

***Medium Density Single Housing***

***in Greenfield Estates...***

***at what cost?***

***is it affordable living?***

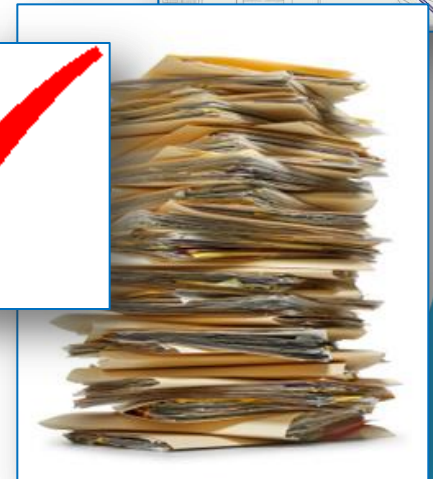
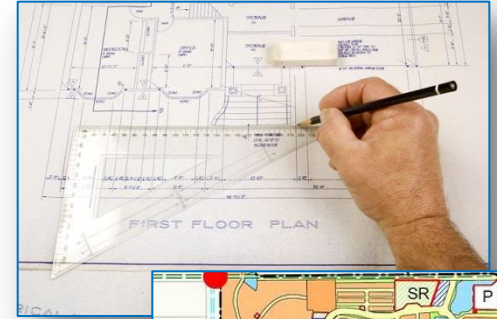


## In 2014...

- Created 1,600 new lots
- Issued 1,800 new dwelling permits

## In 2015 (so far)...

- Created 800 new lots in 4 months
- 8,800 lots in the pipeline
- Issued 500 new dwelling permits in 4 months



## **Some context...**

- ***In 2014 UDIA lobbied the City on:-***
  - ***multiple variations to R-Codes***
  - ***higher overall R-Coding (R30)***
- ***Enable development of “affordable housing” options***
- ***Detailed Area Plans and Structure Plans to access variations to R-Codes***

## **Some context...**

- **City previously supported R-Code variations**
- **Over 200 approved DAP's**
- **Claims that DAP's support innovation, enhanced streetscape and better built form**
- **City stopped supporting 'wholesale variations' (Dec 2013)**
- **Not delivering 'affordable living' options**
- **Unintended consequences – streetscape & amenity**

## ***Some background...***

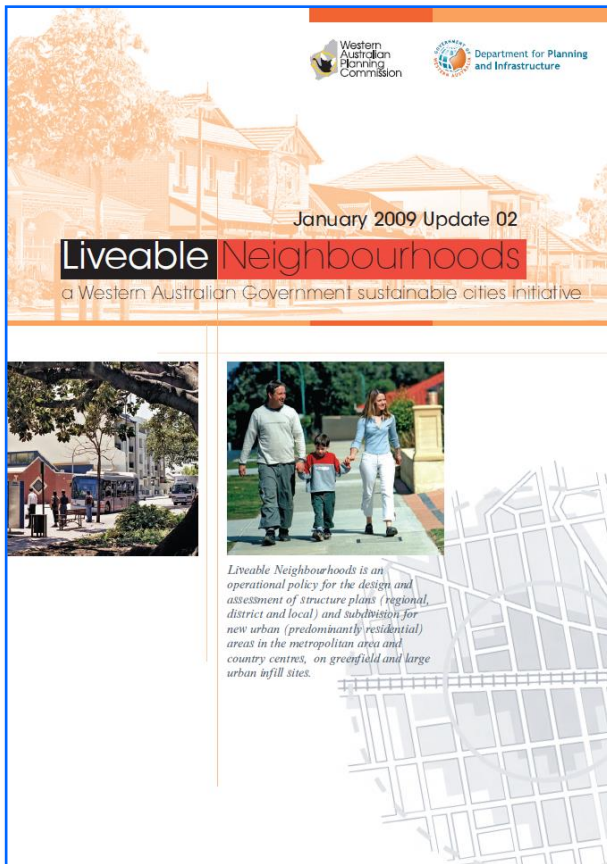
- ***R-Codes worked well for lots above 350m<sup>2</sup>***
- ***Serious problems evident on smaller lots***
- ***Impacts of large single houses on small lots***
  - ***built form***
  - ***streetscape***
  - ***open space***
  - ***greening***
- ***Its not about density***
- ***Claims that single houses on small lots required to achieve density targets***

## ***DAPs and R-Code Variations were...***

***“promoting single storey, high site coverage single dwellings, no trees, little landscaping in garage dominated narrow streets, with many crossovers, few street trees, providing limited parking, with little amenity”***



# The statutory framework...





Western Australian Planning Commission  
Department for Planning and Infrastructure

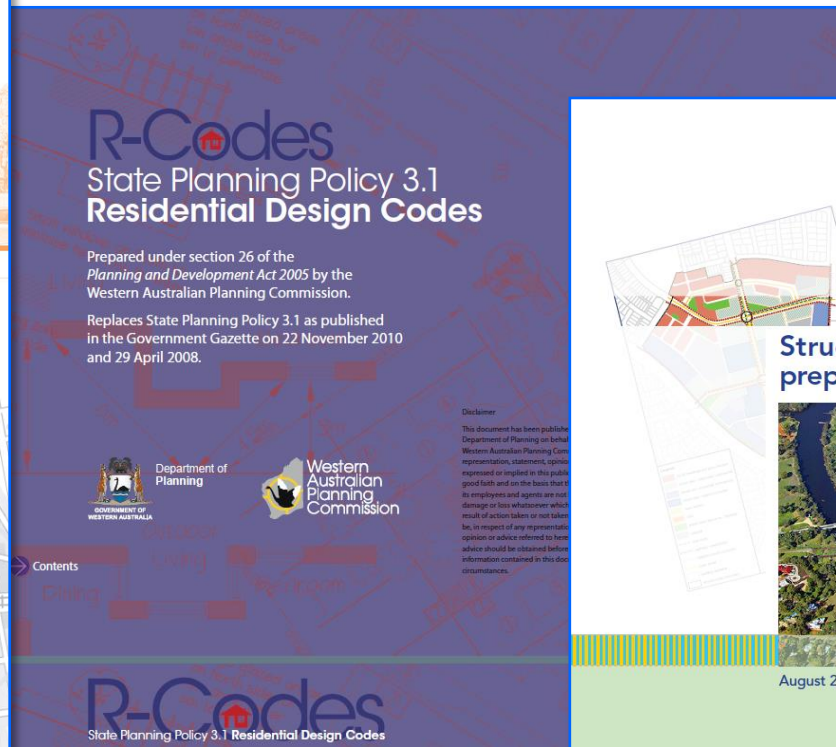
January 2009 Update 02

## Liveable Neighbourhoods

a Western Australian Government sustainable cities initiative

*Liveable Neighbourhoods is an operational policy for the design and assessment of structure plans (regional, district and local) and subdivision for new urban (predominantly residential) areas in the metropolitan area and country centres, on greenfield and large urban infill sites.*



## R-Codes

### State Planning Policy 3.1 Residential Design Codes

Prepared under section 26 of the *Planning and Development Act 2005* by the Western Australian Planning Commission.

Replaces State Planning Policy 3.1 as published in the Government Gazette on 22 November 2010 and 29 April 2008.

Department of Planning  
GOVERNMENT OF WESTERN AUSTRALIA

Western Australian Planning Commission

Contents

**R-Codes**  
State Planning Policy 3.1 Residential Design Codes

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## Structure plan preparation guidelines



August 2012

Department of Planning  
GOVERNMENT OF WESTERN AUSTRALIA

Western Australian Planning Commission

## ***The statutory framework...***

***Liveable Neighbourhoods provides that DAP's be used:***

- lots less than 350m<sup>2</sup>***
- control vehicle access & egress***
- Lots next to open space***
- narrow lots***
- future change of use***
- neighbourhood and town centres***
- steeply sloping land***
- noise-buffering requirements***



# Evolution of DAPs



## LOCAL STRUCTURE PLAN - PLAN 6

Lot 98 Ingram Rd & Lots 323 & 529-530 Baldvis Rd, BALDIVIS

for: Spatial Property Group

ENDORSEMENT OF REGISTERED TOWN PLANNER

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

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### PROVISIONS

This provision addresses the requirements for SPURS DEVELOPMENT Lot 160-164 on Ingram Rd, Lot 98, 161, 162, 163, 164 on Baldvis Rd.

The requirements of the Functional Design Codes are set out as shown on the DAP. All lot and area subdivisions shall be in accordance with the DAP.

**GENERAL PROVISIONS**

Setback	40%
Minimum Open Space	40%
Building Setback	(5% setback to R-Codes)
Public Open Space (POS)	1.0ha
Secondary Street	1.0ha
Lottery	1.0ha

**GENERAL PROVISIONS**

1. Lot 160-164 have developed (land) parcels located at the southern part of the site. The parcels are to be subdivided into five lots.

2. These parcels will be subdivided into a maximum of 1.0ha with separation of lots by a minimum of 1.0m.

**FORMAL CONTROLLING INSTRUMENTS**

Developers are required to include in their subdivision plans a minimum of 1.0ha of public open space (POS) to provide passive recreation.

**DESIGN CODES**

All lots must comply with the requirements of their respective zoning codes as set out in State Planning Policy No. 4.3 - Poultry Farms, and all lots must comply with the requirements of the Functional Design Codes as set out in the DAP.

**PUBLIC OPEN SPACE REQUIREMENTS**

1.0ha of Public Open Space is required to be provided on the site. The Public Open Space is to be provided on the site in accordance with the requirements of the Functional Design Codes as set out in the DAP.

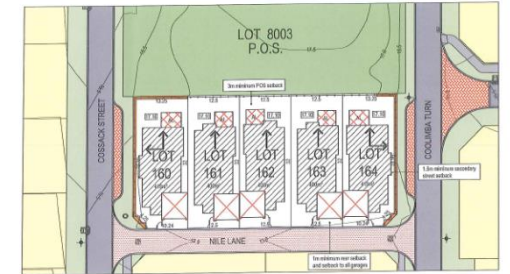
**UNIFORM FENCING**

Uniform fencing on boundaries must be installed, with the exception of setbacks and easements, which may be installed in accordance with the requirements of the Functional Design Codes as set out in the DAP.

**PREPARED BY:**

dmg

13/12/14



1:500 DETAILED AREA PLAN



**LEGEND**

- Designated garage location
- Designated office location
- Lot type
- Low-riding wall, TDR to 1/3rd level
- Setback line
- Street signs
- Primary dwelling setbacks

**PROJECT TITLE**

dmg

**SPIRES DEVELOPMENT**

DETAILED AREA PLAN

LOT 160 - 164

**DAP 1.0**

PROJECT NO: 10056

DATE: 13/12/14

DESIGN MANAGEMENT GROUP

10056

13/12/14

# What we were getting...



## DETAILED AREA PLAN (DAP) - STAGES 5 - 9, EVERMORE HEIGHTS RESIDENTIAL ESTATE



### EXAMPLES OF FACADE FEATURE STYLES



LEGEND	
	Lots subject to this Detailed Area Plan
	Minimum 3m building setback line
	Minimum 2m building setback line
	Minimum nil building setback line
	Public Open Space
	R20
	R25
	R30
	R40
	R60
	Dwelling orientation
	Compulsory Garage Location
	Minimum nil street setback permitted on this lot

### General

- The requirements of the Residential Design Codes (R-Codes) are varied as shown on the DAP.
- The requirements of the R-Codes and the Town Planning Scheme shall be satisfied in all other matters.
- Consultation with the adjoining or other land owners to achieve a variation to the R-Codes as provided for by this DAP is not required.
- Compliance with the provisions of this DAP negates the need for planning approval for lots of 350m<sup>2</sup> or less.

### Setbacks

- No average setbacks apply to lots within this DAP.
- Minor incursions (as described by the R-Codes) into the minimum primary street setback area are permitted.
- Setback variations to corner lots may be approved at the discretion of the Manager, Building Services where the configuration of these lots limits compliance with setback requirements.
- For lots with a frontage of 10m or less, walls not higher than 3.5m with an average of 3.0m for the full length of two boundaries behind the front setback line are permitted. On all other lots, walls not higher than 3.5m with an average of 3m for two-thirds the length of the balance of the boundary behind the front setback, to two side or rear boundaries are permitted.
- The second storey of a dwelling must be setback a minimum of 1.5m from the side boundary unless the R-Codes specify a greater setback.
- A minimum nil street setback is permitted where shown on this DAP, and on these lots garages must be setback at least 0.5m behind the dwelling alignment, where a nil street setback is proposed.

- Except where shown on this DAP, on lots coded R20, R25 and R30 the following minimum setbacks apply:
  - a minimum primary street setback of 3.0m (no average)
  - a minimum secondary street setback of 1.0m applies, except where a lesser setback is permissible under Planning Policy 3.3.20.

- On lots coded R40 the following minimum setbacks apply:
  - 2.0m to the primary street (no average)
  - 2.0m to public open space
  - 1.0m to the secondary street
 except where a lesser setback is permissible under the Planning Policy 3.3.20.
- On lots 987 and 923 a nil set back to Bluebell Lane is permitted. 1.0m to the laneway (protrusions of eaves or gutters into the setback to the laneway are not permitted).

- On lots coded R60 the following minimum setbacks apply:
  - 3.0m to the primary street for Lot 669 (no average)
  - 2.0m on all other lots to the primary street (no average)
  - 1.0m to the secondary street
 except where a lesser setback is permissible under planning policy 3.3.20
- 1.0m to the laneway. (Protrusions of eaves and gutters into the setback to the laneway are not permitted).

### Public Open Space

- Sheds and garages are not permitted within the public open space setback area.
- Patios, verandahs and the like are permitted within the public open space setback area to a minimum of 1m from the public open space boundary.
- Dwellings must have at least one major opening to a habitable room facing the Public Open Space.

### Private Open Space

- The minimum open space provision shall be:
  - 45% for lots coded R20
  - 40% for lots coded R25
  - 30% for lots coded R30
- For lots coded R40 and R60 the minimum open space provision shall be 25%.

### Streetscape

- For lots 10m wide or less, a garage facing the primary street may exceed 50% of the frontage up to a maximum 60% of the frontage subject to the dwelling meeting the following:
  - A clear indication of the dwelling entrance; and
  - The dwelling entrance shall be the dominant feature of the facade. Dwelling frontages shall be of a high standard to the satisfaction of the City of Rockingham. Figures 1 to 6 provide examples of the types of treatments considered acceptable to the City of Rockingham.
  - Where garages exceed 50% of the primary lot frontage they shall be setback at least 1m behind the dwelling alignment.
- Uniform fencing on boundaries cannot be modified, with the exception of maintenance and repair, using materials that are as close as practical to those used in the original construction.

### Laneway Access Provisions

- It is mandatory for all lots with laneway access to locate carports and garages at the rear with access via the laneway.

### Incidental Development

- For lots with an area less than 350m<sup>2</sup>, a minimum 6m<sup>2</sup> storeroom with a minimum width of 1m is to be incorporated in the design of the dwelling.

This DAP has been approved under delegation by the Manager, Statutory Planning under clause 4.23.1 (c)(i) of the City of Rockingham Town Planning Scheme No.2

Manager, Statutory Planning: 

Date: 20/12/12



The following provisions apply as R-Code Acceptable Development provisions and development standards under City of Rockingham Local Planning Scheme front loaded, green field or survey strata, with a primary street frontage of 13m or less. Where there is conflict between the following provisions and the R-Codes the provisions below prevail. Compliance with the Acceptable Development provisions below will not require neighbour consultation. Where the criteria outlined below cannot be satisfied, the application shall be assessed in accordance with the applicable Performance Criteria of the Residential Design Codes.

	RELEVANT R-CODE CLAUSE	VARIATION/ADDITIONAL REQUIREMENT
Public Open Space Interface	Additional Requirement 6.2.5 A5 6.3.2 A2 6.2.1 A1.1 (i)	The following applies where lots directly abut public open space (i.e. no road separation): <ul style="list-style-type: none"> <li>All dwellings shall have a minimum of one habitable room with a major opening facing toward the public open space.</li> <li>Boundary walls are not permitted abutting a public open space boundary.</li> <li>Buildings on public open space lots shall be setback a minimum of 1 metre from the public open space boundary.</li> <li>All clothes drying areas, hot water systems and sheds shall not be located between the dwelling and the public open space boundary.</li> </ul>
Streetscape	6.2.8 A8	For front loaded lots with a primary street frontage of 13m or less, double garages are permitted where: <ul style="list-style-type: none"> <li>Surveillance to the street is provided from a major opening; and</li> <li>The dwelling design includes provision of a portico, front veranda or similar feature.</li> </ul>
Setbacks	6.2.1 A1.1 (i), 6.2.2 A2 (i)	Buildings shall be setback from the primary street as follows: <ul style="list-style-type: none"> <li>Minimum Setback – 2m dwelling and 1.5m for verandah/front facade treatment</li> <li>Average Setback - 4m</li> </ul> Buildings to be setback 1m from the secondary street. Garages with a width of 4m or greater shall be set back equal to or behind the main building.
Garages & Carports	6.2.8 A8	Garage and carport doors are permitted to occupy up to 4m of the lot frontage portico, front verandah or similar feature, forward of the garage facade.
Boundary Walls	6.3.2 A2 6.3.2 A2 (ii)	Nil side setbacks to single storey buildings (max height 3m) are permitted to both two storey boundary walls up to both side boundaries (excluding the secondary street) where: <ul style="list-style-type: none"> <li>Maximum height – 6.5m</li> <li>Maximum length – Up to 12m in length</li> </ul>
Private Open Space	6.4.1 A1 & 6.4.2 A2 – Table 1	The minimum open space requirement will be reduced to a minimum of 25% of the site subject to the provision of an Outdoor Living Area with: <ol style="list-style-type: none"> <li>A minimum useable space of 24m<sup>2</sup> (excluding clothes drying areas and hot water systems); and</li> <li>A minimum length and width dimension of 4m; and</li> <li>Located adjoining the northernmost or easternmost boundary (with the exception of laneway, corner or irregular shaped lots and where it can be demonstrated that (a) and (b) can be achieved).</li> </ol> Permanent roof cover is permitted up to a maximum of two thirds of the outdoor living area.
Studio Unit	7.1.1 A1 (i) & (iv)	A studio unit comprises an additional dwelling or independent accommodation dwelling, occupied by persons unrelated to the occupants of the main dwelling. Accommodation may be utilised for home occupation, subject to Council approval. A studio unit does not require an additional car parking bay on site. A studio unit is permitted on all lots, including those less than 450m <sup>2</sup> .
Privacy	6.8.1 A1 (i), (ii) & (iii)	Where the floor level to any habitable spaces is greater than 500mm above natural ground level, a minimum 4.5m cone of vision privacy setback applies to major openings to side and rear boundaries abutting residential properties.
Design for Climate	6.9.1 A1	Overshadowing provisions of the R-Codes do not apply.

The following provisions apply as R-Code Acceptable Development provisions and development standards under City of Rockingham Local Planning Scheme for rear loaded lots (where vehicle access is provided via a rear laneway). Where there is conflict between the following provisions and the R-Codes the provisions below prevail. Compliance with the Acceptable Development provisions below will not require neighbour consultation. Where the criteria outlined below cannot be satisfied, the application shall be assessed in accordance with the applicable Performance Criteria of the Residential Design Codes.

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Setbacks	6.2.1 A1.1 (i), 6.2.2 A2 (i)	Buildings shall be setback from the primary street as follows: <ul style="list-style-type: none"> <li>Minimum Setback – 2m to dwelling and 1.5m for verandah/front facade treatment</li> <li>Average Setback - 3m</li> </ul> Buildings shall be setback a minimum of 1 metre from the secondary street. Garages shall be setback a minimum of 1m from the laneway boundary, with no provision of eaves or gutters into the setback area.
Boundary Walls	6.3.2 A2 6.3.2 A2 (ii)	Nil side setbacks to single storey buildings (max height 3m) are permitted to both side boundaries (excluding secondary street) behind the front setback. Two storey boundary walls up to both side boundaries (excluding the secondary street) where located behind the minimum front setback, within the following limits: <ul style="list-style-type: none"> <li>Maximum height – 6.5m</li> <li>Maximum length – Up to 12m in length</li> </ul>
Private Open Space	6.4.1 A1 & 6.4.2 A2 – Table 1	The minimum open space requirement will be reduced to a minimum of 25% of the site subject to the provision of an Outdoor Living Area with: <ol style="list-style-type: none"> <li>A minimum useable space of 24m<sup>2</sup> (excluding clothes drying areas and hot water systems); and</li> <li>A minimum length and width dimension of 4m; and</li> <li>Located adjoining the northernmost or easternmost boundary (with the exception of laneway, corner or irregular shaped lots and where it can be demonstrated that (a) and (b) can be achieved).</li> </ol> Permanent roof cover is permitted up to a maximum of two thirds of the outdoor living area.
Studio Unit	7.1.1 A1 (i) & (iv)	A studio unit comprises an additional dwelling or independent accommodation associated with a dwelling on the same lot where the accommodation can be separate to the main dwelling, occupied by persons unrelated to the occupants of the main dwelling, there is a maximum floorpace of 60m <sup>2</sup> , there are no additional driveways or letter boxes and the accommodation may be utilised for home occupation, subject to Council approval. The studio unit shall not be created as a separate lot by subdivision or strata titling. A studio unit does not require an additional car parking bay on site. A studio unit is permitted on all lots, including those less than 450m <sup>2</sup> .
Privacy	6.8.1 A1 (i), (ii) & (iii)	Where the floor level to any habitable spaces is greater than 500mm above natural ground level, a minimum 4.5m cone of vision privacy setback applies to major openings to side and rear boundaries abutting residential properties.
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Setbacks	6.2.1 A1.1 (i), 6.2.2 A2 (i)	Buildings shall be setback from the primary street as follows: <ul style="list-style-type: none"> <li>Minimum Setback – 2m</li> <li>Average Setback - 4m</li> </ul> Buildings shall be setback 1 metre from the secondary street.
Boundary Walls	6.3.2 A2 6.3.2 A2 (ii)	Boundary walls up to one side boundary within the following limits: <ul style="list-style-type: none"> <li>Height - not greater than 3 metres</li> <li>Length - No limit</li> </ul>
Private Open Space	6.4.1 A1 & 6.4.2 A2 – Table 1	The minimum open space requirement can be reduced to a minimum of 40% of the site. Permanent roof cover is permitted up to a maximum of two thirds of the outdoor living area.

## ***Estate Wide DAPs...***

- ***After subdivision approval, common practice to receive requests for estate wide DAPs***
- ***Key elements to be relaxed:-***
  - ***Reduced open space***
  - ***Bigger development footprint***
  - ***Increased roof cover for outdoor living areas***
  - ***Reduced front and side setbacks***
  - ***Garage width greater than 50% of frontage***

## **Key issues...**

- **WAPC approving lots that cannot accommodate standard housing product without substantial variations to R-Codes**
- **Variations undermining intent and purpose of R-Codes**
- **LN criteria for DAP's not being applied**
- **Insufficient consideration to built form & amenity outcomes**
- **Not universal – good examples also**

## **Key issues...**

- ***Structure Plans replacing R-Codes with multiple pages of unique provisions***
- ***R30 Code on Structure Plans to access more favourable development provisions***
- ***R-Code had no correlation to lot size***
- ***DAP's not delivering intended outcomes***
- ***No planning merit demonstrated***
- ***'Affordability' and 'market demand'***



# What the City was told...

- **Articulated Built Form**
- **Reduced garage dominance**
- **Attractive streetscapes**

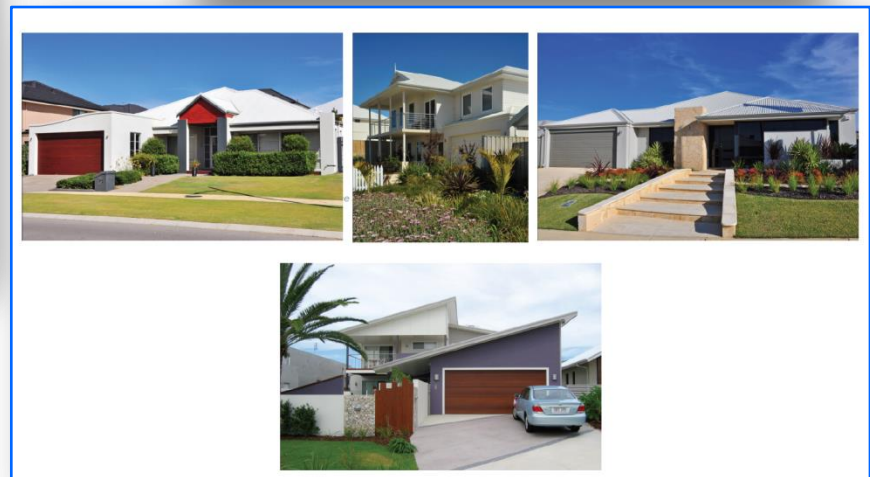


**CHARACTER STATEMENT**

Settlers East will complete the diversity of a Masterplanned Community at Settlers Hills by providing a unique lifestyle village with a boutique, urban character that draws on its proximity with the Town Centre and echoes its key elements of high quality parks and vibrant, engaging streetscapes without compromising on what makes Settlers Hills special.

The area will be characterised by built form that is contemporary, stylish and easy care, and deliver the key comforts of modern living without sacrificing space, light and open space. The objectives for built form within Settlers East are:

- 1. Active Streetscapes**
  - Articulation of dwellings through use of materials, roof features and other architectural detail,
  - Reduced dominance of garages,
  - Intimate streets through a reduction of front setbacks,
  - Clearly defined and articulated entrances, and
  - Habitable rooms overlooking streets to provide passive surveillance.
- 2. Efficient Dwelling Design**
  - Dwellings designed to maximise solar access,
  - Storage rooms incorporated into the design of dwellings to reduce the need for ancillary outbuildings.
- 3. Parkland and Pedestrian Accessway Interface**
  - Surveillance of parks and accessways by appropriately positioned habitable rooms and/or outdoor living areas,
  - Dwellings designed to 'front' open space areas, and
  - Reducing the visual impact of ancillary development onto parks.

# Garage dominance on streetscape



# Garage dominance on streetscape





# Garage dominance on streetscape



# Reduced garage setbacks



# Reduced garage setbacks





# Poor streetscape outcomes



# Poor streetscape outcomes



# Poor streetscape outcomes





# Poor streetscape outcomes



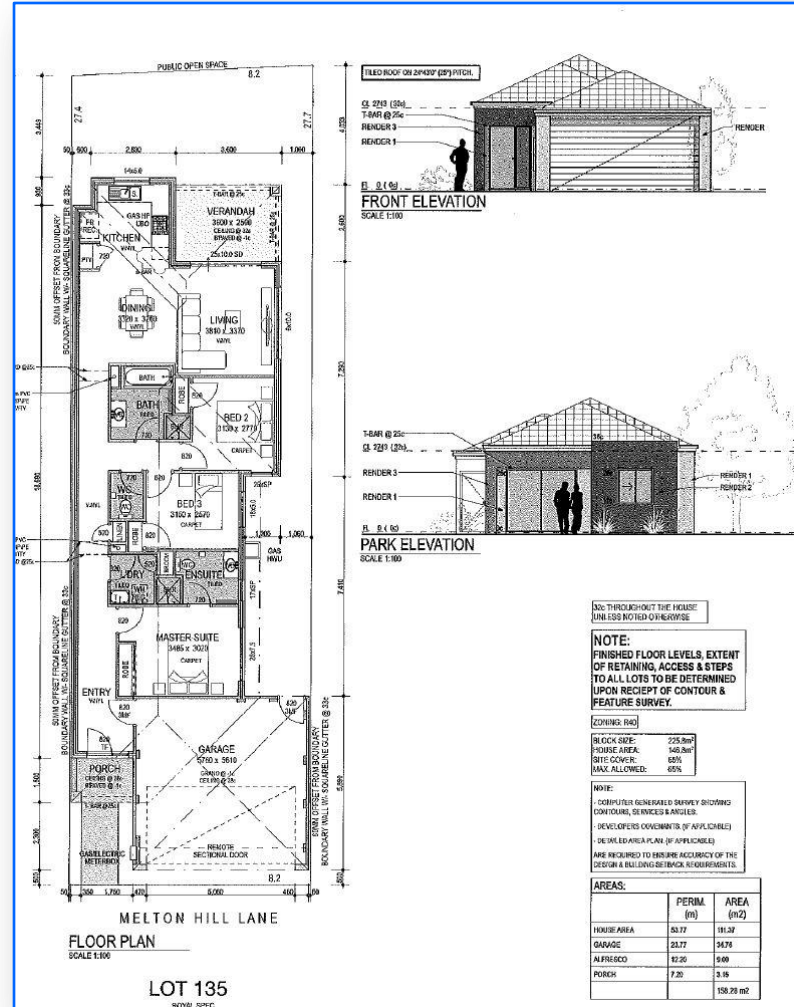
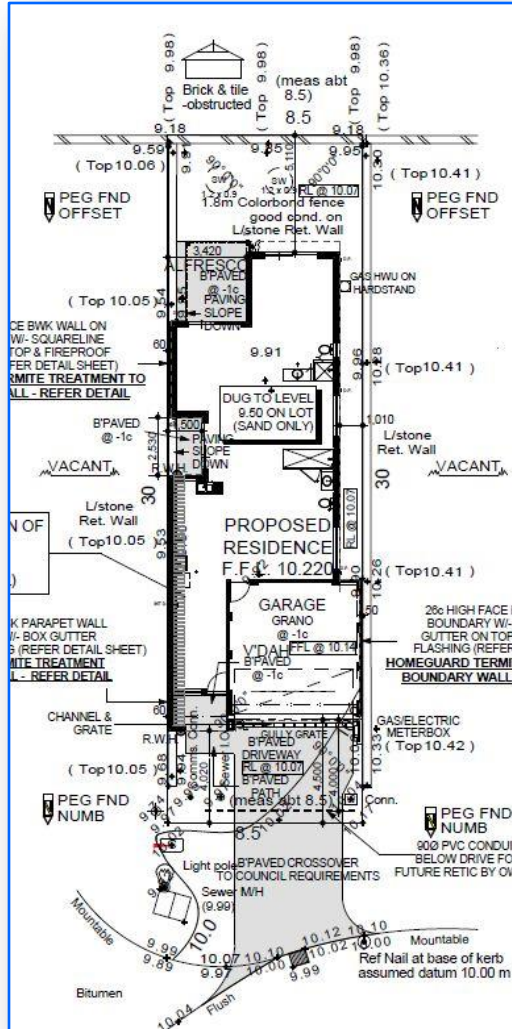
# Lack of on-street parking





# What is happening...

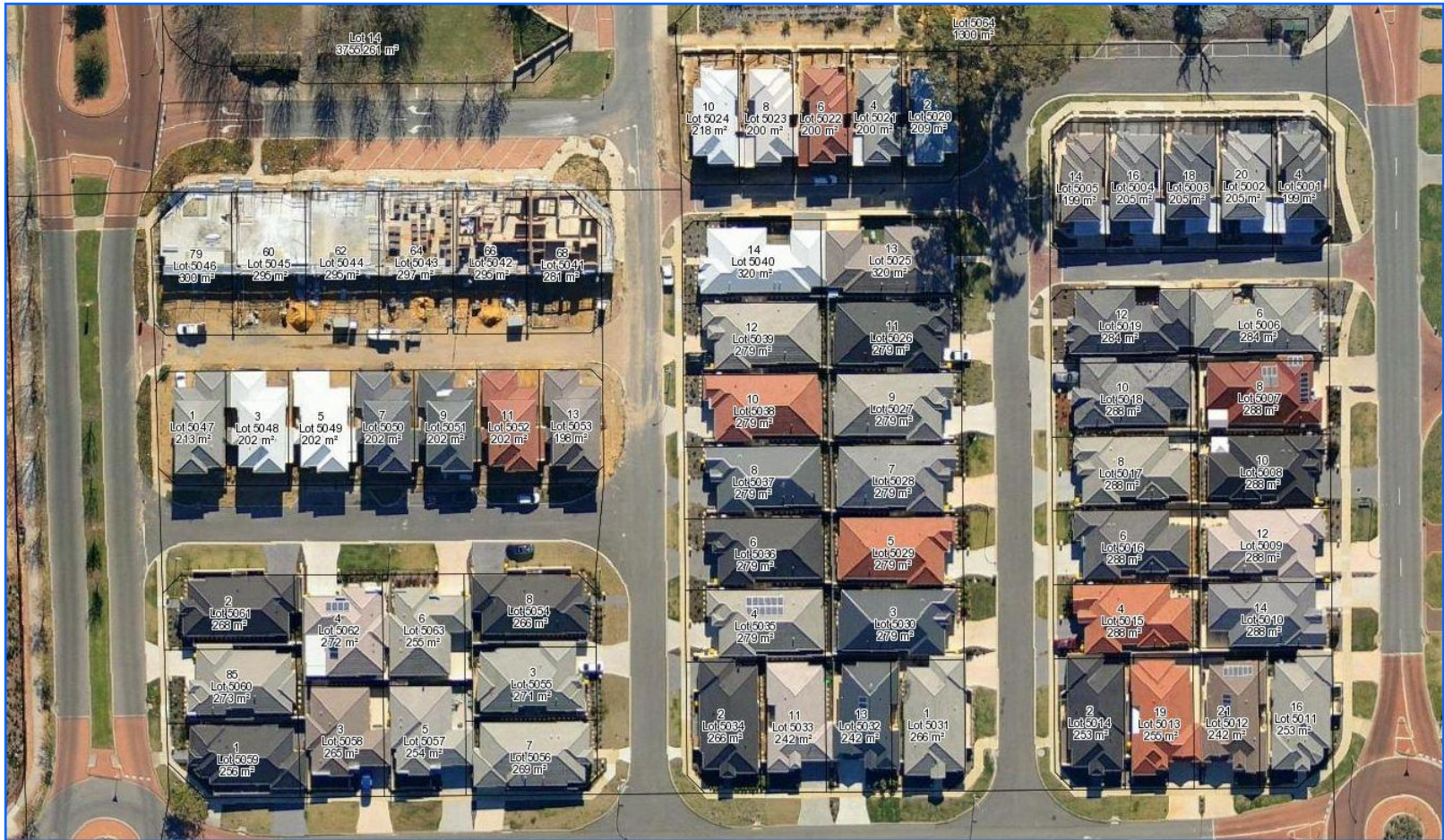
## Garage Dominance Resulting in Inferior Streetscape





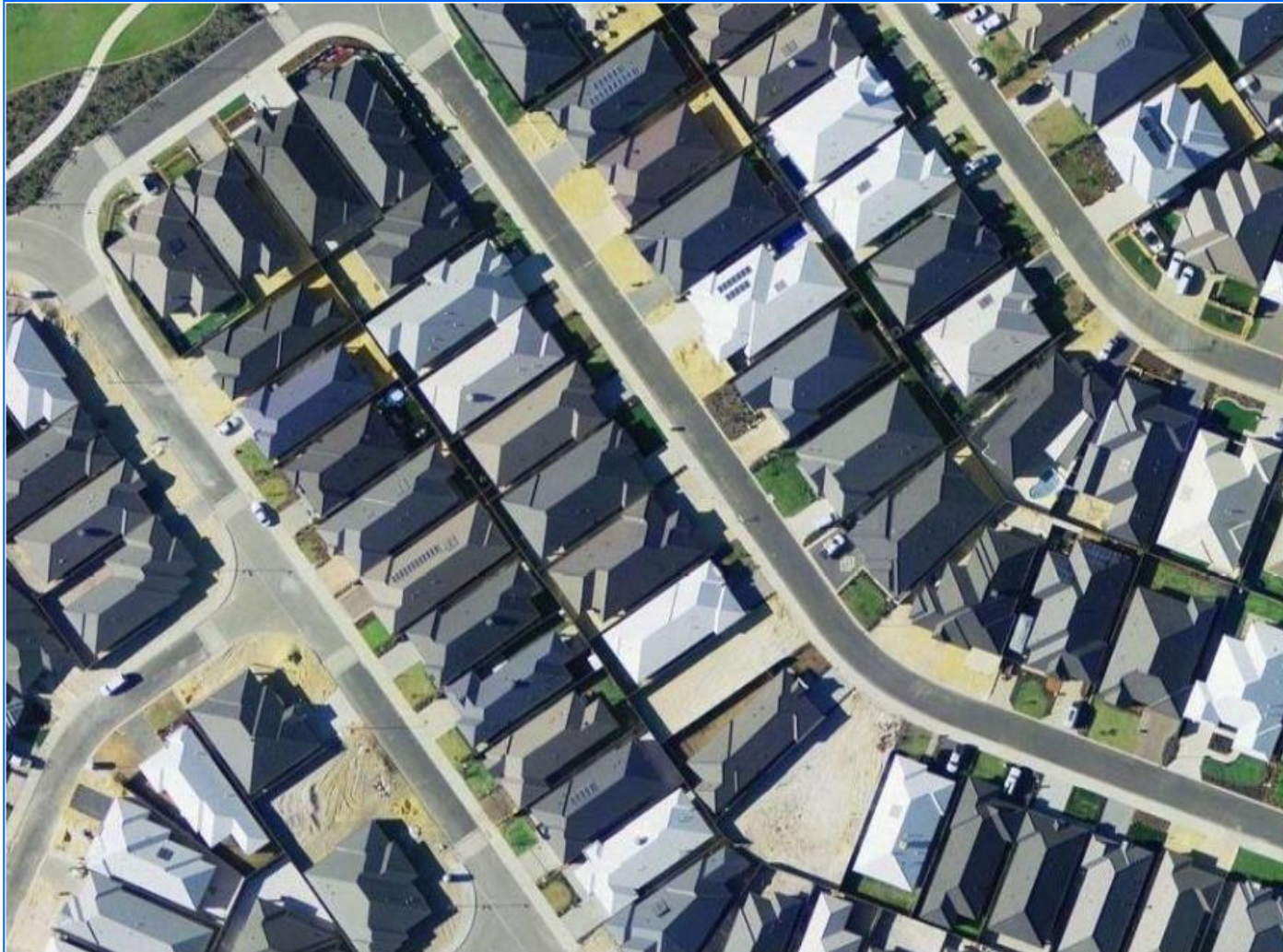
# What is happening...

## Elimination of Private 'Open' Space





# Emerging development outcomes...

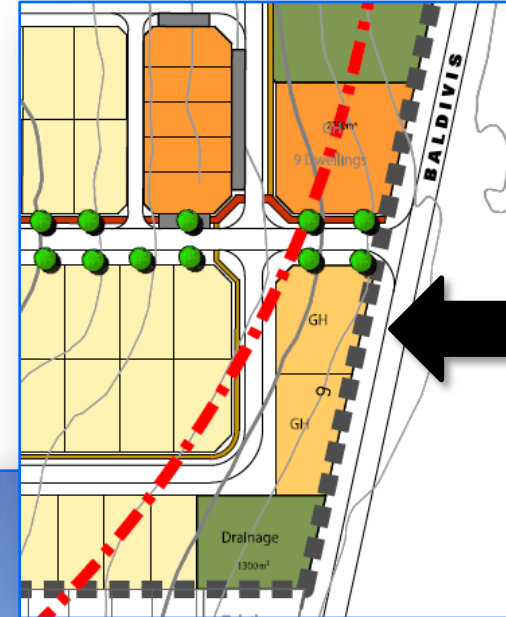




# Emerging development outcomes...



# Good development outcomes...



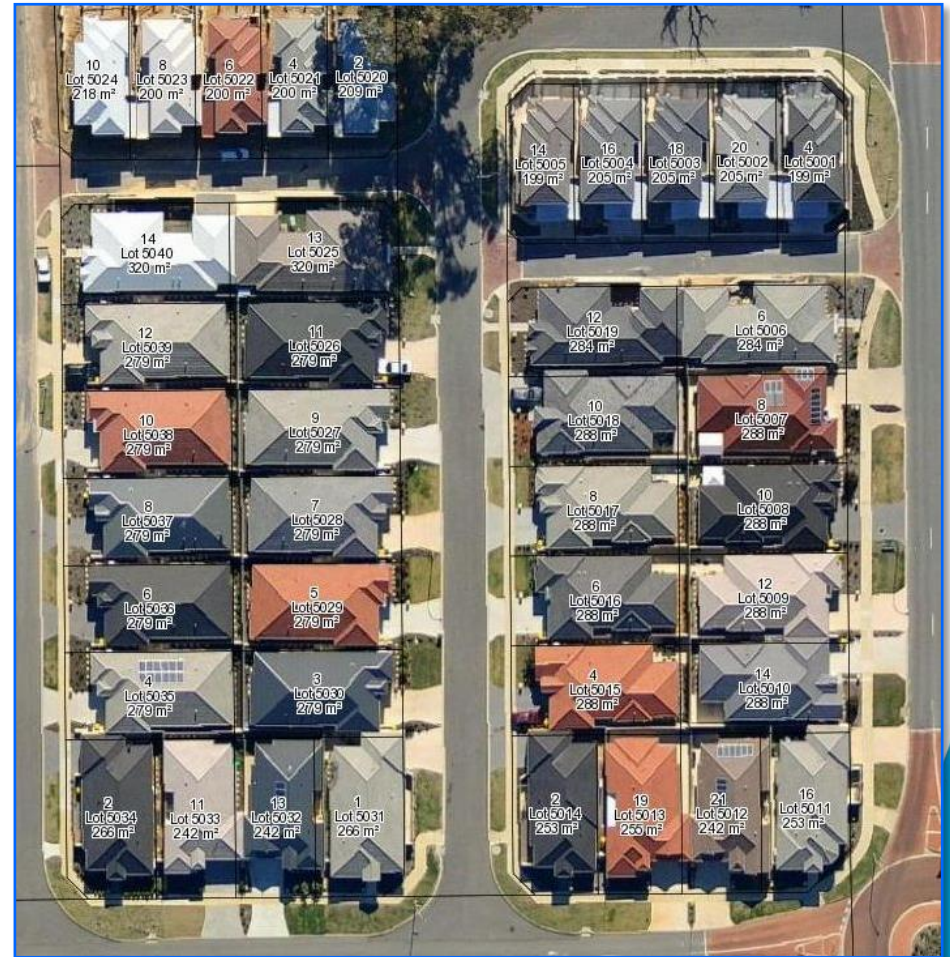


# Good development outcomes...



## Poor liveability and amenity...

- High site cover
- No trees
- Little landscaping
- Reduced private open space
- 4 x 2 single dominates
- Lack of diversity





## **Poor streetscape outcomes...**

- **Reduced setbacks**
- **Garage dominated streets**
- **Many crossovers**
- **No street trees**
- **Narrow streets**
- **Limited street parking**



## ***Getting it fixed...***

- ***WAPC listened and acted***
- ***18 member Working Group:***
  - ***State Government***
  - ***Outer Metropolitan Growth Councils***
  - ***LGPA***
  - ***Industry (land and housing)***
- ***Started late 2014***

## **Getting it fixed...**

- **Planning Bulletin – Medium density single houses: uniform standards (R-MD)**
- **Consistency for Structure Plans**
- **Based on variations in existing WAPC endorsed LSPs, LDPs and LPPs**

## **Getting it fixed...**

- **Standards regarding:**
  - **open space and outdoor living areas**
  - **boundary setbacks and walls**
  - **street and garage setbacks**
  - **garage and parking**
  - **lot width**
  - **visual privacy**
  - **overshadowing**
- **Remaining standards unchanged**



# To finish...an example...





# To finish...an example...



## ***Lastly...***

- ***Industry now aware of issues to fix***
- ***R-MD Planning Bulletin is a good start***
- ***But a first step***
- ***There is a need for housing mix***
- ***More than just single housing***
- ***Think about***
  - ***the front***
  - ***the back***
  - ***the street***

***It all counts...***

Thank you