

POL	LODGING HOUSES	LPP 1.6
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DIRECTORATE:	Planning & Development
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BACKGROUND:

The City's objectives for residential development include the provision of a variety of housing to meet the needs of different household types. This includes a commitment to the development of lodging houses that generally comply with the requirements of the City's Town Planning Scheme No. 3 (TPS 3) and this Policy. This Policy seeks to ensure the establishment of a lodging house is suitable to the nature and character of the locality within which it will be situated, and is conveniently positioned relative to local shops, community infrastructure and public transport services.

PURPOSE:

1. To inform the design, assessment and determination process for lodging house proposals within the City of Cockburn.
2. To provide for the development of lodging houses in a suitable and sustainable manner.
3. To ensure lodging houses are developed evenly across the City, in locations where lodgers enjoy convenient access to local shops, community infrastructure and public transport services.

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4. To ensure lodging houses are developed in a manner that adequately provides for the needs of lodgers, including their comfort, safety, and well-being.
5. To ensure lodging houses through appropriate design, development and management take into account the context of a location in terms of scale of development, and the relationship of such to adjoining development for the purpose of protecting the amenity of both lodgers and the occupants of adjoining properties (residential in particular).

POLICY:

(1) Application

1. This Policy applies to all lodging house proposals on land zoned Residential under TPS 3 and any proposal for a lodging house on non-residential zoned land abutting residentially zoned land.
2. The Policy can be used as a guide for the development of lodging houses on any other land.
3. A “Lodging House” means any building or structure, permanent or otherwise, and any part thereof, in which the provision is made for lodging or boarding more than 6 persons, exclusive of the family or the keeper thereof, for hire or reward, but the term does not include:
 - a) Premises licensed under a publican’s general licence, limited hotel licence, or wayside-house licence, granted under the Licensing Act 19112;
 - b) Residential accommodation for students in a non-government school within the meaning of the School Education Act 1999; or
 - c) Any building comprising residential flats.

(2) Development Guidelines

In contemplating the establishment of a lodging house within the City of Cockburn, the following development guidelines need to be considered in the preparation and presentation of an application to the City and/or Council for determination.

1. Size
 - a) The development of a lodging house should be for no more than 30 lodgers.
2. Location

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- a) Lodging houses in a Residential Zone are to be separated by a minimum distance of 200m.
- b) A lodging house is to be located within 800m of local shops, community infrastructure and public transport services i.e. a bus stop/station or train station (a 5-10 minute walking distance).

3. Site Planning

- a) All lodging houses should comply with the requirements of the Residential Design Codes of Western Australia (R-Codes) and/or relevant City of Cockburn Policies in the following areas: streetscape requirements (setbacks), boundary setback requirements, open space requirements (open space provision), access requirements, site works, building height and privacy requirements;
- b) All lodging houses are to comply with the parking requirements of TPS 3 which requires one (1) bay for every four (4) beds. Additional parking is to be provided at a rate of one (1) visitor bay for every six (6) beds, and one (1) exclusive bay for every on-site supervisor or staff member. Bicycle parking provision is to be provided at a rate of one (1) rack or similar for every five (5) lodgers.
- c) Outdoor communal areas are to be centrally located on-site i.e. separated from common boundaries with adjoining residential properties, or situated within the front setback, suitably screened with transparent fencing for the benefit of lodger privacy.
- d) Parking areas are to be suitably located relative to adjoining properties, with a minimum 2.5m landscaped separation.
- e) Waste management storage and collection areas are to be conveniently located on-site, and appropriate in terms of location relative to adjoining properties.
- f) Areas of site not used for a particular purpose i.e. as outdoor communal space, car parking and/or for waste management purposes, are to be developed and used for landscaping only.
- g) Site planning is to provide for the sustainable development of any new lodging house building, providing for reduced energy consumption and cost while improving lodger comfort. As a minimum, orientation should maximise cross ventilation opportunities during summer and solar gain (warmth and natural lighting) during Winter.
- h) All outdoor lighting (of parking areas, access ways and communal space/s) is to be in accordance with the requirements of Australian

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Standard AS4282-1997: 'Control of Obtrusive Outdoor Lighting' to protect against light spill.

- i) Any signage erected for the purpose of identifying the use of a site for a lodging house is to be no greater than 1.0m x 1.5m in dimension, erected at the front of the site in a location that does not affect safe pedestrian movement or sight lines for safe vehicular access/egress into/out of the property (the details in respect of which are to be provided at the time of application for the development).

4. Building Design

- a) The adaptive re-use of an existing building for lodging house purposes is supported where the building is generally consistent with the character and scale of development of the local built environment, and can be adapted in a manner that is generally compliant with all other requirements of this Policy.
- b) The scale and external appearance of a new lodging house building is to be typically residential, consistent in terms of scale and appearance with the builtform prevalent in the street and on adjoining properties (within the parameters of the requirements listed in point 2.3(a) above).
- c) All lodging houses are to have a clearly defined, street fronting entrance point, preferably centrally located in the front elevation of the building. All entry points are to be suitably weather protected for the benefit of lodgers and visitors.
- d) Ablutions, laundries and recreation rooms should be located within the main building on-site. Recreation rooms in particular, should be located central to the building floor plan for the benefit of all lodgers whilst providing separation to adjoining properties.
- e) All externally placed building hardware, including air conditioning condenser units and small satellite dishes i.e. exempt from requiring development approval in accordance with the City's Domestic Satellite Dishes Policy (LPP 1.9), is to be suitably positioned and/or screened so as to not be publicly visible, or visible from adjoining properties. The placement of air conditioning condenser units should also have regard for how they might impact acoustically on adjoining properties.

5. Management

- a) Each lodging house development application submitted to the City of Cockburn is to be accompanied by a Management Plan that addresses and/or includes the following information:

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- i. Lodging house hours;
 - ii. Lodging house rules, including a lodging 'Code of Behaviour';
 - iii. Visitor rules;
 - iv. Security and access;
 - v. Waste management and the receiving of deliveries;
 - vi. Management and supervision information, including contact details.
- b) Waste management information is to detail the following:
- i. Waste likely to be generated (type and amount);
 - ii. Size, type and location of storage area to be provided;
 - iii. Measures to promote a high level of recycling;
 - iv. Method and management of collection.

The City's Health and Building service units should be consulted in respect of the above requirements.