CITY OF SYDNEY

Development Control Plan – Student Accommodation

The City of Sydney acknowledges the Gadigal of the Eora Nation as the Traditional Custodians of our local area.

Purpose of this Development Control Plan

The purpose of this Development Control Plan (DCP) is to amend *Sydney Development Control Plan 2012*, which was adopted by Council on 14 May 2012 and came into effect on 14 December 2012.

The amendment introduces new general provisions applying to co-living housing used for student accommodation across the City of Sydney local government area, to better reflect the distinct operational model and resident profile of student housing.

Citation

This amendment may be referred to as *Sydney Development Control Plan 2012 –Student Accommodation*

Land covered by this plan

This amendment applies to land within the City of Sydney local government area.

Relationship of this plan to Sydney Development Control Plan 2012

This plan amends the *Sydney Development Control Plan 2012* to insert new provisions applying to co-living housing used for student accommodation across the City of Sydney local government area. It also refines general private room amenity standards to enhance clarity and ensure controls operate as intended.

These amendments are to operate once the imminent Policy and Housekeeping amendments to the Sydney Development Control Plan 2012 take effect, providing more tailored guidance where student accommodation is proposed.

Amendments to the existing DCP sections as exhibited are shown with deletions in ~~strikethrough~~ and replacement or new text in underline.

Amendment to Sydney Development Control Plan 2012

Amend section 4.4.1 of Sydney Development Control Plan 2012 with text to be inserted shown as underlined and text to be deleted shown as strikethrough.

4.4.1 Boarding houses and co-living housing

Boarding houses contain rooms which provide affordable housing and are managed by a registered community housing provider.

Co-living housing as defined in the Sydney LEP comprises 6 or more private rooms. Co-living can also include purpose-built student accommodation. ~~and may also be used as student accommodation.~~

Both housing types have shared facilities and provide a principal place of residence for at least 3 months in a boarding or private room.

State Environmental Planning Policy (Housing) 2021 (the Housing SEPP) includes requirements for boarding houses and co-living housing.

This section applies to all boarding house and co-living development. It applies Housing SEPP standards to areas of the City of Sydney where the Housing SEPP does not apply (see clause 1.9 Sydney LEP 2012). It also provides minimum standards that apply throughout the City of Sydney.

Definitions

Private room means a boarding room in a boarding house or a private room in a co-living housing development.

Purpose built student accommodation is a form of co-living housing and refers to development built exclusively for the purpose of providing accommodation for students.

Student room means a private room provided in purpose-built student accommodation.

Note: A student room is a type of private room. Except where this section provides a specific alternative standard for student rooms, all provisions applying to private rooms also apply to student rooms.

4.4.1.2 Private rooms

Objectives

(a) Ensure private rooms are of sufficient size and proportion to enable a good level of amenity and liveability.

(b) Ensure private rooms receive adequate access to daylight.

(c) Ensure private rooms achieve adequate protection from noise.

(d) Ensure any personal facilities provided in private rooms do not reduce the functionality and enjoyment of the liveable space.

(e) Ensure private rooms can achieve natural light, ventilation and cooling without reliance on artificial lighting, mechanical ventilation or air conditioning.

(f) Ensure private rooms are sized appropriately to fit furnishings and allow circulation.

(g) Ensure student rooms are supported by adequate communal spaces.

Provisions

(1) No private room is to be occupied by more than 2 adult residents.

(2) Private rooms are to be located away from significant noise sources or incorporate adequate sound insulation to insulate from external noise sources.

(3) No private room, excluding any area used for the purposes of private kitchen (including circulation) or bathroom, is to have a gross internal floor area exceeding 25 square metres or less than:

(a) 12 square metres for a room intended to be used by a single resident, or

(b) 16 square metres in all other circumstances.

(4) If a bathroom, kitchen or laundry is provided in a private room, they are to meet or exceed the following minimum clear dimensions:

(a) for any kitchen: 2.9 square metres including a minimum 600 millimetres clear space in front of the kitchen bench provided for circulation space.

(b) for any bathroom: 2.1 square metres (including 0.8 square metres for a shower).

(c) for any laundry: 1.1 square metres.

(5) If a kitchen is provided in a student room, the dimensions set out in (4) may be reduced where adequate kitchen spaces are provided.

(6) The minimum dimension of a private room is to be 3.5 metres.

(7) Despite the requirement set out in (6), the minimum dimension of a student room may be 2.4 metres.

(8) Furniture layouts in private rooms must demonstrate unimpeded clear internal circulation.

(9) Wardrobe space ~~of at least 1.5 square metres is to be provided in addition to the minimum required private room area~~ is to be provided as follows:

(a) private rooms: a minimum of 1.5 square metres in addition to the minimum required private room area

(b) student rooms: a minimum of 0.8 linear metres

(10) Each private room is to have sufficient space to provide a bed, sofa and a chair and table with at least 600 millimetres clearance between furniture.

(11) Any student room ~~co-living private room being used as off-campus student accommodation~~ is to provide sufficient space for a workspace, including chair and desk.

(12) Kitchens included in private rooms are to be provided with a refrigerator, cooktop, microwave, cupboards and shelves as a minimum. This may not be required in a student room where adequate communal kitchen appliances and storage is provided.

(13) ~~Bathrooms included in private rooms are to be provided with a shower, hand basin and toilet as a minimum.~~ Where a bathroom is provided within a private room, it must include a shower, toilet and hand basin, all located within the bathroom.

(14) Laundries included in private rooms are to be provided with a wash tub and washing machine.

(15) Each private room is to have access to natural light from windows with a minimum aggregate area of 10 per cent of the floor area of the room. Skylights are not to be the sole source of natural light.

(16) A window in an external wall is to be visible from every point in a private room excluding bathrooms.

(17) All private rooms are to be naturally ventilated. Natural ventilation is to be by windows with operable sashes on an external wall not facing a common circulation area. Windows are to include insect screens. The effective openable area of window openings is to be equal to at least 5 per cent of the floor area of the room.

(18) Private rooms are to be provided with one ceiling fan per room.

(19) Private rooms are to have a minimum floor-to-ceiling height of 2.7 metres, excluding bathrooms.

(18) 30 percent of all private rooms are to have access to private open space with a minimum area of 4 square metres in the form of a balcony or terrace area. ~~This requirement may be waived if the provision of balconies or private open space conflicts with the retention of a heritage item.~~

(19) The requirement set out in (18) for access of private rooms to private open space may be reduced or waived where:

(a) the provision of balconies or private open space has an unacceptable impact on the significance of a heritage item; or

(b) for purpose-built student accommodation where a sufficient quantum of high quality communal open space is provided.

(20) In boarding houses classified as Class 3 by the Building Code of Australia, each private room is to meet the fire safety standards of a sole occupancy unit under the Building Code, whether or not it is intended to be a sole occupancy.

Amend section 3.11.3 of Sydney Development Control Plan 2012 with text to be inserted shown as underlined and text to be deleted shown as strikethrough.

3.11.3 Bike parking and associated facilities

Objectives

(a) Support active transport as a sustainable and efficient transport mode.

(b) Ensure development provides cycling access arrangements, bike parking facilities and amenities that are of sufficient quantity to meet demand, are convenient and meet the needs of all users.

Provisions

(1) All bike parking facilities are to be designed in accordance with Austroads Research Report AP-R527-16 ‘Bike Parking Facilities: Guidelines for Design and Installation’ and Australian Standard AS2890.3:2015 ‘Part 3: Bicycle parking’. Where there is an inconsistency between the two documents, the Austroads Research Report prevails.

(2) New development must provide bike parking in accordance with the minimum rates by land use and bike parking type in Table 6.

(3) Bike parking for residents or staff is to be provided in bicycle parking facilities designed according to Level B parking in Austroads and Class B in the Australian Standard. Class B bicycle parking facilities are to include power supply for charging electric bicycles.

(4) Bike parking for short term visitors is to be provided as bicycle racks outside cages, designed according to Level C parking in Austroads and Class C in the Australian Standard. Class C bicycle racks are to be provided in an accessible on-grade location near the primary pedestrian entrance to the building.

(5) For mixed-use development, Class B bicycle parking facilities for residential dwellings and non-residential uses are to be provided separately. Facilities for multiple different non-residential uses may be combined if appropriate.

(6) Class B bicycle parking facilities are to be provided in an area that provides easy access to the street, primary lifts or stairs to residences or workplaces, and to any cycling-related facilities such as lockers and showers.

(7) Cycling access to Class B bicycle parking facilities is to be provided by a well signposted, minimum 1.8m wide path with no steps, sharp corners or other obstructions.

(8) Where a proposed use is not listed, the amount of bike parking provided for staff and visitors must be capable of supporting mode share targets for trips by bicycle in the latest City of Sydney cycling strategy, with reference to anticipated staff and visitor numbers of the land use.

(9) Where the number calculated in accordance with Table 6 is not a whole number, the number is to be rounded to the nearest whole number.

1. Minimum bike parking requirements by land use

Land use	Residents or staff (Class B bike parking)	Short term visitors (Class C bike parking)
Residential accommodation or serviced apartments (including co-living and boarding houses)	1 per dwelling	1 per 10 dwellings
Co-living used for student accommodation	1 per 5 student rooms	1 per 50 student rooms
Tourist and visitor accommodation (excluding serviced apartments)	1 per 1,000 sqm GFA	1 per 20 rooms or 1 per 10 beds, whichever is greater
Office premises or business premises	1 per 150 sqm GFA	1 per 400 sqm GFA
Specialised retail premises	1 per 600 sqm GFA	1 per 1,000 sqm GFA
Retail premises (excluding food and drink premises)	1 per 500 sqm GFA	Lot area 650 sqm or more: 1 per 90 sqm GFA
Food and drink premises or artisan food and drink industry	1 per 250 sqm GFA	Lot area under 650 sqm: No requirement
Entertainment facility or place of public worship	1 per 1,000 sqm GFA	1 per 40 sqm GFA
Industry or warehouse or distribution centre (excluding artisan food and drink industry)	1 per 1,000 sqm GFA	No requirement
Child care centre	1 per 400 sqm GFA	1 per 100 sqm GFA
Health services facility	1 per 400 sqm GFA	1 per 200 sqm GFA
Information and education facility	1 per 1,000 sqm GFA	
Recreation facility (indoor)	1 per 400 sqm GFA	
Outdoor swimming pool	1 per 1,000 sqm GFA	1 per 10 sqm of pool area
Supported and short-term emergency housing	On merit	No requirement

Note: For serviced apartments, “dwelling” may refer to a serviced apartment and “resident” may refer to guests of the serviced apartments.

Note: The bicycle parking rate for co-living used for student accommodation applies only where the site is within LUTI Category A or B under the Sydney LEP 2012. Developments outside LUTI Categories A and B are to provide bicycle parking at the rate applying to co-living.

(10) For non-residential uses, lockers and facilities are to be provided at the following rates of staff bike parking provision, as a minimum:

(a) 1.25 personal lockers for each staff bike parking space

(b) 1 shower and change cubicle per 10 staff bike parking spaces

(11) In existing developments car parking spaces may be converted to up to three bicycle parking spaces by following B6 ‘Car park space conversion’ in AS 2890.3-:2015.

Note: Installation of a bicycle parking device (a bike rack, rail or locker) is exempt development under schedule 2 of the LEP.

(12) Short term visitor parking for child care centres is to be designed to accommodate larger bikes and side access, allowing at least 2 metres between adjacent bike racks and spaces at least 2.75 metres long.