



City of **HOBART**

**Memorandum:** Lord Mayor  
Deputy Lord Mayor  
Elected Members

## **Response to Question Without Notice**

### **BOARDING HOUSES**

**Meeting:** City Planning Committee

**Meeting date:** 3 August 2020

**Raised by:** Councillor Harvey

**Question:**

Can the Director advise how many boarding house applications we have had in 2020 and are there any emerging issues with these types of applications from a planning perspective?

**Response:**

There have been four applications lodged for boarding houses in 2020.

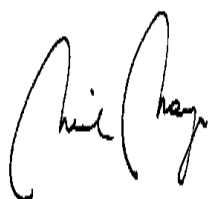
The key issues which tend to arise for these applications are parking and waste storage on the street. Behavioural issues such as noise and also loss of privacy are also commonly of concern.

In terms of parking, the *Hobart Interim Planning Scheme 2015* (HIPS) requires in the *Parking and Access Code* that there is one park for each staff member and a park for every three licenced residents. However, if this acceptable solution is not met then there is greater flexibility with an assessment under the performance criteria, which requires consideration of matters such as the availability of on–street and public car parking in the locality. The City Planning Committee and the Council will be familiar with this assessment.

As for waste collection, this is not currently a relevant planning consideration under HIPS. It will be a planning consideration for apartment–style developments from 19 November 2020 in a number of zones, when an amendment to HIPS commences. Those provisions will not apply to boarding houses. The current version of the Statewide Planning Scheme does not regulate waste collection for boarding houses.

Boarding houses can prompt neighbours to be concerned about the impacts from additional people using an adjacent property and possible behavioural issue. For example, that students will reside at the boarding house, who may have a tendency to play loud music and to keep unusual hours. There is no specific regulation for the use of boarding house (residential), as there is for visitor accommodation. For example, the performance criteria of the use standard regulating visitor accommodation requires that the proposal must “not adversely impact residential amenity and privacy of adjoining properties”, amongst other things.

*As signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.*

A handwritten signature in black ink, appearing to read 'Neil Noye', written in a cursive style.

Neil Noye  
**DIRECTOR CITY PLANNING**

Date: 24 November 2020  
File Reference: F20/83419; 13-1-10