



**Bayside Council**

Serving Our Community

# **Part 7A**

## **Shared Accommodation**

**Botany Bay Development Control Plan 2013**





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## 7A.1 Introduction

### 7A.1.1 Land to which this Part Applies

The controls in this Part apply to land to which this DCP applies where bed and breakfast accommodation, backpacker accommodation and boarding houses are permissible.

This Part aims to create a high standard of residential amenity and encourage good urban design within Bayside. Boarding houses are also required to comply with **State Environmental Planning Policy (Affordable Rental Housing) 2009**.

This Part needs to be read in conjunction with:

- Part 1 - Introduction
- Part 2 - Notification and Advertising
- Part 3 - General Provisions
- Part 4 - Residential Development
- Part 5 - Business Centres
- Part 6 - Employment Zones
- Part 8 - Character Precincts
- Part 9 - Key Sites
- Part 10 – Technical Guidelines*

**Note:** Shared Accommodation must comply with all other applicable Parts of the DCP, if there is a discrepancy between **Part 7A - Shared Accommodation: Bed and Breakfast Accommodation, Backpacker Accommodation and Boarding Houses** and other Parts, the Objectives and Controls of **Part 7A** will always prevail.

### 7A.1.2 General Objectives

- O1** To ensure that the residential amenity of the surrounding properties and the locality is not impacted upon by shared accommodation premises;
- O2** To provide a functional and healthy development that will provide adequate sleeping, storage, bathroom and kitchen facilities for visitors and residents;
- O3** To ensure that shared accommodation premises do not negatively affect adjoining residents and the surrounding area;
- O4** To ensure that shared accommodation adheres with the requirements for fire protection, capacity, safety and security;
- O5** To ensure good management practices are in place for shared accommodation premises to operate in a manner that does not disturb adjoining residents and landowners; and
- O6** To ensure that shared accommodation premises are operated and maintained in a manner that is acceptable to Council.



## 7A.2 Bed and Breakfast Accommodation

### 7A.2.1 General Requirements

#### Objectives

- O1** To ensure bed and breakfast accommodation is within close proximity to public transport, services and facilities;
- O2** To ensure bed and breakfast accommodation is appropriately located so as to reduce adverse amenity impacts on the neighbourhood;
- O3** To ensure adequate fire safety for the occupants of the building; and
- O4** To ensure bed and breakfast accommodation provides sufficient amenities for guests.

#### Controls

##### General

- C1** A maximum of six (6) visitors are permitted to stay at a bed and breakfast accommodation at any one time. The total occupants staying in the house is not to exceed 12 people, which includes guests, residents, family and friends.
- C2** A maximum of three (3) bedrooms may be used for the purpose of the bed and breakfast accommodation.
- C3** The maximum stay permitted is 3 months.

##### Design

- C4** Development, including additions and alterations to existing dwellings for the purpose of bed and breakfast accommodation, must reflect the built form and design of surrounding area. *Refer to the relevant desired future character statement in Part 4, 5, 6, 8 or 9, depending on the zoning and locality of the development site.*
- C5** The main access point is to be located at the main street frontage of the property. Access points should be avoided at the boundaries of the property where an impact on noise or privacy could result for adjoining residences.
- C6** Outdoor recreational areas e.g. courtyards and gardens are to be located away from bedrooms and habitable rooms of adjoining residences.

- C7** Landscaping is to be used to soften and minimise noise impacts from courtyards, recreational areas and driveways on the surrounding area.

### **Operation and Management**

- C8** Bed and breakfast accommodation must be permanently occupied by a resident or residents, and the accommodation must be operated by the permanent residents of the dwelling. The use is not to employ person not permanently residing on the site.
- C9** A Plan of Management (POM) is required to be submitted. The Plan of Management (POM) is a written report which describes how the ongoing operation of bed and breakfast accommodation will be managed to reduce its impact upon the amenity of surrounding properties.

The POM allows Council to exercise control over the ongoing operation of a premises by requiring, as a condition of consent, that the premises operate in accordance with the POM. A condition of consent may require that a POM be regularly revised and submitted to Council.

The POM must provide all details relevant to the operation of the premises. As a minimum the following must be included:

- (i) Title;
- (ii) Objectives;
- (iii) Operational details;
- (iv) Hours of operation;
- (v) Staffing details;
- (vi) Details on maximum occupancy rate;
- (vii) Details on maximum period of stay of guests;
- (viii) Measure to minimise unreasonable impacts on adjoining properties;
- (ix) Proposed house rules;
- (x) Maintenance of fire safety;
- (xi) Deliveries and loading/unloading;
- (xii) *Provision of carparking;*
- (xiii) *Noise/vibration from plant & equipment;*
- (xiv) *if no onsite caretaker/site manager, how is the use managed;*
- (xv) Managing customers or patrons;
- (xvi) Security details;
- (xvii) Complaint recording and handling process; and
- (xviii) The review process to continuously improve the POM.

### **Sleeping Room Occupancy Requirements**

**C10** No more than two (2) persons per guest bedroom is permitted.

**Note:** Children under 5 do not need to be included in determining room size.

**C11** The minimum size for a visitor's room is 5.5 m<sup>2</sup> for the bedroom floor area for each person staying within the room.

### **Kitchen Areas**

**C12** A refrigerator to maintain food below 5 degree Celsius must be provided.

**C13** Cooking facilities or a kitchenette in sleeping rooms are not permitted.

### **Bathrooms, Laundries and Drying Facilities**

**C14** There must be a minimum of two (2) bathrooms and toilets provided. Bathrooms and toilets for guests and permanent residents must be separated.

### **Noise**

**C15** High usage communal areas are not to be located near main living areas and bedrooms of adjoining residences.

**C16** The design and operation of bed and breakfast accommodation must take into account possible noise impacts on adjacent properties and the surrounding area.

**C17** Noise minimisation is to be carried out for visitor movements. Arrivals/ departures and the use of outdoor open space areas outside are restricted to the hours of 8:00am to 6:00pm.



## 7A.3 Backpackers Accommodation

### 7A.3.1 General Requirements

#### Objectives

- O1** To ensure backpacker accommodation is within close proximity to public transport, services and facilities;
- O2** To ensure backpacker accommodation is appropriately located so as to reduce adverse amenity impacts on the neighbourhood; and
- O3** To ensure backpacker accommodation provides sufficient amenities for guests.

#### Controls

##### General

- C1** Backpackers accommodation must be located within an acceptable walking distance of public transport and within easy access to facilities and services.
- C2** The maximum stay permitted is 28 consecutive days.

##### Design

- C3** Development, including additions and alterations to existing dwellings for the purpose of backpackers accommodation, must reflect the built form and design of surrounding area. *Refer to the relevant desired future character statement in Part 4, 5, 6, 8 or 9, depending on the zoning and locality of the development site.*
- C4** The main access point is to be located at the main street frontage of the property. Access points should be avoided at the boundaries of the property where an impact on noise or privacy could result for adjoining residences.
- C5** Outdoor recreational areas e.g. courtyards and gardens are to be located away from bedrooms and habitable rooms of adjoining residences.
- C6** Landscaping is to be used to soften and minimised noise impacts from courtyards, recreational areas and driveways on the surrounding area.



## Operation and Management

- C7** A staff room must be provided. In addition, where a site manager, or resident caretaker lives on site, a separate sleeping room (not a shared room or dormitory) must be provided.
- C8** A Plan of Management (POM) is required to be submitted. The Plan of Management (POM) is a written report which describes how the ongoing operation of backpackers accommodation will be managed to reduce its impact upon the amenity of surrounding properties.

The POM allows Council to exercise control over the ongoing operation of a premises by requiring, as a condition of consent, that the premises operate in accordance with the POM. A condition of consent may require that a POM be regularly revised and submitted to Council.

The POM must provide all details relevant to the operation of the premises. As a minimum the following must be included:

- (i) Title;
  - (ii) Objectives;
  - (iii) Operational details;
  - (iv) Hours of operation;
  - (v) Staffing details;
  - (vi) Details on maximum occupancy rate;
  - (vii) Details on maximum period of stay of guests;
  - (viii) Measure to minimise unreasonable impacts on adjoining properties;
  - (ix) Proposed house rules;
  - (x) Maintenance of fire safety;
  - (xi) Deliveries and loading/unloading;
  - (xix) *Provision of carparking;*
  - (xx) *Noise/vibration from plant & equipment;*
  - (xxi) *if no onsite caretaker/site manager, how is the use managed;*
  - (xii) Managing customers or patrons;
  - (xiii) Security details;
  - (xiv) Complaint recording and handling process; and
  - (xv) The review process to continuously improve the POM.
- C9** An Emergency Management and Evacuation Plan must be prepared.
- C10** Operators should ensure that their premises complies with the Smoke-free Environment Act 2000 which regulates smoking in enclosed public places.

### **Sleeping Room Requirements**

- C11** Sleeping room sizes must allocate at a minimum 5.5m<sup>2</sup> of floor space area for each person that the room will house.
- C12** Sleeping room providing shared or dormitory-style accommodation must not accommodate more than 8 guests.
- C13** Each sleeping room must contain an operable window opening to outdoor area for natural light and ventilation.
- C14** Appropriate floor construction and materials must be provided in sleeping room to minimise noise generation.
- C15** Storage facilities must be provided within each sleeping room, to accommodate the secure storage of clothing and travelling articles, which is to be a minimum of 0.6 m cubed for each person accommodated by the premises.
- C16** All bedding and floor coverings in backpacker accommodation must enable easy maintenance and cleaning.
- C17** Adequate blinds, curtains or similar devices to screen bedroom and dormitory windows for privacy must be provided for the occupants in accordance with Local Government (General) Regulations 2005.
- C18** Premises providing for more than thirty (30) beds must provide a range of rooms sized and bed types (i.e. single and double beds).

### **Kitchen, Dining, Communal Recreation and Living Areas**

- C19** An internal self-catering kitchen with a separate dining room must be provided on site. The Development Application must demonstrate that the kitchen allows for 15% of the maximum number of guests to prepare and consume meals at any one time.
- C20** An adequate cooking stove, refrigerator, bench, sink and waste storage facilities in the communal kitchen must be provided.
- C21** Where the proprietor provides food services to the guests, the kitchen facilities must be designed and constructed in accordance with the Australian Food Safety Standards.
- C22** Cooking facilities or kitchenettes are not permitted in sleeping rooms.
- C23** All living areas must include disabled access.

- C24** Communal recreation areas must be provided within the premises at the rate of 0.75m<sup>2</sup> per person.
- C25** Communal recreation areas shall be internal to the building and must have a minimum total floor area of 20m<sup>2</sup> and a minimum width of 3 metres, where there are less than 30 occupants.

### Bathrooms, Laundries and Drying Facilities

- C26** Toilet and shower facilities are required to be provided in accordance with **Table 1**.

**Table 1 - Minimum Toilet and Shower Facilities Requirements**

	Wash Basin	Toilet	Bath/Shower
For Guest Use	1 per 7 guests	1 per 7 guests	1 per 7 guests

- C27** All toilet and Bathroom facilities must of a design that is easy to maintain and clean.
- C28** Toilet facilities are to be provided in a separate room to the shower/ bath facilities provided, and must be separated from sleeping rooms.
- C29** A separate communal laundry area must be provided within the building.
- C30** One (1) washing machine and one (1) wash tub must be provided for every 30 beds.
- C31** One (1) dryer or 20 metres of external clothes line must be provided for every 30 beds.
- C32** Where washing machines and mechanical dryers are likely to cause noise impacts on nearby residential uses the use of the machines is not permitted between 10pm and 8am, 7 days a week.
- C33** Washing machines and clothes dryers should be economical in water and power usage.
- C34** One sharps container is to be located within one toilet cubicle for each gender for every level with toilet facilities. Toilets with syringe disposal facilities must be identified.
- C35** Sharp containers must be locked and constructed of stainless steel. Arrangement for the collection and transport of sharps materials must be made with a licensed waste contractor.
- C36** Final disposal of sharps containers must be conducted by Office of Environment and Heritage licensed contaminated waste contractors.



### Noise, Privacy and Amenity

- C37** Sources of noise, such as kitchen, communal rooms and parking areas, must be sited and designed to minimise the noise impact on adjoining properties.
- C38** Noise minimisation should be carried out for visitor movements. Arrivals/ departures and the use of outdoor open space areas are restricted to 8:00am to 6:00pm.
- C39** The use of recreation areas and check in/out for backpackers accommodation is restricted to:
- (i) 5am to 11:30 pm if there is not adjoining residential uses; and
  - (ii) 7am to 10pm if there is adjoining residential uses.
- C40** Rooms and features that generate noise (e.g laundry) must be located away from or sound proofed from sleeping rooms.
- C41** For new development, alterations and additions and Development Application which proposed to increase guest numbers a noise assessment report prepared by an appropriately qualified acoustics consultant is to be provided. The report must:
- (i) Establish the existing background noise levels;
  - (ii) Identify all potential noise sources from the operation of the premises and any mechanical plant and equipment;
  - (iii) Estimate the level of potential noise emission;
  - (iv) Establish desirable acoustics performance criteria; and
  - (v) Recommend any mitigation measures required to achieve relevant noise criteria.

### Fire Safety

- C42** Each sleeping room in a Class 3 building must be considered as a sole occupancy unit for the purposes of Section C and Part D1, D2 and F5 of the Building Code of Australia so as to ensure there is adequate fire safety in the building, and adequate sound insulation to provide reasonable amenity between sleeping rooms.
- C43** In a Class 3 building, public corridor and egress routes from sleeping room, must be fire separated from adjoining areas (including sleeping rooms, reception areas, linen and baggage stores, garage room, recreation/living room and kitchen) to comply with Performance Requirement CP2 of the Building Code of Australia.
- C44** Floor covering and materials in sleeping rooms and corridors must be of materials that resists the spread of fire, and limit the generation of smoke and heat in accordance with Section C of the Building Code of Australia.





- C45** An automatic smoke detection and alarm system is to be provided throughout the common areas of the building in accordance with Building Code of Australia Specification E2.2a and Australian Standard AS1670.1.
- C46** Smoke alarms connected to the consumer mains power are to be installed in each bedroom in accordance with Building Code of Australia Specification E2.2a and Australian Standard AS3786.

## 7A.4 Boarding Houses

### 7A.4.1 General Requirements

#### Objectives

- O1** To achieve a pleasant and attractive living environment for future occupants and adjoining properties;
- O2** To ensure that site planning and design results in acceptable levels of amenity to meet the needs of residents and owners;
- O3** To ensure clear and suitable operational measure and practices are in place for the on-going management of boarding houses; and
- O4** To minimise the adverse impacts associated with boarding houses on adjoining properties and the vicinity.

#### Controls

##### General

- C1** Boarding Houses shall comply with the relevant parts of **Part 4 - Residential Development**.

##### Design

- C2** Development, including additions and alterations, must reflect the built form and design of surrounding area. *Refer to the relevant desired future character statement in Part 4, 5, 6, 8 or 9, depending on the zoning and locality of the development site.*
- C3** Outdoor recreational areas e.g. courtyards and gardens should be located, if possible, away from bedrooms and habitable rooms of adjoining residences.
- C4** Landscaping should be used to soften and minimise noise impacts from courtyards, gardens and driveways on the surrounding area.

##### Location

- C5** Boarding houses are to be located in close proximity to public transport i.e. within 400 metres.

## Subdivision

- C6** The strata subdivision or community title subdivision of boarding houses is not permitted.

## Operation and Management

- C7** All residents must enter into a tenancy agreement with the managing agent of the boarding house, stating that they agree to the house rules and the fees payable. Residency agreements for Boarding Houses should be between 3 months to 1 year.
- C8** A Plan of Management (POM) is required to be submitted. The Plan of Management (POM) is a written report which describes how the ongoing operation of boarding houses will be managed to reduce its impact upon the amenity of surrounding properties.

The POM allows Council to exercise control over the ongoing operation of a premises by requiring, as a condition of consent, that the premises operate in accordance with the POM. A condition of consent may require that a POM be regularly revised and submitted to Council.

- (i) The POM must provide all details relevant to the operation of the premises. As a minimum the following must be included: Title;
- (ii) Objectives;
- (iii) Operational details;
- (iv) Hours of operation;
- (v) Details on maximum occupancy rate;
- (vi) Details on maximum period of stay of guests;
- (vii) Measures to minimise unreasonable impacts on adjoining properties;
- (viii) Maintenance of fire safety.
- (ix) Deliveries and loading/unloading;
- (xxii) *Provision of carparking;*
- (xxiii) *Noise/vibration from plant & equipment;*
- (xxiv) *if no onsite caretaker/site manager, how is the use managed;*
- (x) Managing customers or patrons;
- (xi) The boarding house staffing arrangements, including the location or 24 hour contact details of any on-site manager, off-site manager or resident caretaker, who has overall responsibility for the operation, administration, cleanliness, maintenance and fire safety of the premises;
- (xii) Proposed house rules, including details of how they will be publicised to residents, that cover guest behaviour, activities and noise, visitor policy, and the use of alcohol or drugs and any other relevant rules;
- (xiii) Plans outlining the occupancy rate for each sleeping room, room furnishings, provisions of communal areas and facilities, and access and facilities for people with a disability;

- (xiv) Measures to minimise unreasonable impact to the habitable areas on adjoining properties, including the management of communal open spaces.

**Note:** For boarding houses located within residential areas or where adjoining sites contain residential activities this use of open space should be restricted to before 10pm;

- (xv) Waste minimisation, recycling and collection arrangements, including the servicing of 'sharps' and sanitary napkin receptacles; professional cleaning and pest and vermin control arrangements, which, at a minimum, should include the weekly professional cleaning of shared facilities such as kitchens and bathrooms;
- (xvi) Safety and security measures, including, but not limited to:
- Perimeter lighting;
  - Surveillance or security camera systems;
  - Fencing and secure gates;
  - Room and access key arrangements; and
  - A landline telephone for residents to ring emergency services;
  - Internal signage, including:
    - The name and contact number of the property caretaker or manager;
    - Emergency contact numbers for essential services;
    - House rules;
    - A copy of the annual fire safety statement and current fire safety schedule;
    - Floor plans that will be permanently fixed to the inside of the door of each bedroom to indicate the available emergency egress routes from the respective bedroom; and
- (xvii) Criteria and process for choosing residents (preference should be given to people on low and moderate incomes);
- (xviii) Complaint recording and handling process; and
- (xix) The review process to continuously improve the POM

### **Amenity, Safety, Traffic and Privacy**

**C9** Boarding houses are to maintain a high level of resident amenity, safety and privacy by ensuring:

- (i) Communal spaces, including laundry, bathroom, kitchen and living areas are located in safe and accessible locations;
- (ii) Bedrooms are located so that they are separate from significant noise sources and incorporate adequate sound insulation to provide reasonable amenity between bedrooms and external noise sources;
- (iii) Structural fittings and fixtures for all internal rooms that enhance nonchemical pest management of the building, with all cracks and crevices sealed and insect screening to all openings; and



(iv) All appliances achieve an energy star rating of 3.5 or higher, unless otherwise legislated.

- C10** Building entry points and internal entries to living areas are to be clearly visible from common spaces.
- C11** Habitable living areas (such as lounge room, kitchen, dining and bedroom) are to be located to allow general observation of the street and communal open space.
- C12** Boarding houses are to be designed to minimise and mitigate any impacts on the visual and acoustic privacy of neighbouring buildings by locating:
- (i) The main entry point at the front of the site, away from side boundary areas near adjoining properties;
  - (ii) Communal areas and bedroom windows away from the main living area or bedroom windows of any adjacent buildings;
  - (iii) Screen fencing, plantings, and acoustic barriers in appropriate locations; and
  - (iv) Double glazed windows where noise transmission affects neighbouring buildings.
- C13** An acoustic report prepared by a suitably qualified acoustical consultant is required. The report shall include, but not be limited to the following:
- (i) The identification of sensitive noise receivers potentially impacted by the proposal;
  - (ii) The quantification of the existing acoustic environment at the receiver locations;
  - (iii) The formulation of suitable assessment criteria;
  - (iv) Details of any acoustic control measures that will be incorporated into the proposal;
  - (v) The identification of all noise that is likely to emanate from the boarding house and the subsequent prediction of resultant noise at the identified sensitive receiver locations; and
  - (vi) A statement certifying that the development is capable of operating without causing a nuisance or result in an 'offensive noise' as defined in the *Protection of the Environment Operations Act 1997*.
- C14** An application for a boarding house incorporating 75 or more bedrooms is to be supported by a Traffic Report prepared by a suitably qualified person, addressing as a minimum the following factors:
- (i) The prevailing traffic conditions;
  - (ii) The likely impact of the proposed development on existing traffic flows and the surrounding street system;
  - (iii) Pedestrian and traffic safety; and
  - (iv) An assessment of the impacts from any proposed on-site parking.
- C15** Sources of noise, such as kitchen, communal rooms and parking areas, must be sited and designed to minimise the noise impact on adjoining properties.

- C16** Noise minimisation should be carried out for visitor movements. Arrivals/ departures and the use of outdoor open space areas outside the hours is restricted to 8:00am to 6:00pm.
- C17** In boarding houses classified as Class 3 by the BCA, each bedroom is to meet the fire safety standards of sole occupancy unit for a Class 3 building in the BCA, whether it is provided as a sole occupancy or not.

### **Sleeping Room Requirements**

- C18** The gross floor area of a bedroom is to be at least:
- (i) 12m<sup>2</sup> (including 1.5m<sup>2</sup> required for wardrobe space);
  - (ii) 4m<sup>2</sup> when a second adult occupant is intended (which must be clearly shown on plans); plus
  - (iii) 2.1m<sup>2</sup> for any en suite (which must comprise a hand basin and toilet);
  - (iv) 0.8m<sup>2</sup> for any shower in the en suite;
  - (v) 1.1m<sup>2</sup> for any laundry (which must comprise a wash tub and washing machine); and
  - (vi) 2m<sup>2</sup> for any kitchenette (which must comprise a small fridge, cupboards and shelves and microwave).
- C19** All facilities provided in boarding rooms should include energy and resource saving measures.
- C20** At least 1 of the bedroom provided must incorporate disabled access, meeting the requirements under the BCA.
- C21** Each bedroom must have access to natural light, from a window or door with a minimum aggregate area of 10% of the floor area of the room. Skylights are not to be the sole source of natural light.
- C22** The minimum ceiling height of any bedroom containing double bunks is 2.7 metres. Triple bunks are not permitted.
- C23** 30% of all bedrooms are to have access to private open space with a minimum area of 4m<sup>2</sup> in the form of a balcony or terrace area.

### **Internal Communal Areas**

- C24** All Boarding Houses are to include the following communal facilities - laundry, kitchen and dining, bathroom and living areas.
- C25** A communal kitchen is to be provided with a minimum area that is 6.5m<sup>2</sup> or 1.2m<sup>2</sup> for each resident occupying a bedroom without a kitchenette.

**C26** The communal kitchen is to contain:

- (i) One (1) sink for every 6 people , or part thereof, with running hot and cold water; and
- (ii) One (1) stove top cooker for every 6 people, or part thereof, with appropriate exhaust ventilation.

**C27** The communal kitchen is to contain, for each resident occupying a bedroom without a kitchenette:

- (i) 0.13 cubic metres of refrigerator storage space;
- (ii) 0.05 cubic metres of freezer storage space; and
- (iii) 0.30 cubic metres of lockable drawer or cupboard storage space.

**C28** An indoor communal living area with a minimum areas of 20m<sup>2</sup> or 1.25m<sup>2</sup> per resident with a minimum width of 3 metres is to be provided. The communal living area can include a dining area but cannot include bedrooms, bathrooms, laundries, reception area, storage, kitchens, car parking, loading docks, driveways, clothes drying areas, corridors and the like.

**C29** Communal rooms are to be designed and located to minimise noise impacts on boarding rooms and adjoining properties.

**C30** Indoor communal living areas are to be located:

- (i) Near commonly used spaces, such as kitchen, laundry, lobby entry area or manager's office, with transparent internal door, to enable natural surveillance for resident circulation;
- (ii) Adjacent to the communal open space;
- (iii) To receive a minimum 2 hours solar access to at least 50% of the windows during 9am and 3pm in June;
- (iv) On each level of a multi-storey boarding house, where appropriate; and
- (v) Where they will have minimal impact on bedroom and adjoining properties.

**C31** All Communal facilities must be of a design that is easy to maintain, clean and allows for disabled access.

### Communal Open Space

**C32** Communal open space is to be provided with a minimum area of 20m<sup>2</sup> and a minimum dimension of 3 metres.

**C33** Outdoor communal areas may not be included at the front of the property.

**C34** Communal outdoor open space is to located and designed to:



- (i) Generally be north-facing to receive a minimum 2 hours of solar access to at least 50% of the area during 9am and 3pm on 21 June;
- (ii) Be provided at ground level in a courtyard or terrace area, where possible;
- (iii) Provide partial cover from weather;
- (iv) Incorporate soft or porous surfaces for 50% of the area;
- (v) Be connected to communal indoor spaces, such as kitchen or living areas;
- (vi) Contain communal facilities such as barbecues, seating and pergolas where appropriate; and
- (vii) Be screened from adjoining properties and the public domain with plantings, such as trellis and climbing vines.

### **Bathrooms, Laundries and Drying Facilities**

**C35** Communal bathroom facilities accessible to all residents 24 hours per day are provided with at least:

- (i) One (1) wash basin, with hot and cold water, and one toilet for every seven (7) residents, or part thereof, for each occupant of a room that does not contain an ensuite; and
- (ii) One shower or bath for every seven (7) residents, or part thereof, for each occupant of a room that does not contain a shower.

**C36** Laundry facilities are to be provided and are to include:

- (i) One (1) 5kg capacity automatic washing machine and one domestic dryer for every twelve (12) residents or part thereof; and
- (ii) At least one large laundry tub with hot and cold running water.

**C37** Drying facilities, such as clothesline located in a communal open space, are to be located to maximise solar access and ensure that the usability of space is not compromised.

### **Fire Safety**

**C38** Each sleeping room in a Class 3 building must be considered as a sole occupancy unit for the purposes of Section C and Part D1, D2 and F5 of the Building Code of Australia so as to ensure there is adequate fire safety in the building, and adequate sound insulation to provide reasonable amenity between sleeping rooms.

**C39** In a Class 3 building, public corridor and egress routes from sleeping room, must be fire separated from adjoining areas (including sleeping rooms, reception areas, linen and baggage stores, garage room, recreation/living room and kitchen) to comply with Performance



Requirement CP2 of the Building Code of Australia.

- C40** Floor covering and materials in sleeping rooms and corridors must be of materials that resists the spread of fire, and limit the generation of smoke and heat in accordance with Section C of the Building Code of Australia.
- C41** An automatic smoke detection and alarm system is to be provided throughout the common areas of the building in accordance with Building Code of Australia Specification E2.2a and Australian Standard AS1670.1.
- C42** Smoke alarms connected to the consumer mains power are to be installed in each bedroom in accordance with Building Code of Australia Specification E2.2a and Australian Standard AS3786.