



Department of Planning,
Lands and Heritage



Draft Position Statement:

Housing on Lots less than 100m²

March 2018

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Communications Branch.

1. Purpose

To provide interim guidance for houses on lots less than 100m² in development zones and an implementation mechanism to ensure a consistent application across Western Australia.

2. Background

House and land product on lots less than 100m² has been selectively developed in the eastern states, in both new (greenfield) and existing (infill) residential areas. This is seen as a way to meet different housing needs and demands of different types of households, to assist in providing for housing affordability, create dwelling diversity and facilitate 'downsizing' opportunities.

Interest in providing lots less than 100m² and associated single houses in Western Australia is increasing.

A working group of key government, development and building industry stakeholders developed criteria and standards for consideration by the Western Australian Planning Commission (WAPC).

3. Single houses on lots less than 100m²

Development on lots less than 100m² needs to be integrated with the streetscape and surrounding development. Their location and development needs to be undertaken as part of the comprehensive planning that is carried out for new urban areas and redevelopment of existing urban areas.

In considering any structure plans that include lots less than 100m², the assessment will examine if green title is the best and highest use of the land or if other land tenure options would be more appropriate, if the location has infrastructure, amenities and services that can support housing at this higher density and that the proposal is consistent with the orderly and proper planning of the area.

The criteria are intended to ensure that lots less than 100m² are located appropriately and provide for diversity and affordability in housing, within urban development areas.

4. Implementation

The location of housing on lots less than 100m² will need to be identified for land in a development zone via an approved structure plan, and meet the location, siting and configuration criteria in

Appendix 1.

The area to be developed for housing on lots less than 100m² is to be identified on the structure plan, and a residential density code of R80 applied. The structure plan report will outline that the area being developed with a minimum lot size of 80m² and that a local development plan is required to be prepared for the lots prior to subdivision.

Where the structure plan includes a residential density code range or band, the structure plan will identify that a residential density code plan (R-Code plan) is required to be approved by the WAPC prior to the consideration of any subdivision. This residential density plan will need to specify the area which is to be developed (with a density code of R80, a minimum lot size of 80m² and no average lot size requirement).

The structure plan will need to demonstrate that lots less than 100m² will be integrated within the wider development area and there will be a continuous activated street frontage able to accommodate on-street visitor parking, street trees, shared use paths/footpaths, refuse collection and utility

services (in accordance with local planning scheme and Liveable Neighbourhoods requirements, as applicable).

The local development plan is to address and be consistent with the design principles outlined in draft State Planning Policy 7 Design of the Built Environment and must detail built form, site coverage, floor and elevation plans, drainage, car parking, pedestrian access, refuse collection details and any other development standards required to address the standards outlined in **Appendix 2**. The procedure to prepare, publicly advertise and determine local development plans is outlined in the Planning and Development (Local Planning Schemes) Regulations 2015 (Schedule 2, Part 6).

The local development plan for lots less than 100m² is to be approved by the local government and must be completed prior to the final approval of a subdivision.

5. Review and future R-Codes amendment

The WAPC will monitor and review the implementation of housing on lots less than 100m², with a view to including them in the R-Codes.

6. Further information

Comments are invited on this draft position statement. Enquiries or correspondence should be sent by email to info@dplh.wa.gov.au or by post to:

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Please quote reference DP/15/00045/1
Information relevant to this
Position Statement is published at:
www.dplh.wa.gov.au

Appendix 1

Criteria for lots less than 100m² in development zones

The following criteria provide guidance for the consideration and determination of integrated subdivision and development of terrace housing on lots less than 100m². The criteria are intended to support a diverse, affordable housing choice appropriate to changing demographics within prescribed limits.

Locational criteria:

- Applies to land in areas that have approved structure plans in place or the zoning and provisions in a scheme requires a structure plan to be approved prior to subdivision or development occurring.
- To be selectively used as an integrating housing type to transition between high density (urban) and low density (suburban) residential areas.
- Not to be the only or predominate lot and development type in any street block.
- To be located between 400 metres and 800 metres of the boundary of any existing or proposed district or specialised activity centre (not within 400 metres of the activity centre or within the activity centre itself – refer figure A); or

- To be located between 200 metres and 800 metres of the boundary of any existing or proposed neighbourhood centre (not within 200 metres of the activity centre or within the activity centre itself – refer figure B).
- To be located within 150 metres, using the walkable catchment technique (refer Liveable Neighbourhoods), of local or neighbourhood public open space (as defined in Liveable Neighbourhoods), preferably fronting or otherwise overlooking public open space.

Siting and Configuration:

- Fronts wide access streets (refer Liveable Neighbourhoods). The street must accommodate and maximise on street parking for visitors (preferably on both sides of the street), street trees and a minimum 1.5 metre wide pedestrian footpath.
- Located and occupies an entire street block end, including any laneway (refer figure C).
- A minimum number of four (4) dwellings within any single development.
- Minimum two (Category B) and maximum three storey (Category C) building height (refer R-Codes Table 3 – Maximum building heights).



Figure A: Location in relation to a district or specialised centre



Figure B: Location in relation to a neighbourhood centre

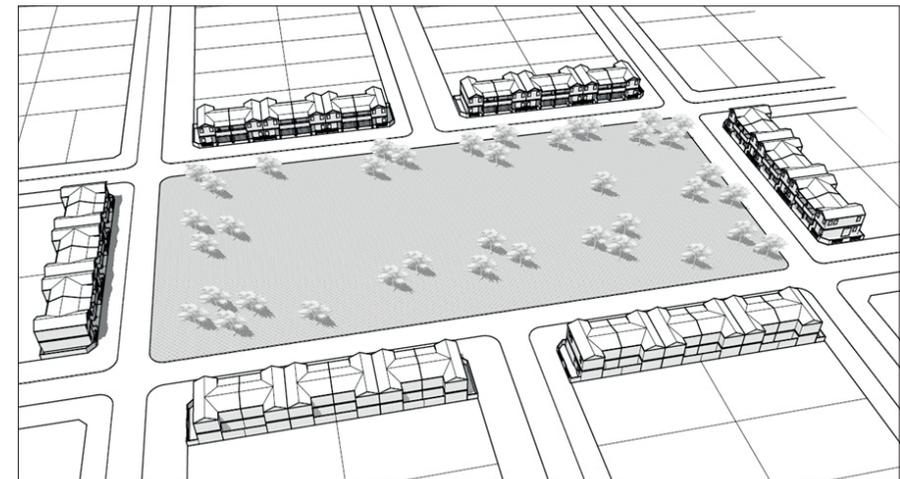


Figure C: Siting at street block ends

Appendix 2 Single house standards for lots less than 100m² in development zones

Typical lot dimension and size	Street setback and front fences		Lot boundary setback		Open space		Garage setback and width and vehicular access		Parking		Overshadowing		Privacy	
	R-Codes	house on Lot <100m ²	R-Codes	house on Lot <100m ²	R-Codes	house on Lot <100m ²	R-Codes	house on Lot <100m ²	R-Codes	house on Lot <100m ²	R-Codes	house on Lot <100m ²	R-Codes	house on Lot <100m ²
<p>Rear load 5m x 16m – 80m²</p> <p>Front load 8m x 10m – 80m²</p>	1m	<p>1m minimum, no average</p> <p>1m minimum to secondary street</p> <p>Front fences within the primary street setback area being a maximum height of 900mm above natural ground level, measured from the primary street side of the front fence</p>	<p>Boundary setbacks 1 to 1.5m for wall height 3.5m and less (subject to wall length and major openings)</p> <p>Boundary walls 2/3 length one side boundary, max 3.5m high and 3m average height</p>	<p>Boundary setbacks Side – nil</p> <p>Rear - 1.5m for wall height 6m or less with major openings</p> <p>Rear - 1m for wall height 3.5 or less without major openings</p> <p>Boundary walls No maximum length to both side boundaries except for lots with dual street frontage). Maximum 7m and 6m average height</p>	<p>40% open space (60% site cover)</p> <p>16m² courtyard</p> <p>1/3 required outdoor living area (OLA) may be covered</p> <p>Minimum dimension 4m</p>	<p>An outdoor living area (OLA) comprising at least one balcony or equivalent with a minimum dimension of 2.4 metres and a minimum total combined area of 16m², directly accessible from a habitable room of the dwelling</p> <p>Balcony to face the street</p> <p>The OLA may be reduced to a minimum of 10m² for single bedroom dwellings</p> <p>At least 70% of the OLA must be uncovered and includes</p> <p>areas under eaves which adjoin uncovered areas</p> <p>No other R-Codes site cover standards apply</p>	<p>Rear load Nil – provided laneway is minimum of 6m wide</p> <p>Front load 4.5m or 0.5m behind dwelling alignment subject to averaging requirements</p> <p>Garage width limited to maximum 50% of lot frontage where garage in front of or within 1m of building</p>	<p>Rear load 0.5m garage setback to laneway</p> <p>Front load 1.5m garage setback from the primary street and 1m from a secondary street</p> <p>Where feasible, shared vehicle crossover for every two front load dwellings</p> <p>No vehicular crossover wider than 3m where it meets the street</p>	Two on-site bays	<p>One on-site bay where dwelling has two bedrooms or less</p> <p>Minimum one on-street visitor parking space for every two dwellings</p>	50% of the adjoining site area	No maximum overshadowing	<p>3m to bedrooms and studies</p> <p>4.5m to all other major openings</p> <p>6m to balconies or similar</p>	No privacy provisions apply

Note: The primary and secondary street setback of 1 metre is applied as per the R80 code. All other development standards as per the RMD60 standards, with necessary adjustments to achieve a two storey 'terrace housing' built form outcome.