bulk, access to sunlight and privacy.

C7.2 Site Planning

C7.2.1 Minimum Lot Sizes and Frontage

Minimum lot size and frontage controls are contained in the LEP. Minimum frontage controls in this DCP supplement the LEP provisions to ensure only sites with suitable dimensions capable of providing adequate residential amenity are developed.

Objectives

- O1 To ensure that land to be developed is of an adequate size and shape to accommodate development whilst providing adequate amenity for occupants of the site and surrounds.
- O2 To ensure there is adequate area for vehicle access and parking.
- O3 To ensure sites have sufficient dimensions to accommodate adequate landscaped open spaces.

Controls

- C1 New development shall comply with the relevant minimum lot size and site frontage controls prescribed in the LEP.
- C2 Boarding houses are not permitted on battle-axe allotments.

C7.2.2 Isolated Sites

Isolation of sites occurs where a property that adjoins a development site would be narrower or smaller than required to be developed under Canterbury LEP. Consequently the isolated site would be incapable of accommodating the form of redevelopment envisaged by the planning controls.

Objectives

- O1 To ensure that land adjoining a development site is not left sterilised or isolated so that it is incapable of being reasonably developed under the applicable controls.
- O2 To encourage the development of existing isolated sites in a manner that responds to the sites, context and constraints and maintains high levels of amenity for future occupants and neighbours.

Controls

- C1 Neighbouring properties are not to be isolated so that the property will be unable to reasonably accommodate redevelopment.
- C2 Undertake negotiations with neighbouring owners to seek amalgamation and enable coordinated redevelopment.

- C3 If neighbouring landowners do not agree on terms for amalgamation, provide evidence of reasonable offers, including at least two recent independent valuations.
- C4 If the amalgamation of adjoining properties cannot be achieved, demonstrate that the remaining property has reasonable potential for redevelopment by preparing an indicative schematic design that demonstrates:
 - (a) A building envelope; and
 - (b) A general layout that complies with the current applicable planning controls.
- C5 The development of existing isolated sites is not to detract from the character of the streetscape.
- C6 Isolated sites should achieve a satisfactory level of residential amenity for its occupants and those on adjoining properties.

C7.2.3 Layout and Orientation

Objectives

- O1 To encourage a more sustainable urban environment where energy efficiency is incorporated into the design, construction and use of buildings.
- O2 To reduce consumption of energy from non-renewable sources, and reduced greenhouse gas emissions.

Controls

- C1 Orientate development to maximise solar access and natural lighting, without unduly increasing the building's heat load.
- C2 Site the development to avoid casting shadows onto neighbouring dwelling's primary living area, private open space and solar cells.
- C3 Coordinate design for natural ventilation with passive solar design techniques.
- C4 Site new development and private open space to avoid existing shadows cast from nearby buildings.
- C5 Site a building to take maximum benefit from cross-breezes and prevailing winds.
- C6 Do not compromise the creation of casual surveillance of the street, communal space and parking areas, through the required orientation.
- C7 Consider opportunities for the provision of private open space for individual rooms where it will not result in a visual or acoustic privacy impact upon neighbouring properties.

C7.3 Building Envelope**C7.3.1 Floor Space Ratio, Height, Building Depth****Controls**

- C1 New development shall comply with the relevant height and floor space ratio controls prescribed in the LEP.
- C2 New boarding houses (including alterations and additions) shall comply with the building envelope controls of this DCP (unless specified in this chapter) for comparable predominant building type in the relevant zone provided in the table below:

Zone in which boarding house development is proposed	Chapter in DCP	Relevant Building Envelope Control
R2 Low Density Residential	Part C1 Dwelling Houses and outbuildings	C1.3
R3 Medium Density Residential	Part C3 Multi Dwelling Housing and Attached Dwellings	C3.3
R4 High Density Residential	Part C4 Residential Flat Buildings	C4.3.2
B1 Neighbourhood Centre B2 Local Centre B5 Business Development	Part D Business Centres	D1.3

Table C7.3: Envelope controls for boarding houses

C7.3.2 Setbacks for boarding houses

Objectives

- O1 To establish the desired spatial proportions of the street and define the street edge.
- O2 To limit the scale and bulk of development by retaining landscaped open space around.
- O3 To contribute to the natural landscape by retaining adequate space for new trees and conserving existing visually prominent trees.
- O4 To provide sufficient separation between buildings and adjacent land to limit the visual, environmental and likely potential amenity impacts of new development.
- O5 To minimise stormwater run-off by retaining deep soil areas that facilitate rainwater infiltration.

Controls

C1 The following setbacks apply to boarding houses in the relevant zone:

Setbacks	R2 and R3	R4	B1, B2, B5
Front	<ul style="list-style-type: none"> Minimum setback of 6m On a major road: a minimum setback of 9m from front boundary 	<ul style="list-style-type: none"> Minimum setback of 6m On a major road: a minimum setback of 9m from front boundary 	Refer to D.1.3. 4 for setbacks for boarding houses in the B1, B2 and B5 zones.
Side	<ul style="list-style-type: none"> Minimum setback of 2.5m Corner lots: minimum of 5.5m from the secondary frontage (the longer street boundary) 	<ul style="list-style-type: none"> Minimum setback of 4m Corner lots: minimum of 5.5m from the secondary frontage (the longer street boundary) 	Refer to C5.3.2.3, C1 for side setbacks in B5 zone.
Rear	<ul style="list-style-type: none"> Minimum setback of 6m 	<ul style="list-style-type: none"> Minimum setback of 6m 	
Deep soil	<ul style="list-style-type: none"> Minimum of 5m width of deep soil along the front and rear boundary based on the setback requirement. 	A minimum setback of deep soil along the side boundaries of 2m and minimum of 5m wide along the front/rear boundaries.	

Table C7.3.2: Setback requirements for boarding houses

Note: If there is any inconsistency between the setback controls for boarding houses in this chapter and other chapters of the DCP, the setback controls in this chapter will prevail.

C7.4 Building Design

Objectives

- O1 To ensure boarding houses complement the local character and streetscape and meet the objectives of the land use zone.
- O2 To ensure development is of a scale and form that is compatible with the character and quality of streetscapes.

C7.4.1 Building design of boarding houses

Controls

- C1 New boarding houses (including alterations and additions) shall comply with the relevant building design controls of this DCP (unless specified in this chapter) for comparable predominant building type in the relevant zone provided in the table below:

Zone in which boarding house development is proposed	Chapter in DCP	Relevant Building Design control
R2 Low Density Residential	Part C1 Dwelling Houses and outbuildings	C1.4
R3 Medium Density Residential	Part C3 Multi Dwelling Housing and Attached Dwellings	C3.4
R4 High Density Residential	Part C4 Residential Flat Buildings	C4.2.3
B1 Neighbourhood Centre B2 Local Centre B5 Business Development	Part D1 Business Centres - General	D1.4

Table C7.4.1: Building design requirements for boarding houses

Note: The design principles of State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development and the Apartment Design Guide do not apply to boarding houses.

C7.5 Car Parking

- C1 Boarding houses shall comply with the B1 parking and transport controls of this DCP.

C7.6 Amenity

C7.6.1 Solar Access and Overshadowing

Objectives

- O1 To ensure habitable rooms have reasonable daylight access.
- O2 To minimise overshadowing of primary living areas and private open space.
- O3 To enable occupants to adjust the quantity of daylight to suit their needs.

Controls

Solar Access to Proposed Development

- C1 Boarding houses should be located so that solar access to at least 50% of the communal open space areas and to communal living windows is achieved for at least 3 hours of sunlight between 9.00am and 3.00pm on 21 June.
- C2 Where site orientation permits boarding rooms must receive a minimum of 2 hours of sunlight between 9.00am and 3.00pm on 21 June.
- C3 Principle areas of private open space must receive a minimum of 2 hours of sunlight between 9.00am and 3.00pm on 21 June to at least 50% of the open space surface area.
- C4 All habitable rooms are to have access to natural ventilation through an external window.
- C5 Natural light is to be available from an external window or from a light well – not from a skylight. Access to light is to be provided by way of a window or door with a minimum floor area of the room of 10%. Note: Skylight as a sole source of light is not permitted.

Solar Access to Neighbouring Development

- C6 Proposed development must retain a minimum of 3 hours of sunlight between 9.00am and 3.00pm on 21 June for existing primary living areas and communal rooms and to 50% of the principal private open space.
- C7 If a neighbouring dwelling or a boarding house currently receives less than 3 hours of sunlight, then the proposed development must not reduce the existing level of solar access to that property.
- C8 Sunlight to solar hot water or photovoltaic systems on adjoining properties must comply with the following:
 - a. Systems must receive at least 3 hours of direct sunlight between 9.00am and 3.00pm on 21 June.

- b. If a system currently receives less than 3 hours sunlight, then proposed development must not reduce the existing level of sunlight.
- C9 Clothes drying areas on adjoining residential properties must receive a minimum of 3 hours of sunlight on 21 June.

Shading Devices

- C10 Windows and openings shall be appropriately located and shaded to reduce summer heat load and maximise sunlight in winter.
- C11 Use shading devices to allow direct sunlight to enter and heat a building in winter and prevent direct sunlight entering and heating the building in summer. Devices include eaves, awnings, shutters, louvres, pergolas, balconies, colonnades or external planting.
- C12 Provide horizontal shading to north-facing windows and vertical shading to east or west windows.
- C13 Use moveable shading devices on large windows facing east and west that are capable of covering 100% of glazed areas. Eaves shall be a minimum of 350mm wide and allow for an overhang of approximately 65 degrees above the horizontal.
- C14 Avoid reducing internal natural daylight or interrupting views with shading devices.
- C15 Use double-glazing, solar coated windows, curtains, or internal shutters to prevent heat loss and provide extra summer protection.
- C16 Use high performance glass with a reflectivity below 20%.
- C17 Minimise external glare by avoiding reflective films and use of tint glass.

C7.6.2 Visual Privacy

Objectives

- O1 To ensure reasonable levels of visual privacy is achieved for residents, inside a building and outside within the property, during the day and at night.
- O2 To ensure visual privacy is not compromised whilst maximising outlook and views from main living areas and private open space.
- O3 To promote passive surveillance of public and semi-public areas.

Controls

- C1 Locate and orient new development to maximise visual privacy between buildings, on and adjacent to the site.
- C2 Minimise direct overlooking of rooms, common rooms and private open space through the following:
 - a. Provide adequate building separation, and rear and side setbacks; and

- b. Orient living room and communal room windows and private open space towards the street and/or rear of the lot to avoid direct overlooking between neighbouring residential properties.
- C3 If living room windows or communal room windows of private open spaces would directly overlook a neighbouring dwelling:
 - a. Provide effective screening with louvres, shutters, blinds or pergolas; and/or
 - b. Use windows that are less than 600mm wide or have a minimum sill height of at least 1.6m above the associated floor level.
- C2 Screening of bedroom windows and boarding room windows will be considered on merit and dimensions are not restricted based on potential privacy impacts.

C7.6.3 Acoustic Privacy

Objectives

- O1 To ensure reasonable levels of acoustic privacy are available for residents, externally and internally, during the day and at night.
- O2 To minimise the effect of excessive ambient noise through siting and architectural design and detailing.
- O3 To minimise the impact of rail and road noise and vibration for dwelling occupants.
- O4 To protect new and existing dwellings from intrusive noise.

Controls

- C1 Protect sensitive rooms, such as bedrooms and boarding rooms, from likely sources of noise such as major roads and neighbouring living areas.
- C2 Bedroom windows and boarding room windows in new developments that would be located at or close to ground level are to be raised above, or screened from, any shared pedestrian pathway.
- C3 Screen balconies or windows in living rooms, communal rooms, bedrooms or boarding rooms that would face a driveway or basement ramp.
- C4 Address all requirements in 'Development Near Rail Corridors and Busy Roads - Interim Guideline (2008)' published by the NSW Department of Planning.

C7.7 Fences and Ancillary Development

C7.7.1 Fences

Objectives

- O1 To ensure that fences are integrated into the architectural form and detail of a building and present an appealing streetscape appearance.
- O2 To reduce the impact of large areas of fencing that detract from other buildings and fences in the area.
- O3 To facilitate positive interaction between private and public domain.

Controls

- C1 Provide boundary definition by construction of an open fence or low hedge to the front street boundary.
- C2 Front fences within the front boundary setback are to be no higher than 1.2m.
- C3 Side fences may be 1.8m high to the predominant building line. Forward of the building line, side fences must taper down to the height of the front fence at a height no greater than 1.2m.
- C4 On corner sites where the façade of a building presents to two street frontages, fences are to be no higher than 1.2m.
- C5 Screen walls around private open spaces shall not be taller than 1.2m, although screens with 50% transparency may be up to 1.8m in height.

C7.7.2 Building Services

Objectives

- O6 To reduce impact of services and utilities through their integration with the design of landscaped areas and buildings.

Controls

- C1 All letterboxes be installed to meet Australia Post standards.
- C2 Design and provide discretely located mailboxes at the front of the property.
- C3 Integrate systems, services and utility areas with the design of the whole development – coordinate materials with those of the building and integrate with landscaping.
- C4 Facilities should not be visually obtrusive and should not detract from soft-landscaped areas that are located within the required setbacks or building separations.
- C5 Appliances that are fitted to the exterior of a building, and enclosures for service meters, do not detract from the desired architectural quality of new building, or the desired green character of streetscapes.

- C6 Unscreened appliances and meters should not be attached to any facade that would be visible from a street or driveway within the site:
- a. Screen air conditioning units behind balcony balustrades;
 - b. Provide screened recesses for water heaters rather than surface- mounting them on exterior walls; and
 - c. Locate meters in service cabinets.
- C7 Screen or treat air conditioning units, TV antennae, satellite dishes, ventilation ducts and other like structures so they are not visible on the street elevation.
- C8 Coordinate and integrate building services, such as drainage pipes, with overall façade and balcony design.
- C9 Location and design of service areas should include:
- a. Screening of clothes drying areas from public and semi-public places; and
 - b. Space for storage that is screened or integrated with the building design.
- C10 Minimise visual impact of solar hot water systems by:
- a. Placing the system as unobtrusively as possible, both to the street and neighbouring properties;
 - b. Using a colour that is consistent with the colour of roof materials;
 - c. Designing solar panels, where possible, as part of the roof;
 - d. Setting the solar panels back from the street frontage and position below the ridgeline; and
 - e. Separate the water storage tank from the solar collectors and place on a less visually obtrusive part of the roof, or within the building (for example, the roof space or laundry).

C7.8 Summary of Main Numerical Development Controls

The following is a summary of the main numerical controls for boarding houses:

Control		Numerical Amount/relevant DCP control
Frontage	Minimum street frontage	Refer to CLEP 2012
Private Open Space	Minimum private open space	Refer to ARH SEPP 2009
FSR	Maximum permissible FSR	Refer to CLEP 2012
Height	Boarding house in R2 zone	Refer to CLEP 2012 Refer to C1.3.2 – Height C1-C12
	Boarding house in R3 zone	Refer to CLEP 2012 Refer to C3.3.2 – Height C2-C16
	Boarding House in R4 zone	Refer to CLEP 2012 Refer to C4.3.2 – Height C1-C11
	Boarding house in B1, B2 and B5 zone	Refer to CLEP 2012 Refer to D1.3.2 Height and D1.3.3 Floor to ceiling height C1.
Building Depth	Boarding House in R3 zone	Refer to C3.3.4 Building Depth - C1
	Boarding house in B1, B2 and B5 zone.	Refer to D.1.3.5 Building Depth - C1-C4
Setbacks	Boarding house in R2 and R3 zone	
	Minimum front and rear	6m
	Minimum front setback on major road	9m
	Side	2.5m
	Corner lots:	Minimum 5.5m from secondary frontage (the longer street frontage)
	Rear	6m
	Deep soil	Minimum 5m width of deep soil along the front and rear boundary based on the setback requirement
	Boarding house in R4 zone	
	Minimum front and rear	6m
	Minimum front setback on major	9m

Control		Numerical Amount/relevant DCP control
	road	
	Side	4m
	Corner lots:	Minimum 5.5m from secondary frontage (the longer street frontage)
	Rear	6m
	Deep soil	A minimum setback of deep soil along the side boundaries of 2m and minimum of 5m wide along the front/rear boundaries.
Boarding houses in B1,2 and B5 zones		Refer to D.1.3. 4 for setbacks for boarding houses in the B1, B2 and B5 zones. Refer to C5.3.2.3, C1 for side setbacks in B5 zone.
Amenity	Solar access to proposed development	Minimum 2 hours between 9am-3pm on 21 June
	Solar access to proposed neighbouring development	Retain a minimum 2 hours between 9am-3pm on 21 June
Fencing	Maximum height of front boundary fencing	1.2m or 1.8m if a minimum of 50% transparency screening is provided
Parking Rates	Refer to Chapter B1 of this DCP.	

Table C7.11 Summary of Main Numerical Development Controls boarding houses