



Department of **Planning,
Lands and Heritage**



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Position Statement:

Housing on lots less than 100m²

June 2019

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This document is available in alternative
formats on application to the
Communications Branch.

1. Purpose

This document provides interim guidance for subdivision and house design on lots less than 100m², proposed on land where a structure plan is required to ensure consistent application and implementation throughout Western Australia.

Planning Reform, Design WA, Liveable Neighbourhoods, METRONET and other policy reviews will consider broader application of this development type, particularly within existing residential areas and transit precincts.

2. Background

House and land products on lots less than 100m² have 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, to assist in providing for housing affordability, create dwelling diversity and facilitate 'downsizing' opportunities.

Interest in providing housing on lots less than 100m² in Western Australia is increasing.

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

3. Single houses on lots less than 100m²

Housing on lots less than 100m² needs to be integrated with the streetscape and surrounding development but must not be the predominant housing type in a street. Its location and development need to be undertaken as part of comprehensive planning carried out for new urban areas and redevelopment of existing urban areas through structure plans or activity centre plans.

In considering any structure plans or activity centre 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 outlined in **Appendices 1** and **2** are intended to ensure that lots less than 100m² are located appropriately and provide for diversity and affordability in housing, on land where a structure plan is required.

4. Implementation

The location of housing on lots less than 100m² is limited to land where a structure plan is required and does not apply to existing residential lots. All locational, siting and configuration criteria outlined in **Appendix 1** must be met and an R80 density code applied. The structure plan report will outline that the area being developed for housing on lots less than 100m² can be subdivided to create minimum 80m² lot sizes and a local development plan (LDP) should be prepared and finalised prior to subdivision approval.

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 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, water management and utility services (in accordance with

local planning scheme and Liveable Neighbourhoods requirements, as applicable).

The LDP is to address and be consistent with the design principles outlined in State Planning Policy 7.0 Design of the Built Environment and must detail built form, site coverage, indicative floor and elevation plans, water management, car parking, pedestrian access, refuse collection, storage and landscaping details and any other development aspects 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 LDP must outline development standards broadly consistent with **Appendix 2**, and where significantly inconsistent, referral to WAPC for approval is required under R-Codes Clause 7.3.2. The LDP must clearly outline all applicable standard and non-standard/ varied R-Codes development standards. A LDP is not required to be endorsed by the WAPC where it has previously endorsed a structure plan or activity centre plan that incorporates housing on lots less than 100m².

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 include them in the R-Codes.

6. Further information

Enquiries or correspondence should be sent by email to info@dplh.wa.gov.au or by post to:

Planning Manager,
Strategy and Engagement
Department of Planning, Lands
and Heritage
Locked Bag 2506
Perth, WA, 6001

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

Appendix 1

Criteria for lots less than 100m²

The following criteria provide guidance for the consideration and determination of integrated subdivision and development of housing on lots less than 100m².

All proposals must be considered on individual merit, having due regard to the criteria surrounding centres, however may also apply to non-centres, including transit or other similar precincts.

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 higher density (urban/multi-storey commercial, mixed use and apartment development) and low density (suburban/single and two-storey single house and grouped dwelling development) residential areas
- not to be the only or predominate lot and development type in any street block

- to be located between 200 metres and 800 metres, using the walkable catchment technique (refer Liveable Neighbourhoods), of the lot boundary of the core or largest commercial land holding in any existing or proposed secondary or district centres (not within 200 metres of the activity centre or within the activity centre itself – refer figure A)
- to be located within 200 metres or 400 metres, using the walkable catchment technique (refer Liveable Neighbourhoods), of the lot boundary of the core or largest commercial land holding in any existing or proposed local and neighbourhood centre respectively (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
- not located within 800 metres of the lot boundary of the core or largest commercial landholding in any strategic metropolitan centre.

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 street corner sites or an entire street block end, including any laneway
- a minimum number of two dwellings constructed concurrently within any single development
- minimum two (Category B) and maximum three-storey (Category C) building height (refer R-Codes Table 3 – Maximum building heights).

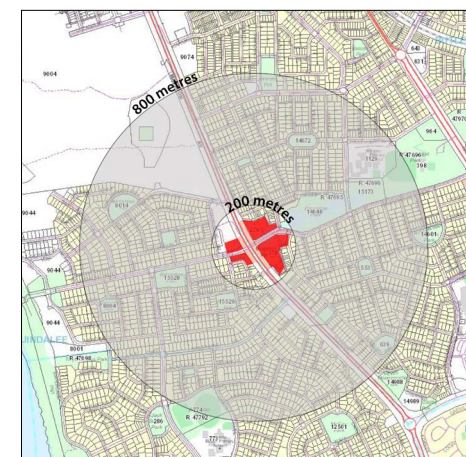


Figure A: Location in relation to a secondary and district centre



Figure B: Location in relation to a local and neighbourhood centre

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

Typical lot dimension and size	Street setback and front fences	Lot boundary setbacks and boundary walls	Outdoor living area	Garage setback and width, vehicular access and storage	Parking	Overshadowing	Privacy
	house on lot <100m²	house on lot <100m²	house on lot <100m²	house on lot <100m²	house on lot <100m²	house on lot <100m²	house on lot <100m²
<p>Rear load 5m x 16m – 80m²</p> <p>Front load 8m x 10m – 80m²</p>	<p>1m minimum, no average</p> <p>1m minimum to secondary street</p> <p>Balcony - nil</p> <p>Laneways - nil</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 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 corner lots with dual street frontage).</p> <p>Maximum 7m height (where 2 storey height proposed)</p> <p>Maximum 10m height (where 3 storey height proposed)</p> <p>Where adjoining other lots less than 100m², 60% maximum rear boundary length</p>	<p>An outdoor living area (OLA) comprising at least one balcony or roof deck 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 35% of the OLA must be uncovered (excluding balconies) and includes areas under eaves which adjoin uncovered areas</p> <p>R-Codes minimum total % of site open space standards do not apply</p>	<p>Rear load Nil - provided laneway or street pavement at least 6m wide, otherwise 0.5m</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 and 4m where shared</p>	<p>Minimum one (1) One on-site bay per dwelling</p>	<p>No overshadowing provisions apply where adjoining single houses on lots less than 100m²</p> <p>Where R-MD or R-Codes apply to adjoining land, the relevant R-MD or R-Codes overshadowing/ solar access requirements for the adjoining land apply</p>	<p>No privacy provisions apply where adjoining single houses on lots less than 100m²</p> <p>Where R-MD or R-Codes apply to adjoining land, the relevant R-MD or R-Codes privacy requirements for the adjoining land apply</p>

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