

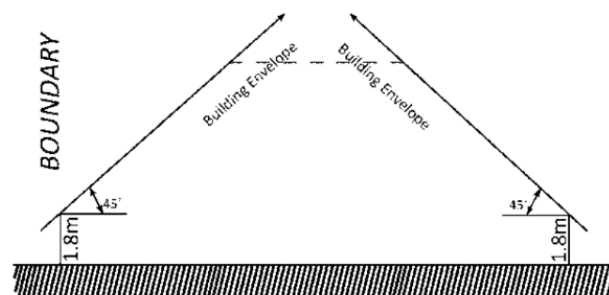
Section of DCP	Reason for Change	Amendments to DCP
DCP Volume 1 D5 Other Land Uses 5.11 Boarding Houses D5 - 25 A. Background	Clarify the position of this section when compared with the general controls elsewhere in the DCP	A. Background Insert Where controls specified elsewhere in the DCP are inconsistent with this section and would otherwise apply, this section prevails.
DCP Volume 1 D5 Other Land Uses 5.11 Boarding Houses D5 – 25 to 27 C Controls	To improve readability	Minor wording and numbering changes
DCP Volume 1 D5 Other Land Uses 5.11 Boarding Houses D5 – 25 to 27 C. Controls 2) Built Form, Street Impact and Appearance	To provide support for SEPP on Local Character, and to provide controls to improve tenant and resident amenity and safety.	2) Built Form, Scale and Appearance Remove b) New boarding houses shall not adversely impact upon solar access of adjoining properties. e) In a Low Density zone, boarding houses should comply with controls for <i>Single Dwellings</i> where these controls do not conflict with the requirements of the SEPP. f) A boarding house proposal of a scale similar to a multi dwelling housing development should comply with the controls and objectives for <i>Multi Dwelling Housing</i> within this DCP, where they are not in conflict with the requirements of the SEPP and the objectives of the zone. g) A boarding house proposal of a scale similar to a residential flat building or high density mixed use development should comply with the controls and objectives for <i>Residential Flat Buildings</i> within this DCP, where they are not in conflict with the requirements of the SEPP and the objectives of the zone. Insert b) New boarding houses must not impede the achievement of access to a minimum of 3 hours sunlight in the main living area and in at least 50% of private open space between 9am and 3pm on 21 June for adjoining properties. e) There must be no basement encroachments to setbacks either above or below ground. f) Minimum setbacks for boarding houses in R2 and R3 Zones are provided in table D5.3. The intent of

this control is to ensure consistency with local character by replicating streetscape patterns of buildings and private gardens in established neighbourhoods, which have visual and symbolic richness that are valued by their community.

Table D5.3: Minimum setback and building envelope requirements for boarding houses in R2, R3 and R4 Zones, and residential flat buildings or high density mixed use development.

Setbacks	Minimums in R2 and R3 Zones	Minimums for Multi dwelling housing scale development in an R4 zone	Minimums for Residential flat building or high density mixed use development
Front	a) average setbacks of the adjoining neighbours; or b) a 5.5m minimum setback, whichever is the greater.	a) average setbacks of the adjoining neighbours; or b) a 5.5m minimum setback, whichever is the greater.	a) average setbacks of the adjoining neighbours; or b) a 5.5m minimum setback, whichever is the greater.
Side	2m along not more than 50% of the building length. The remaining 50% is to achieve a minimum setback of 3m, these areas are to be a minimum of 1.5m wide.	2m along not more than 50% of the building length. The remaining 50% is to achieve a minimum setback of 3m, these areas are to be a minimum of 1.5m wide.	Zero setbacks from the side boundary are not permissible.
Rear	4m for a single storey building (or any single storey component of a building) 6m for a two storey building (or any two storey component of a building)	4m for a single storey building (or any single storey component of a building) 6m for a two storey building (or any two storey component of a building)	4m for a single storey building (or any single storey component of a building) 6m for a two storey building (or any two storey component of a building)
Secondary Street Frontages	3m In an R3 Zone, 5.5m with a 3m minimum setback for single storey verandahs	5.5m 3m minimum setback for single storey verandahs	Zero setbacks from the side boundary are not permissible, other than awnings to main building entrances.
Building Envelope	Refer to Figure D5.4 below.	Comply with controls for <i>Multi Dwelling Housing</i> in this DCP	Comply with controls for <i>Residential Flat Buildings</i> in this DCP
Compatibility of Landscaping with Streetscape in the Front Setback	50% landscaped area In an R3 Zone 40% landscaped area	40% landscaped area	40% landscaped area

Figure D5.4: Building Envelope for Boarding Houses in R2 and R3 Zones, for consistency with desired local character.



		<p>g) In an R2 or R3 Zone, boarding houses should comply with controls for <i>Single Dwellings</i> where these controls do not conflict with the requirements of the SEPP.</p> <p>h) A boarding house proposal of a scale similar to a multi dwelling housing development should comply with the controls and objectives for <i>Multi Dwelling Housing</i> within this DCP, where they are not in conflict with the requirements of the SEPP and the objectives of the zone.</p> <p>i) A boarding house proposal of a scale similar to a residential flat building or high density mixed use development should comply with the controls and objectives for <i>Residential Flat Buildings</i> within this DCP, where they are not in conflict with the requirements of the SEPP, and the objectives of the zone.</p>
<p>DCP Volume 1 D5 Other Land Uses 5.11 Boarding Houses D5 – 25 to 27</p> <p>C. Controls</p> <p>3 Compatibility with Streetscape in the Front Setback</p>	<p>Improve compatibility with streetscape in the front setback – consistent with local character</p>	<p>3) Compatibility with Streetscape in the Front Setback</p> <p>Insert</p> <p>In order to be compatible with the streetscape, boarding houses must supply the following elements within the front setback, in addition to complying with other relevant <i>Landscape Design</i> controls in this DCP and <i>Built form, streetscape impact and appearance</i> controls in this section:</p> <p>a) A minimum of 18m² deep soil area must be provided to support larger plants and trees used to soften the form of the building and provide shade. Deep soil areas are to be a minimum width and length of 3m;</p> <p>b) A watering system that does not rely on lodgers to maintain plantings.</p>
<p>DCP Volume 1 D5 Other Land Uses 5.11 Boarding Houses D5 – 25 to 27</p> <p>C. Controls</p> <p>4 Tenant Safety, Amenity and Privacy</p>	<p>To clarify the intention of the controls</p>	<p>4) Tenant Amenity, Safety and Privacy</p> <p>Remove</p> <p>c) cross ventilation is achievable such that reliance on air-conditioning is minimised;</p> <p>e) secure mailboxes should be incorporated within the foyer window of the property allowing resident only access from inside the foyer.</p> <p>Insert</p> <p>c) cross ventilation should be achieved in common areas including corridors, common kitchen areas, living areas, laundry, waste and kitchen facilities;</p>

		<p>e) secure mailboxes shall be provided on the property allowing resident only access.</p> <p>f) Communal kitchen facilities must be provided with a minimum area of:</p> <ul style="list-style-type: none"> a. 7m² for up to 6 lodgers, b. or 11m² for more than 6, up to 12 lodgers. c. A minimum of 15m² will be provided above 12 lodgers, plus 1m² for each additional lodger over 12; or all bedrooms shall contain kitchenette facilities with a fridge, adequate cupboards and shelves and a microwave. For fire safety reasons no other cooking appliances are permitted. <p>Common rooms must be provided at a minimum rate of 2m² per lodger, or a minimum of 13m² where there are fewer than 6 lodgers. Common rooms do not include circulation space or laundry, bathroom, waste and kitchen facilities.</p>
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