

CITY OF BELMONT

Performance Criteria - Town Centre Density Bonus Requirements

Date of Publication 16/06/21

Local Planning Policy No. 1

Pursuant to Schedule 2, Part 2, Clause 4 (Deemed Provisions) of the Planning and Development (Local Planning Schemes) Regulations 2015

Policy Basis

The Residential Design Codes of Western Australia provide the basis for assessment of all types of residential development proposals. The provisions of this Policy complement the Codes to achieve the highest standard of streetscape and quality living environments within the Town Centre Precinct.

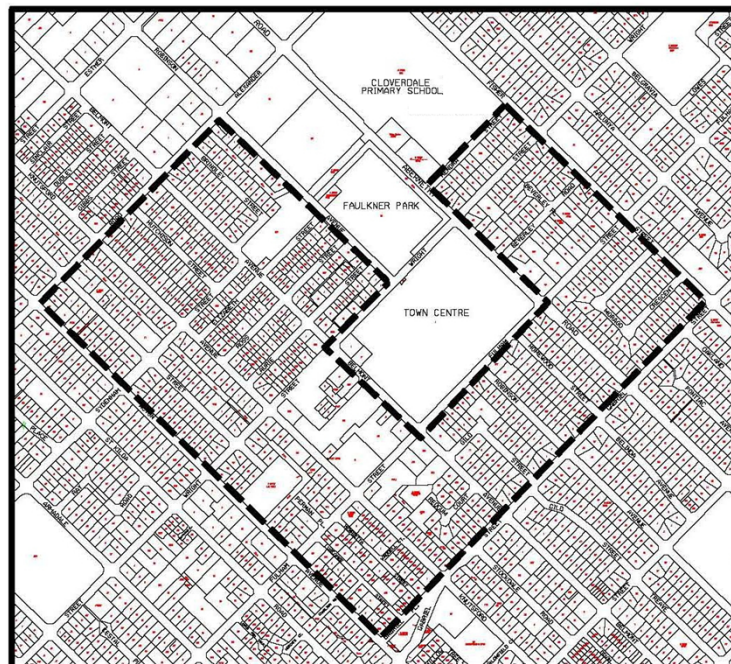
This policy outlines the criteria (in addition to the provisions of the Codes and Local Planning Scheme) against which all grouped dwelling, survey strata and subdivision applications will be assessed within the Town Centre Precinct, where the density proposed is above the base coding of R20.

This Policy has been prepared and adopted in accordance with the Scheme.

Policy Area

All 'Residential' zoned land subject to a flexible coding or land zoned under the City of Belmont Local Planning Scheme No. 15 within the Town Centre Precinct.

The Policy Area is defined on the Policy Plan below.



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Application of Policy

The provisions contained within this policy will be applied to all applications for higher density developments within the Policy Area in excess of R50 and up to a maximum of R100.

Policy Objective

- To achieve the highest standard of residential development and subdivision outcomes for the City based on sound planning principles and design criteria.
- To provide for housing choice and variety with high levels of amenity.
- To promote the development of a vibrant new community.
- To encourage the amalgamation of existing lots into larger lots capable of accommodating a high standard of development.
- To promote a contemporary architectural character, with a consistency of form, materials and detailing.
- To maximise the built-in safety of the City.

Policy Statement

Higher density developments within the Policy Area in excess of R50 and up to a maximum of R100 may be considered where the development incorporates all the features in points 1 through 7 following:

1. Aged/Dependent Person's or Single Bedroom Dwellings in one of the following ratios:
 - 1a) A minimum of two dwellings being either Aged/Dependent Person's dwelling or Single Bedroom dwelling (i.e. a minimum of two dwellings of this form of housing, for example - one Aged Person's dwelling and one Single Bedroom dwelling, or two Aged Person's Dwellings, or two Single Bedroom dwellings) in a development where the total number of units proposed is a maximum of 10 dwellings.
 - Or
 - 1b) A minimum of four dwellings being either Aged/Dependent Person's dwelling or Single Bedroom dwelling (i.e. a minimum of four dwellings of this form of housing, for example - two Aged Person's dwelling and two Single Bedroom dwelling, or four Aged Person's Dwellings, or four Single Bedroom dwellings) in a development where the total number of units proposed is 11 to a maximum of 20 dwellings.
 - Or
 - 1c) A minimum of six dwellings being either Aged/Dependent Person's dwelling or Single Bedroom dwelling (i.e. a minimum of six dwellings of this form of housing, for example - three Aged Person's dwelling and three Single Bedroom dwelling, or six Aged Person's Dwellings, or six Single Bedroom dwellings) in a development where the total number of units proposed is 21 to a maximum of 30 dwellings.

In regard Point 1 above, the following clarification is given:

- The minimum number of aged/dependent persons/single bedroom dwellings which is specified, relative to the size of the total development maintains a minimum of approximately 20% - 36% of the total development, which is allocated for aged/dependent or single bedroom dwellings. It is also acceptable for the number of aged/dependent person's/single bedroom dwellings to exceed the minimum number specified within each development.
- The Aged/Dependent Person's or Single Bedroom dwellings may be in the form of multiple or grouped dwellings, subject to all aged and dependant dwellings being ground level dwellings only. The aged and dependant housing will be required to demonstrate compliance with the Australian Standards for Adaptable Housing (AS 4299 – 1995) as provided under the R Codes.
- Clause 5.7.5 of the Scheme Text states *"No density bonus for Aged or Dependent Persons' Dwellings or Single Bedroom Dwellings, which is in addition to the increased density from the minimum site area being reduced by up to one-third, shall be granted on any land within any of the flexible coded areas depicted on the Scheme Map with the exception of the Town Centre Precinct. Any such additional bonus within the Town Centre Precinct shall be subject to compliance with the performance-based criteria contained in the relevant local planning policy."*

And

2. The higher standard and quality of development as applied under the Scheme for densities above R20 shall apply to the development.

And

3. The development does not overshadow adjacent properties by more than 50% as at midday 21 June.

And

4. The development is oriented to provide maximum direct winter sunlight and ventilation to the development, whilst maintaining privacy in accordance with the R Codes.

And

5. The development provides exceptional urban design standards and built form that will enhance the desired streetscape. The design will incorporate high quality building materials, architectural detailing and complementary colour schemes. Other amenity features should include pedestrian paths, lighting within communal driveways and common areas, provision of resident facilities within communal open space (eg, BBQ, gazebo, seating, pool etc).

And

6. The provision of other features within the development, that provide a direct benefit to the residents, streetscape and/or wider community and may include features such as – rooftop gardens, public or street art, public seating and courtyards or other features to be considered at the discretion of Council.

And

7. The development provides a demonstrable commitment to a high standard of energy efficient and sustainable design and in this regard should address such features as passive design, energy consumption, water usage, passive heating/cooling, use of materials within the development and other features that contribute to sustainable housing design and construction.

GOVERNANCE REFERENCES

Statutory Compliance	<i>Planning and Development Act 2005</i> <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> Local Planning Scheme No. 15
Industry Compliance	State Planning Policy 7.0 – Design of the Built Environment State Planning Policy 7.3 – Residential Design Codes
Organisational Compliance	Local Planning Policy No. 13 – Vehicle Access for Residential Development
Process Links	Nil.

LOCAL PLANNING POLICY ADMINISTRATION

Directorate		Officer Title		Contact	
Development & Communities		Manager Planning Services		9477 7222	
Version Date	13/10/2020	Review Cycle	Triennial	Next Due	13/10/2023
Version	Decision to Advertise	Decision to Adopt		Synopsis	
1	25/11/2008 Special Council Meeting (Item 6.1)	14/02/2011 Special Council Meeting (Item 10.1)		Criteria for higher density development in policy area in excess of R50 and up to a maximum of R100	