

Recognise approved Seniors Living and Boarding Houses

The process of having a site approved for Seniors Living or Boarding Houses is a site specific process that looks at all related details of the proposal, and undergoes a public exhibition period. The assessment of the suitability of the proposal is a merit based approval process based on the facts specific to the site.

Both Seniors Living and Boarding houses are classified as a residential form of development. If we look at the boarding house approved at 14 Wyatt Ave Belrose, it is approved to house 50 people on a property that is 2,298m², which equates to 46m² per person. A typical R2 zoned residential property will house 2.2 people per 600m² which equates to 272m² per person. A Boarding house is a more intense form of development than a typical residential house on R2 zoned land.

WUFA Recommendation:

All properties that have been approved for the construction of Seniors Living or Boarding Houses in the deferred area must be zoned R2.