

## GROUPED DWELLINGS

### What Are Grouped Dwellings?

Grouped Dwellings are two or more dwellings on the same lot, such as a duplex or townhouse.

### Potential For Grouped Dwellings

The potential for Grouped Dwellings is based on two things:

- The residential density associated with the land.
- The physical lot area associated with the land.

The Residential Design Codes have allocated the following minimum site area for each density coding:

- R5 1 dwelling per 2000m<sup>2</sup>
- R10 1 dwelling per 1000m<sup>2</sup>
- R12.5 1 dwelling per 800m<sup>2</sup>
- R20 1 dwelling per 450m<sup>2</sup> (for established R20 areas)  
1 dwelling per 500m<sup>2</sup> (for R20 areas introduced after 4 October 2002)
- R30 1 dwelling per 300m<sup>2</sup>
- R40 1 dwelling per 220m<sup>2</sup>
- R50 1 dwelling per 180m<sup>2</sup>
- R60 1 dwelling per 180m<sup>2</sup>

The above minimum areas should be taken as an approximate guide only, as a steep slope, narrow frontage and restrictions on access to the rear of the property may compromise the block's development potential. The number of units that can be fitted on a lot is also dependent on complying with:

- Building setback requirements;
- Open space and private courtyard provisions;
- Drying and storage areas; and
- Access (including manoeuvring areas) and parking.

By contacting Council's Planning Team you can find out what density your land is coded and whether there is potential for the establishment of Grouped Dwellings.

## **What Approvals Will I Need?**

A Planning Scheme Consent and Building Licence are required in order to construct Grouped Dwellings. Application for Planning Scheme Consent is made to the City of Albany through the Development Services Planning Team. Applications for a Building Licence are generally made once Planning Scheme Consent has been granted.

To apply for Planning Scheme Consent the applicant will need to:

- Complete a Planning Scheme Consent application form;
- Supply 4 copies of a scaled site plan (preferably A3 or A4 size);
- Supply 4 copies of a floor plan and elevations of the proposed Grouped Dwelling;
- Supply a brief letter explaining the nature of the application, including the type and colour of materials being used to construct the Grouped Dwelling; and
- Pay the application fee (for the amount see 'Development Fees' list).

## **Are There Any Special Requirements?**

The Residential Design Codes were adopted on 4 October 2002 and provide the basis for the assessment of all residential development including Grouped Dwellings. Under the Design Codes, an application can be assessed under the acceptable development provisions or via performance based criteria.

If development complies with the acceptable development provisions, it does not need to be advertised or referred to the neighbours. On the other hand if an acceptable development criteria cannot be met, the applicant needs to justify that the performance criteria, for that relaxation, can be achieved and referral to neighbours would be required. After comments from the neighbours are received, Council will then make a decision on whether the relaxation should be granted or refused.

## **What Are Building Setbacks?**

A setback is the distance between the wall of a building (measured at right angles from the wall) and a lot boundary, street alignment or another wall.

### **1. How Is A Street Setback Measured?**

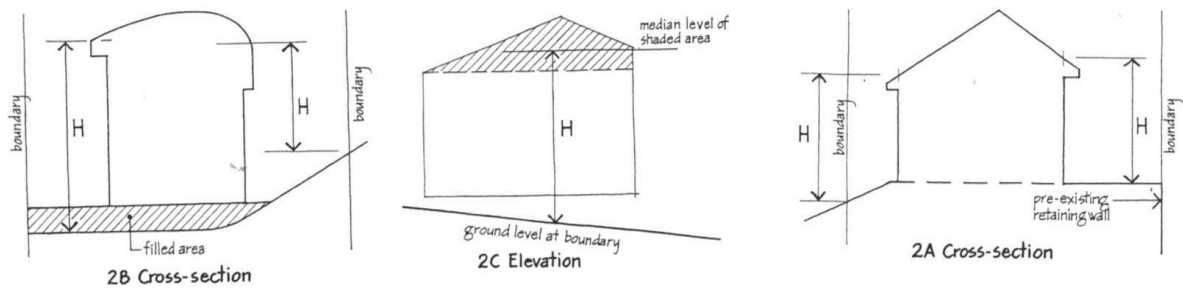
The street setback is the distance between the proposed dwelling and your front boundary.

### **2. What Is The Difference Between Primary And Secondary Street Setbacks?**

- Where a dwelling fronts two streets, the setbacks are calculated using the primary and secondary street setbacks.
- The primary street setback applied to the front of the dwelling (usually where the main entrance is), while the secondary street setback applies to the side of the dwelling facing the secondary street. The secondary street setback is normally 1.5m.
- Generally where another dwelling on the same lot faces the street, it requires a primary street setback from the street.

### 3. How Are The Height Of Walls Measured?

- The height of a wall at any point, for the purpose of determining its setback from a boundary, means the vertical distance between the top of the eaves at the wall line, parapet or flat roof whichever is highest and the natural ground level of the lot boundary at a point at right angles (90°) to the wall (refer sketch below).
- Where a skillion roof occurs the height shall be measured as the median height of the wall or where a triangular gable roof occurs the height shall be measured as the height of the wall together with 1/3 of the vertical height of the gable.



### 4. What Are The Rear And Side Setbacks?

- Side setbacks are the distances between the sides of the dwelling and the side boundary, whereas a rear setback is the distance between the rear of the dwelling and the rear boundary.
- In areas with a coding above R30 (eg R30), the side and rear setbacks are calculated the same way. These setbacks are calculated based on the length and height of walls and the presence of major openings (eg. windows) to habitable rooms (eg. bedrooms and living areas);
- For walls less than 3.5m high (single storey development), the required setbacks are:

1.0m	Walls with no major openings and up to 9m long;
1.5m	Walls with no major openings and <u>over</u> 9m long; and
1.5m	Walls with major openings (any length).

Where a wall has a height in excess of 3.5m please refer to Table 1 of the Design Codes;

- The Design Codes provide for variations to these requirements under special circumstances;
- Please note that the minimum eaves clearance is 750mm to the side and rear boundaries.

### 5. How Is The Distance Between Buildings Measured?

The distance required between buildings on the same lot is calculated as if there were a boundary between them.

## **What Are The Parking Requirements For Grouped Dwellings?**

Parking and access on the site should be as sympathetic and unobstructive as possible. In general, the parking requirements are:

- Two car bays per dwelling are required. At least one bay per dwelling should be covered.
- 1 car parking bay for every 4 units, or part thereof, should be set aside for exclusive use as visitors parking.
- Where 6 or more parking bays are required for visitors, landscape planting should be incorporated as part of the design for the parking area.
- All parking facilities must comply with the requirements of AS2890.1 – 1993 Parking Facilities Part 1, which states:

Width: 2.4m plus 300mm for any side confined by a wall, fence, column or pier.

Depth: 5.4m internal dimension, and in the case of tandem bays 10m where no barrier separates the bays.

Manoeuvring: 6m of manoeuvring space from end of parking bay or carport/garage to nearest impediment.

- The minimum driveway width shall be 3m for no more than 2 units.
- If the driveway is to serve more than 2 units, a pavement width of 5 metres will be required to allow two-way vehicular access, however, Council may agree to passing lanes which will reduce the amount of bitumen required.

It is also a requirement that manoeuvring bays be included in the design so that vehicles can leave the property in forward gear.

- Driveway or parking bays should not be closer than:
  - 0.5m to a side boundary or street pole; or
  - 6m to an intersection
- The development where possible should be served via one crossover to reduce the number of vehicle conflict points. The maximum crossover widths for Grouped Dwellings is 6m for a single crossover and 9m in aggregate for the two (ie 3 metres for the second).

## **What Are The Open Space And Landscaping Requirements?**

- A minimum of 50% of the site is required to be set aside for open space for those areas with an R20 coding, and 45% for those areas that are coded R30 and above. Open space's include driveways, uncovered car bays and uncovered usable roof spaces (pergolas and decking).

- A high standard of landscaping is required. Particular care should be made to retain existing significant vegetation on the site to form part of the Planning Scheme Consent application.
- Each dwelling requires a private courtyard, not less than 30m<sup>2</sup> (with a minimum dimension of 4.0m in any direction) for properties coded R20, 24m<sup>2</sup> for properties coded R30 and 16m<sup>2</sup> for properties coded R50 or R60. At least 2/3 of the required area should not have a permanent roof cover and where possible should be open to the winter sun.
- Unless sufficient justification can be provided in order to meet the performance criteria under 'Outdoor Living Areas' of the Design Codes, the courtyards should be located behind the primary street setback.

### **What About Privacy, Height And Overshadowing?**

- The maximum height for residential development is 9 metres from natural ground level. In the event that you wish to exceed this height restriction, you would need to apply for a relaxation under the performance criteria.
- The new Design Codes require that where overlooking into neighbouring properties is likely to occur (ie from balcony or from bedroom on the first floor), measures need to be taken to protect the privacy of neighbours. The applicant needs to prepare a cone of vision which details what a person of average height (1.65m) would see from a particular balcony or window for a distance ranging from 4.5m to 7.5 m. If the person is likely to be looking at a blank wall or a non-habitable structure there may be no privacy issues, however, if the view includes recreational areas or neighbouring windows, then screening may be required.
- In order that your development does not block out winter sun on neighbouring properties (especially where courtyard or private open space areas are located), the new Design Codes have brought in controls on overshadowing. In areas R25 and below, your development should not cause the overshadowing of more than 25% of the neighbour's property. Areas coded R30 can overshadow up to 35% and areas coded R40 and above can overshadow up to 50%.
- Overshadowing is calculated on the location and angle of the sun on June 21 at midday, which in the case of Albany is 31 degrees above the horizon.

### **What About The Disposal Of Stormwater?**

- All grouped housing developments are required to show, on a site plan, the proposed locations of subsoil and stormwater pipes, sumps and grates together with their sizes and invert levels or minimum grades, and how they are to be connected to Council's stormwater system. Your application for Building Licence must also show the location of sumps and grates together with their sizes and invert levels or minimum grades.
- Drainage plans shall include run off from all sealed areas and roofs.

- In addition to stormwater information, the site plan should show existing site levels, including levels on adjacent sections of road and verge, together with proposed levels and construction details of any paved area. Existing or proposed drainage easements are to be shown.

### **What Refuse Storage Areas Are Required?**

Each dwelling shall have adequate provision for the storage of garbage and, if the design of the development precludes the Council from collecting garbage from each dwelling, a garbage pick-up area, is required.

Where receptacles are provided they shall:

- Be conveniently located for rubbish and recycling pick-up;
- Accessible to residents;
- Adequate in area; and
- Fully screened from view from the primary or secondary street.

Positioning of the bins for emptying must be in accordance with the contractor's requirements.

### **What Additional Amenities Need To Be Provided?**

#### **Pedestrian and Service Access**

- All residents must have direct pedestrian access, and where comprising of ten or more dwellings, this shall be separate from or adjacent to vehicular access.

#### **Enclosed Store**

- A store with a floor space of not less than 4m<sup>2</sup> (with a minimum width of 1.5m) is required for each dwelling; and
- It must be constructed in similar materials to the dwelling, accessible from the outside and be fitted with a lockable door that opens outward

### **Urban Design And Streetscape Guidelines For Infill Development**

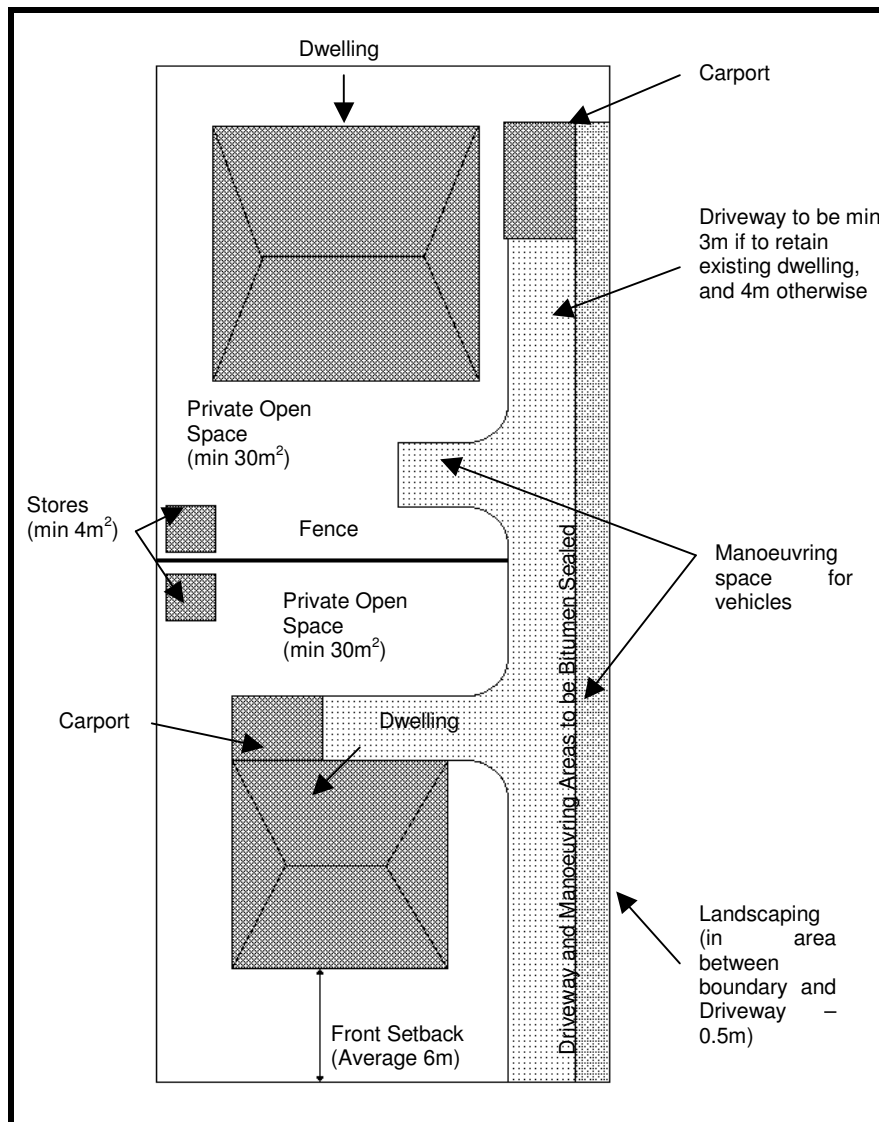
If you are planning to build grouped dwellings in the historic centre of Albany (Urban Design Area), you will need to comply with those additional requirements (see specific brochure).

### **Is Planning Consent Required Before A Building Licence Is Issued?**

Yes.

Please refer to the Information Pack – “Need a Building Licence” as this details what is required when applying for a Building Licence.

## Example of Grouped Dwelling Development



### More Information....

Should you have any questions or require any further information, please contact a member of the Development Services Team by either phoning on 9841 9383, by email [planning@albany.wa.gov.au](mailto:planning@albany.wa.gov.au) or in person at the City Offices.

### **\*\* DISCLAIMER \*\***

This information sheet is a guide only. Verification with original Local Laws, Acts, Planning Schemes, and other relevant documents is recommended for detailed references. The City of Albany accepts no responsibility for errors or omissions.

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