



APPENDIX A

Chapter 2 – Affordable Housing

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landscaping requirements for multi dwelling housing under a relevant planning instrument, (d) at least 3 hours of direct solar access provided between 9am and 3pm at mid-winter in at least 1 communal living area, (e) for a boarding house containing 6 boarding rooms— (i) a total of at least 30m² of communal living area, and (ii) minimum dimensions of 3m for each communal living area, (f) for a boarding house containing more than 6 boarding rooms— (i) a total of at least 30m² of communal living area plus at least a further 2m² for each boarding room in excess of 6 boarding rooms, and (ii) minimum dimensions of 3m for each communal living area, (g) communal open spaces— (i) with a total area of at least 20% of the site area, and (ii) each with minimum dimensions of 3m, (h) if a relevant planning instrument does not specify a requirement for a lower number of parking spaces—at least the following number of parking spaces— (i) for development on land within an accessible area—0.2 parking spaces for each boarding room, (ii) otherwise—0.5 parking spaces for each boarding room, (i) if a relevant planning instrument specifies a requirement for a lower number of parking spaces—the lower number specified in the relevant planning instrument.	landscaped area, equating to 20.4% of the site area. The communal living area has east and west facing openings and will receive a minimum of 3 hours of solar access between 9am and 12pm. The proposal contains 18 boarding rooms and one communal living area measuring 54sqm. The following communal living area is required: 30m² + (12x 2m²) = 54m² The proposal achieves an area of 54m² of communal living area with a minimum dimension of 5.121m. 20% of site area = 196.84m² The rear communal open space area equates to 197m² with a minimum dimension of 10.35m. The subject site is located within an accessible area and requires 0.2 car spaces for each boarding room: 0.2 x 18 = 3.6 (4) car spaces required. The basement parking accommodates 9 car spaces which is compliant with this provision. N/A	Yes Yes Yes Yes
25 Standards for boarding houses (1) Development consent must not be granted under this Division unless the consent authority is satisfied that— (a) no boarding room will have a gross floor area, excluding an area, if any, used for the purposes of private kitchen or bathroom facilities, of more than 25m², and	All rooms, including the accessible boarding rooms, have an area of 25m² or less when excluding the area, used for the purposes of private kitchen or bathroom facilities.	Yes



(b) no boarding room will be occupied by more than 2 adult residents, and	Each boarding room can accommodate a maximum of 2 adult residents.	Yes
(c) adequate bathroom, kitchen and laundry facilities will be available within the boarding house for the use of each resident, and	Each boarding room is provided with a private bathroom, kitchen and laundry facilities.	Yes
(d) for a boarding house on land in Zone R2 Low Density Residential or an equivalent land use zone—the boarding house will not have more than 12 boarding rooms, and	N/A	N/A
(e) for a boarding house on land in a business zone—no part of the ground floor of the boarding house that fronts a street will be used for residential purposes unless another environmental planning instrument permits the use, and	N/A	N/A
(f) for a boarding house containing at least 6 boarding rooms—the boarding house will have at least 1 communal living area, and	The proposed boarding house contains 18 boarding rooms and one communal living area located on the ground floor.	Yes
(g) the minimum lot size for the boarding house is not less than— (i) for development on land in Zone R2 Low Density Residential—600m ² , or (ii) for development on other land—800m ² . (iii) (Repealed)	The site is zoned R3 and has a site area of 982.4m ² .	Yes
(h) each boarding room has a floor area, excluding an area, if any, used for the purposes of private kitchen or bathroom facilities, of at least the following— (i) for a boarding room intended to be used by a single resident—12m ² , (ii) otherwise—16m ² , and (iii) the boarding house will include adequate bicycle and motorcycle parking spaces.	Each room accommodates up to 2 residents and have floor areas exceeding 16m ² . Each boarding room is approximately 17.5sqm. There are no requirements for motorcycle parking. Notwithstanding, the development proposes four (4) motorcycle spaces in the basement level which is appreciated. Eighteen (18) bicycle spaces in the basement level are proposed which is considered more than adequate to accommodate anticipated demand.	Yes Yes
(2) Development consent must not be granted under this Division unless the consent authority considers whether— (a) the design of the boarding house will be compatible with—	The proposed boarding house is within a R3 Medium Density Residential zone. The locality is predominantly residential in nature with a mixture of single and two storey	Yes



(i) the desirable elements of the character of the local area, or (ii) for precincts undergoing transition—the desired future character of the precinct, and	developments. The proposed boarding house is consistent with the building envelope controls that are applicable to multi-dwelling housing development which is consistent with the desired future character of the locality.	
(b) the front, side and rear setbacks for the boarding house are not less than— (i) for development on land in Zone R2 Low Density Residential or Zone R3 Medium Density Residential—the minimum setback requirements for multi dwelling housing under a relevant planning instrument, (ii) for development on land in Zone R4 High Density Residential—the minimum setback requirements for residential flat buildings under a relevant planning instrument,	The proposal is compliant with the front, side and rear setbacks prescribed under the CDCP 2021 for multi dwelling houses.	Yes
(c) if the boarding house has at least 3 storeys—the building will comply with the minimum building separation distances specified in the Apartment Design Guide.	Not applicable. The proposed boarding house is 2 storeys.	N/A
(d) (e) (Repealed)		
(3) This section does not apply to development for the purposes of minor alterations or additions to an existing boarding house.	Noted. This section is applicable to the proposed development as it is for the construction of a new boarding house.	Yes
26 Must be used for affordable housing in perpetuity (1) Development consent must not be granted under this Division unless the consent authority is satisfied that from the date of the issue of the occupation certificate and continuing in perpetuity— (a) the boarding house will be used for affordable housing, and (b) the boarding house will be managed by a registered community housing provider. (2) Subsection (1) does not apply to development carried out by or on behalf of the Aboriginal Housing Office or the Land and Housing Corporation.	A condition is imposed to ensure compliance with this Clause. The details of the registered community housing provider has been provided as part of the application. A condition is imposed ensuring compliance with this Clause prior to the issue of the Occupation Certificate. The proposal is not development carried out by or on behalf of the Aboriginal Housing Office or the Land and Housing Corporation.	



27 Subdivision of boarding houses not permitted Development consent must not be granted for the subdivision of a boarding house.	No subdivision is proposed as part of the subject application.	N/A
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