



Department of **Planning,
Lands and Heritage**



Position Statement:

Housing on lots less than 100m²

March 2024

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

1. Purpose

This document, in conjunction with the R-Codes Volume 1, provides interim locational guidance for subdivision and house design on lots less than 100m², to ensure consistent application and implementation throughout Western Australia.

The Liveable Neighbourhoods review (future Neighbourhood Design State Planning Policy), will address broader application of this development type, particularly within existing residential areas, activity centres and transit precincts.

2. Background

House and land products on lots less than 100m² have been selectively developed 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.

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). These standards were reviewed as part of modifications to the R-Codes Volume 1, gazetted 10 April 2024.

3. Single houses and grouped dwellings on lots less than 100m²

Housing on lots less than 100m² must not be the predominant housing type in a street, and needs to be well integrated with the streetscape and surrounding development. 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 standard structure plans, precinct structure plans and scheme amendments.

In considering any standard structure plans, precinct structure plans or scheme amendments that include lots less than 100m², the assessment will examine if:

- single houses or grouped dwellings are the most efficient use of land or if other development options (such as multiple dwellings) would be more appropriate;
- 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 **Appendix 1** are intended to ensure that lots less than 100m² are located appropriately and provide for diversity and affordability in housing.

4. Implementation

All locational, siting and configuration criteria outlined in **Appendix 1** must be met and an R100-SL density code applied. The structure plan or scheme amendment report will outline that the area being developed for housing on lots less than 100m² can be subdivided to create minimum 80m² lot sizes. A local development plan (LDP) should not be prepared for these locations as the R-Codes provide the relevant development standards.

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 R100-SL, a minimum lot size of 80m² and no average lot size requirement).

The structure plan or scheme amendment 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, urban water management and utility services (in accordance with local planning scheme and Liveable Neighbourhoods requirements, as applicable).

4.1 Transitional arrangement for existing structure plans

The first version of this position statement (June 2019) instructed structure plans to impose a R80 density coding for the relevant lots as the R100-SL density coding did not exist. Provided that the approved structure plan conformed with the requirements of the first version of this position statement (June 2019), lots less than 100m² may continue to be created in the relevant areas of the structure plan.

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 the locational criteria in the future Neighbourhood Design State Planning Policy.

6. Further information

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

Director Design and Built Environment
Department of Planning,
Lands and Heritage
Locked Bag 2506
Perth, WA, 6001

Please quote reference DP/17/00098

This Position Statement is published at:
www.wa.gov.au/dplh

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 following criteria.

Locational criteria:

- to be selectively used as an integrated 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:

- frontage to a street or public right-of-way. The street or public right-of-way 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
- minimum two and maximum four storey building height (refer R-Codes Volume 1, Part C, C2.10).

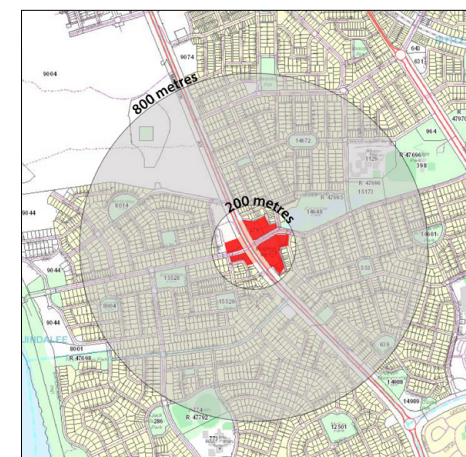


Figure A: Location in relation to a secondary and district centre



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