

PART 2

City Wide

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Overview

This section of the Local Housing Strategy will analyse and provide direction on various housing matters across the City of Belmont specifically relating to the following:

- Local Planning Policies
- Flexible density codes and associated criteria
- R20 coded lots which are 450m² or less in area
- R20 coded corner lots and subdivision
- Clause 4.2.3 - Land not Currently Assigned a Density Code
- Short term rental accommodation
- Special purpose dwellings
- Environmentally sustainable design
- Heritage

Through a review of these matters and the formulation of associated actions, it is intended that this section of the Local Housing Strategy will guide the direction of the future planning framework. This guidance aims to facilitate the provision of housing that effectively addresses community requirements while remaining congruent with contemporary planning principles.

Local Planning Policies

Overview

- The City of Belmont has prepared a number of Local Planning Policies to guide residential development under Local Planning Scheme No.15 (LPS 15) as outlined in Table 1.
- Some of these Policies have been reviewed within various sections of this Strategy. A further detailed review will be undertaken through the preparation of a new local planning scheme.
- Several policies modify the deemed-to-comply requirements of the R-Codes. If retained in the City's new planning framework, these variations will require WAPC approval.

Action

- Review the City's Local Planning Policies through the preparation of a new local planning scheme, rescinding or amending existing policies and preparing new ones as required to guide residential development.

No.	Local Planning Policy	Local Planning Policy Summary
1.	Performance Criteria – Town Centre Density Bonus Requirements	Contains criteria for the assessment of development proposed in excess of R50 and up to a maximum density of R100, within the Belmont Town Centre precinct. The criteria aim to achieve high quality development outcomes.
2.	Orrong Road	Contains criteria to guide development abutting Orrong Road and adjacent land. The Policy aims to achieve high quality development outcomes and limit direct vehicular access to Orrong Road.
3.	Abernethy Road (Gabriel to Dempsey Streets) Policy Area	Contains criteria to guide development abutting Abernethy Road and adjacent land. The Policy aims to achieve high quality development outcomes and minimise direct vehicular access to Abernethy Road.
4.	Belgravia/Barker Streets Policy Area	Contains provisions to guide the development of land generally bound by Barker Street, Belgravia Street, Hehir Street and ‘Mixed Business’ zoned properties in Belmont. The Policy encourages the amalgamation of lots to achieve high quality development outcomes and the minimisation of vehicular access to Belgravia Street.
5.	Belgravia Residential Estate Policy	Contains provisions to guide development and facilitate in achieving high quality built form outcomes within the Belgravia Estate.
6.	Ascot Waters Special Development Precinct Policy	Contains provisions to guide development and facilitate in achieving high quality built form outcomes within the Ascot Waters Estate.
7.	The Springs Policy Area	Contains provisions and guidelines that aim to guide and control development within The Springs Precinct.
8.	Invercloy Estate (Nulsen Haven) Special Development Precinct Policy	Contains provisions that aim to facilitate a high standard of development, which complements the presence and cultural significance of the ‘Invercloy’ building.
10.	Residential Landuses in the ‘Mixed Business’ Zone	Identifies appropriate locations and development standards for residential land uses within the ‘Mixed Business’ zone.
13.	Vehicle Access for Residential Development	Provides controls on vehicular access to residential development with an aim to reduce the number of vehicle crossovers.
14.	Development Area 6 (DA6) Vision	Articulates the City of Belmont and Perth Airport Pty Ltd’s vision for Development Area 6.
15.	Belvidere Main Street Precinct Design Guidelines	Contains design guidelines that aim to facilitate high quality development outcomes within the Belvidere Main Street Precinct.

No.	Local Planning Policy	Local Planning Policy Summary
19.	Short Term Accommodation	Provides guidance and standards for establishing and operating short-term accommodation in the City of Belmont, ensuring it does not impact the character and amenity of residential areas while safeguarding their primary purpose of residential areas in providing affordable, long-term housing.

Table 1 - City of Belmont Local Planning Policies

Flexible Density Codes and Criteria

Overview and Context

- LPS 15 contains flexible density codes in proximity to high frequency routes, the Belmont Town Centre, and local shopping centres.
- Within the flexible coded areas, a base coding of R20 applies. A higher code may be supported at Council's discretion, subject to the associated criteria being met.
- The flexible density coded areas and their associated criteria aim to facilitate a high standard of residential development. These standards were introduced into LPS 15 in 2011, prior to the Residential Design Codes being updated to contain provisions which facilitate improved design, sustainability and landscaping outcomes.
- Many of the provisions effectively vary the deemed-to-comply provisions of the R-Codes. As a result, there needs to be extremely strong justification for their retention. Given this, it is likely that DPLH and WAPC will require significant justification to support the continuation of these provisions.
- A detailed analysis of the criteria applicable to flexible density coded lots is included below:

Existing Situation and Assessment

Clause 4.7.3

- Clause 4.7.3 of LPS 15 contains 13 provisions that need to be met in order for development to be considered above the base R20 density code up to R50. An analysis of these provisions follows:

a) *The frontage of the lot is not less than 16 metres.*

- This provision was based on the premise that a 10m-wide lot could accommodate a functional development while meeting other criteria (e.g. 6m side setback). It aimed to encourage the amalgamation of narrow lots, promoting shared access and enabling better-shaped development sites.
- This provision is inconsistent with the R-Codes which only includes minimum frontage requirements for development at the R25 code and lower.
- This provision effectively precludes subdivision in areas where it may be appropriate. On well-located streets, most lots that meet the 16m frontage requirement have already been subdivided, limiting further opportunities for infill development.
- Removing the minimum frontage requirement is considered appropriate as the R-Codes provide sufficient standards to guide built form outcomes, including garage width, access width, landscaping, minimum dwelling sizes and street surveillance.

b) *Any existing building or development which, in the opinion of the local government, is of low quality and incapable of being upgraded to a standard commensurate with new development is demolished.*

- The intent of this clause is to improve the visual amenity of neighbourhoods by encouraging demolition of existing dwellings which are low quality or incapable of being upgraded.
- Clause 5.2.6 C6 of the R-Codes states the following:

“where an existing dwelling is retained as part of a grouped dwelling development, the appearance of the retained dwelling is upgraded externally to an equivalent maintenance standard

of the new (or the rest of) the development.”

- This requirement does not apply to subdivisions and is limited to grouped dwellings, excluding single houses.
- It may be appropriate to modify and expand this provision through a new Local Planning Scheme to require that where an existing dwelling is retained as part of subdivision or development, its appearance is upgraded to the satisfaction of the City of Belmont. This will be further investigated through the preparation of a new local planning scheme.

c) Development comprising of two or more dwellings in a front to rear arrangement achieves a minimum side setback of 6 metres between the side wall of the first dwelling fronting the public street and the side boundary of the parent lot.

- The 6m side setback is intended to allow space for a paved driveway with landscaping on both sides and to facilitate surveillance between rear dwellings and the street. However, in practice, this provision may not necessarily achieve that outcome, as it can result in excessive driveway width dominating the setback, with minimal landscaping.
- This requirement has also hindered the retention of existing dwellings that could otherwise comply with the R-Codes.
- As the R-Codes set minimum driveway widths and include street surveillance provisions – ensuring dwellings address the street with clearly defined entry points and at least one major habitable room opening facing the street or accessway, it may not be appropriate to include this provision within a new local planning scheme.

d) Rear dwellings are designed so that significant sections of the front elevations have an outlook to, and are visible from the street.

- The intention behind this clause was to improve the appearance of grouped dwellings constructed in a front to rear arrangement by avoiding situations where the view from the street is into blank fencing, carports or garage doors. It was also intended to increase passive surveillance.
- As mentioned in point c), the R-Codes already requires at least one major opening from a habitable room of the dwelling to face the street and approach to the dwelling. Therefore it is not considered necessary for this provision to be retained.

e) A minimum of 50% of the total number of dwellings in the development are two storey where the density exceeds R30.

- This requirement was included within LPS 15 with the intention of:
 - creating greater open space on the ground with increased amenity between units;
 - ensuring living areas are commensurate with family needs;
 - achieving better informal surveillance on the street;
 - producing greater variation in streetscape through changes in height and design; and
 - Generally producing a higher standard of development.
- It is likely that this provision has contributed to Belmont having a higher proportion of two or more storey dwellings than Greater Perth. In 2021, 59% of all dwellings in Belmont were one storey, and 41% were two or more storeys, compared to 72% and 28%, respectively, for Greater Perth.
- Given recent updates to the R-Codes, including requirements for primary garden areas, tree planting, landscaping, and minimum living area sizes, it is not considered necessary for this provision to be retained. Furthermore, the updated R-Codes now provide greater variety in dwelling types, supporting housing diversity.

f) Solid external or internal fencing is not permitted where, in the opinion of the local government, views from the dwellings to the public street will be limited.

- The intent of this clause is to improve the streetscape and passive surveillance between the dwelling and the street.
- The R-Codes provides adequate guidance for front fences to ensure that passive surveillance between the dwellings and the street occurs.
- While the R-Codes doesn't include specific requirements for internal fencing, there is a requirement for dwellings to maintain surveillance to the street.
- Therefore, it is not considered necessary for this provision to be retained.

g) Dwellings located on the front portion of a lot, or where there is more than one street frontage, are orientated and designed to address all public street(s).

- The purpose of this clause is to enhance the quality of streetscapes and optimise opportunities for passive surveillance in areas with more than one street.
- Currently the R-Codes do not mandate that a building addresses both street frontages in cases where there are two streets. At times this has resulted in suboptimal outcomes where fencing dominates streetscapes.
- Consequently, it may be appropriate to seek for a similar clause to be included in a new local planning scheme. The clause could require that buildings on corner sites address both adjacent streets and that any fencing is designed to be visually permeable,

except where the site abuts a major distributor road or a local distributor road.

h) Dwellings located adjacent to public open space, right of ways, pedestrian access ways and those other public spaces are orientated and designed to provide views and surveillance of those public areas; and

- The intent behind this clause is to maximise passive surveillance over public open space, right of ways, pedestrian access ways and other public spaces.
- The R-Codes do not include specific requirements addressing this.
- Therefore, it may be appropriate to retain this clause within a new local planning scheme in order to maximise the safety benefits of passive surveillance.

i) Solar design principles are incorporated in the design and orientation of each dwelling.

- This clause aims to improve the liveability of dwellings and reduce reliance on conventional heating and cooling methods by gaining maximum benefit from the climate.
- Recent revisions to Volume 1 of the R-Codes has increased emphasis on solar access and ventilation especially for single houses R50 and above, grouped dwellings in areas coded R30 and above, and multiple dwellings in areas coded R30 to R60. These forms of development would be captured by this clause as they would exceed the base code.
- Volume 2 of the R-Codes also requires consideration to solar access and natural ventilation.
- Therefore, it is not considered necessary for this provision to be retained.

j) *Carports and garages visible from the street are incorporated into the dwelling design so that they are not the dominant feature of the appearance of the dwelling and the streetscape.*

- This clause aims to ensure that dwellings face the street and are not dominated by carports and garages. This enhances the street's visual appeal and maximises opportunities for passive surveillance.
- While this clause is based on best practice planning, adequate guidance is provided by the R-Codes, which limits a garage to occupy 50% of the frontage at the setback line, increasing to 60% in certain circumstances.
- Additionally, the R-Codes require the street elevation of the dwelling to address the street with clearly definable entry points.
- Therefore, it is not considered necessary for this provision to be retained.

k) *Development on corner lots or lots with more than one street frontage, have vehicle access provided from the street with lesser traffic.*

- The intent of this clause is to ensure safe vehicle access by directing it from the less busy street.
- The R-Codes adequately address vehicular access by requiring it from the lowest available street in the hierarchy.
- Therefore, it is not considered necessary for this provision to be retained.

l) *The number of crossovers for any development is minimised, having regard to the relevant local planning policy.*

- Through the preparation of LPS 15, a number of benefits of reducing the number of crossovers were identified. These include:
 - Contributes to attractive streetscapes;

- Enhances vehicle safety;
- Minimises the potential impacts on the root systems of street trees;
- Allows for additional space for informal vehicle parking and bin collection; and
- Minimises impacts on verge infrastructure.
- It is considered that the overall results of this clause and the application of LPP 13 have been positive.
- To ensure that development has regard to LPP 13 and other policies that control vehicle access, it may be appropriate to retain this clause through the preparation of a new scheme. This may require approval from the WAPC as LPP 13 varies deemed to comply requirements of the R-Codes.

m) *Dwellings that are orientated in a side by side configuration comply with the vehicle access requirements contained within the relevant local planning policy.*

- This clause seeks to minimise the number of vehicle crossovers particularly for lots with a frontage less than 24 metres.
- The content and intent of this clause is already addressed within clause l) and so it is somewhat superfluous.

Clause 4.7.4

- Clause 4.7.4 states the following:

“The local government may vary the requirement that single storey dwellings are permitted only up to an R30 density where not less than one-third of the dwellings are to be used by aged or dependent persons.”

This clause was introduced into LPS 15 following public consultation, where the community identified a need to actively promote housing for aged and dependent persons.

- As Clause 4.7.3(e) is unlikely to be included in the new Local Planning Scheme, this clause is also expected to be removed.
- Further discussion on aged and dependent persons dwellings and single bedroom dwellings is included in subsequent sections of this Strategy.

Clause 4.7.5

- Clause 4.7.5 states the following:
“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.”
- This clause was included in LPS 15 to prevent developers from leveraging the upper code to obtain an additional one-third site area reduction for Aged or Dependent Persons Dwellings or Single Bedroom Dwellings, except within the Town Centre Precinct, where access to amenities and public transport supports higher-density living.
- Such a situation has the potential to result in the maximum density code being exceeded.
- This approach was not considered appropriate for an area with a base density code of R20.
- As DPLH is encouraging the rationalisation of flexible density codes, and the City will investigate the application of single density codes, this clause is unlikely to be included within a new local planning scheme.

Clause 4.7.6

- Clause 4.7.6 states the following:
“In dealing with development applications involving or contemplating development of land within any of the flexible coded areas other than those with a maximum density of R50 depicted on the Scheme Map, the base R20 code shall apply to any dwelling but may, at the discretion of the local government, be increased to a higher code up to a maximum specified provided:
 - a) Compliance with the requirements of clause 4.7.3 above.*
 - b) In the opinion of the local government there is a high degree of compliance with the performance based criteria contained in the relevant local planning policy.”*
- DPLH has provided advice that alignment with standard single density codes is the State’s preferred approach, and that flexible density codes will not be permitted. Therefore, the City will investigate the application of single density codes. Consequently, it is expected that this clause will not be included within a new local planning scheme.
- A review of the provisions of LPP 1 is included in the following sections of this strategy.

Clause 4.7.7

- Clause 4.7.7 states the following:
“In dealing with subdivision of land within any of the flexible coded areas depicted on the Scheme Map, the local government may support subdivision provided:

- a) (i) a maximum density of R30 is not exceeded; and
 (ii) the application for subdivision approval demonstrates that development on the subdivided lots is capable of compliance with the requirements of Clause 4.7.3 where applicable;

or

- b) *Development on the land has been constructed to plate height in accordance with a Development Approval granted by the local government, and the subdivision is consistent with the Development Approval."*

- This clause ensures that subdivision is only permitted where the resulting lots can accommodate compliant development. If the density does not exceed R30, compliance with Clause 4.7.3 must be demonstrated at the subdivision stage. For higher densities, subdivision is only permitted once development has been constructed to plate height in accordance with an approved development application.
- This approach ensures the design outcomes required by Clause 4.7.3 are addressed before subdivision or can be met during development post-subdivision.
- Subdividing land into vacant parcels may lead to separate development applications rather than a coordinated proposal that considers site-wide elements such as boundary walls and bin storage.
- Retaining the requirement for dwellings to be constructed to plate height may be appropriate where the density exceeds R30. While this requirement has been applied historically and we may be able to advocate for its retention, it will be difficult to justify at a local

level when it is not mandated within the state framework. This will be investigated through the preparation of a new local planning scheme.

Local Planning Policy No. 1 – Town Centre Density Bonus Requirements

- Local Planning Policy No. 1 – Town Centre Density Bonus Requirements (LPP 1) applies to developments in excess of R50 up to a maximum of R100 within the City's R20/50/100 area.
- LPP 1 is applied through Clause 4.7.6 of LPS 15 which requires developments exceeding R50 to comply with the flexible density code provisions contained within Clause 4.7.3 and the criteria contained in LPP 1.
- LPP 1 has six objectives which in summary aim to achieve high quality development outcomes, streetscapes and living environments.
- LPP 1 requires points one through to seven of the policy statement to be complied with. These points and an evaluation of them has been included below:

It is necessary to preface the analysis below by noting that Volume 2 of the R-Codes was introduced in 2019, significantly improving the approach to apartment-type developments by placing a stronger emphasis on design quality, diversity, and liveability. Additionally, the 2024 R-Code amendments introduced changes for medium-density development, further aligning state planning controls with contemporary design and sustainability principles.

Point 1

- Aged/Dependent Person's or Single Bedroom Dwellings are to be provided as follows:

- *“A minimum of two dwellings being either Aged/Dependent Person’s dwellings or Single Bedroom dwellings (i.e. a minimum of two dwellings of this form of housing for example – one Aged Person’s dwellings 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.*
- *A minimum of four dwellings being either Aged/Dependent Person’s dwellings or Single Bedroom dwellings (i.e. a minimum of four dwellings of this form of housing, for example – 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.*
- *A minimum of six dwellings being either Aged/Dependent Person’s dwellings or Single Bedroom dwellings (i.e. a minimum of size 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 Bedroom dwellings) in a development where the total number of units proposed is 21 to a maximum of 30 dwellings.”*
- The above provisions do not require aged or dependent persons or single bedroom dwellings to be provided for developments that exceed 30 dwellings.
- Volume 2 of the R-Codes incorporates requirements on dwelling diversity and universal design. For example, it requires 20% of all dwellings across a range of dwelling sizes to meet silver level requirements or 5% to meet platinum level. Additionally, in the absence of a local planning instrument with specific targets, developments with more than 10 dwellings are to include at least 20% of the apartments with differing bedroom numbers.
- Therefore, it is not considered necessary for this clause to be carried forward into the City’s new planning framework.

Point 2

- Point 2 requires the higher standard and quality of development in accordance with the requirements of Clause 4.7.3 of LPS 15.
- This point is no longer required, as Clause 4.7.3 is unlikely to be included in the new local planning scheme.
- It is noted that all multiple dwelling developments are also reviewed by the City’s Design Review Panel and against State Planning Policy 7.0.

Point 3

- Point 3 requires the development to not overshadow adjacent properties by more than 50% as at midday 21 June.
- It is noted that the R-Codes adequately deals with overshadowing and solar access for adjoining properties by prescribing maximum overshadowing percentages as follows:
 - R25 and lower – 25% of the adjoining site.
 - R30-40 – 35% of the adjoining site area.
 - R50-60 – 50% of the adjoining site area.
 - R80 or higher – Nil
- Therefore, it is not considered necessary for this clause to be carried forward into the City’s new planning framework, as it varies from the standard Deemed-to-Comply provisions of the R-Codes with limited justification for a local variation.

Point 4

- Point 4 requires the development to be orientated to provide maximum direct winter sunlight and ventilation to the development, whilst maintaining privacy in accordance with the

R-Codes.

- It is considered that the R-Codes adequately deals with visual privacy by ensuring the orientation and design of buildings, windows and balconies minimises overlooking.
- The R-Codes also includes provisions for solar access by ensuring adequately solar access for neighbouring properties and optimising the orientation of dwellings to maximise solar and daylight access. It also includes provisions for natural ventilation and energy efficiency.
- Therefore, it is not considered necessary for this clause to be carried forward into the City's new planning framework.

Point 5

- Point 5 states the following:
"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 with communal driveways and common areas, provision of resident facilities with communal open space (e.g. BBQ, gazebo, seating, pool etc)."
- It is noted that Volume 2 of the R-Codes includes requirements for communal open spaces that enhance resident amenity and offer opportunities for landscaping.
- In addition, the City has established a Design Review Panel that offers independent expert insights into significant development proposals and major projects. The panel's purpose is to attain high quality design outcomes for the City by providing constructive feedback and guiding the formulation, assessment, and decisions related to development proposals.

- Therefore, it is not considered necessary for this clause to be carried forward into the City's new planning framework.

Point 6

- Point 6 requires the provision of features within the development that provide a direct benefit to the residents, streetscape and/or wider community.
- Features include rooftop gardens, public or street art, public seating and courtyards, or other features to be considered at the discretion of Council.
- This requirement has predominantly been fulfilled through the integration of architectural elements aimed at elevating the streetscape.
- It is acknowledged that certain public art installations have fallen below the standard and value typically mandated by Local Planning Policy No. 11 (LPP 11). Consequently, it is considered appropriate to only endorse public art when it aligns with the threshold and requirements outlined in LPP 11.
- Regarding features such as rooftop gardens, public seating and courtyards, Volume 2 of the R-Codes is deemed sufficient in requiring communal open spaces that enhance resident amenity and offer opportunities for landscaping, tree protection, and the establishment of deep soil areas.
- Therefore, it is not considered necessary for this clause to be carried forward into the City's new planning framework.

Point 7

- Point 7 requires a demonstrable commitment to a high standard of energy efficiency and sustainable design.
- It is considered that the R-Codes now adequately guides developments to achieve sustainable development outcomes

through provisions that guide solar and daylight access, natural ventilation, landscape design, adaptive reuse, energy efficiency and water management and conservation.

- As also discussed in following sections of this Strategy, the City will prepare a sustainable development guide to provide guidance to developers and investigate measures to incentivise sustainability outcomes.
- Therefore, it is not considered necessary for this clause to be carried forward into the City's new planning framework.

Actions

- Through the preparation of a new Local Planning Scheme, investigate whether Clause 4.7.3(a), (b), (g), (h), (i), and Clause 4.7.7 of LPS 15 should be retained and whether any modifications are required.
- Through the preparation of a new local planning scheme, consider the appropriateness of rescinding Local Planning Policy No. 1.

R20 Coded Lots of 450m² or Less

Overview and Context

- Clause 4.3.2 (1) of LPS 15 provides for Residential R20 lots which are 450m² or less in area to have a minimum front setback of 2 metres, an average of 4 metres, and a minimum 45% open space.
- This clause was included within LPS 15 to improve built form outcomes for smaller lots by providing a larger area available for a backyard.
- The R20 provisions still apply for the most part (e.g. outdoor living areas and boundary walls) to ensure that development is consistent with the surrounding context.

Existing Situation and Assessment

- Clause 4.3.2 (1) has generally led to positive outcomes. In particular, it has resulted in larger backyards than would have been achieved at standard R20 requirements. Therefore, it may be appropriate to retain this clause through the preparation of a new local planning scheme.
- There have been cases where application of this clause in dual coded areas has resulted in inconsistent outcomes depending on the sequence of subdivision and development applications. For example, development on a vacant R30 lot created through subdivision would typically be assessed against the R20 code except for the front setback and open space. However, if a development application for grouped dwellings is lodged and subdivision occurs post construction, both applications would be assessed against the R30 code.

- It is likely that these inconsistencies will be resolved if flexible density coded sites are removed through the preparation of a new local planning scheme.

Action

- Through the preparation of a new local planning scheme, investigate whether it is appropriate to retain Clause 4.3.2(1).

R20 Coded Corner Lot Subdivisions

Overview and Context

- LPS 15 allows R20-coded corner lots with two road frontages to be developed at R30 (Clause 4.3.2(2)).
- This is however contingent upon the demolition of existing structures that are of low quality or poorly sited and the new lots being of a regular shape.
- Clause 4.3.2 (3) does not permit the R30 density bonus being used if lots are amalgamated to attempt to achieve a larger site area.

Existing Situation and Assessment

- The application of Clause 4.3.2 (2) results in positive outcomes by encouraging dwellings that address both streets, leading to improved surveillance outcomes.
- LPS 15 does not permit multiple dwellings on corner lot sites utilising the R30 density bonus.
- This restriction was introduced through Scheme Amendment No. 4 in response to a number of successful State Administrative Tribunal (SAT) appeals that allowed multiple dwellings on corner lots at the R30 density bonus.
- At the time, development standards for multiple dwellings were required to adhere to the provisions included in Part 5 of the R-Codes (design elements for multiple dwellings in areas coded less than R30) and the provisions of Table 1.
- Table 1 of the R-Codes did not specify any site requirements for multiple dwellings at the R30 code. Accordingly, development applications for multiple dwellings at the R30 density were assessed against Part 6 of the R-Codes (design elements for

multiple dwellings in areas coded R30 or greater) which prescribed a plot ratio of 0.5 rather than a minimum dwelling site area. This had the impact of permitting a greater number of dwellings per lot.

- Since gazettal of Scheme Amendment No. 4, the R-Codes have been amended to include minimum site criteria for multiple dwellings in areas coded less than R40. Importantly, an average lot size per dwelling of 300m² has been introduced for the R30 code.

Actions

- Through the preparation of a new local planning scheme, investigate whether it is appropriate to retain the ability for R20 corner lots to achieve an R30 density bonus.
- Through the preparation of a new local planning scheme, consider if it is still necessary to restrict multiple dwellings on corner lots utilising the R30 density bonus.

Clause 4.2.3 - Land Not Currently Assigned a Density Code

Overview and Context

- Some land within the City is not assigned a density code under LPS 15 but can still accommodate residential development.
- This includes 'Mixed Use' zoned properties within the scheme area.
- Clause 4.2.3 applies to such properties as follows:

"The Residential Design Codes density applicable to land within the Scheme area is to be determined by reference to the Residential Design Codes density number superimposed on the particular areas contained within the borders shown on the Scheme Map or where such an area abuts another area having a Residential Design Code density, as being contained within the area defined by the centre line of those borders."

- The effect of the above is that the density of land not currently assigned a density code is to be determined based on the code of adjoining properties.

Existing Situation and Assessment

- Clause 4.2.3 has rarely been applied, as Clause 4.5 – Variations to Site and Development Standards and Requirements provides for variations.
- In many cases, applying the density code of adjoining sites is not appropriate. For example, 'Mixed Use' properties fronting Great Eastern Highway, in line with strategic planning documents such as Perth and Peel @ 3.5 Million, should support higher-density development than the adjoining 'Residential' zoned properties.

- Given this, Clause 4.2.3 may not be suitable for inclusion in a new Local Planning Scheme.
- Instead, applying density codes to currently uncoded land that can accommodate residential development may be more appropriate.

Actions

- Through the preparation of a new local planning scheme, investigate and apply appropriate density codes for land that can accommodate residential development that does not currently have an allocated density code.

Short Term Rental Accommodation

Overview and Context

- Short Term Rental Accommodation (STRA) refers to holiday homes, units, or apartments which can be booked for a limited amount of time per year through booking platforms such as AirBnB.
- In recent years, the City of Belmont has witnessed a significant increase in STRA uses, primarily attributed to the success of online booking platforms and the areas proximity to Perth Airport, Perth CBD, Optus Stadium and the Swan River.
- As detailed in Part One of this Strategy, the Australian Housing and Urban Research Institute has identified that short-term rental accommodation (STRA) land uses contribute to decreased rental vacancy rates across Australia.
- When not properly managed, STRA uses can negatively impact the amenity of local neighbourhoods, affecting residents' quality of life.
- Effective management of STRA land uses is crucial to maintain sufficient availability of long term housing that is also affordability.
- The State Government recently released regulatory measures including a position statement, associated guidelines and a registration scheme.
- The Position Statement provides guidance about the appropriate locations and management of STRA uses and stipulates that local governments should consider impacts on long term housing supply and outlines the following key considerations for locating

STRA uses outside of 'Tourism' zones:

- Proximity to tourist amenity and attractions; and
- Accessibility to public transport; and
- Locations to minimise adverse interface issues and amenity impacts.
- The Position Statement also indicates that appropriate planning mechanisms can be introduced into the local planning framework to achieve desired tourism and STRA outcomes. Local planning policies are one such mechanism to inform land use and development control.

Existing Situation and Assessment

- Recognising the importance of effective management of STRA uses, research was undertaken to inform the preparation of a STRA Local Planning Policy.
- The following general observations were made about STRA uses within the City of Belmont:
 - There is currently no shortage of accommodation options for visitors in the City of Belmont.
 - STRA uses have eroded the City's long-term housing stock
 - STRA uses have contributed to a lack of affordability.
 - STRA uses are undermining the intended residential density outcomes of the City's flexible density coded areas which seek to increase the number of long term residents.
 - STRA uses have resulted in land use conflicts.
 - STRA uses are largely operating in areas with a lack of tourist amenities or suitable public transport opportunities.

- A STRA Local Planning Policy was prepared and adopted by Council at the 25 July 2024 Ordinary Council Meeting. The Policy states that STRA uses will generally only be supported within 400m of a high frequency public transport stop on Great Eastern Highway and an existing tourist accommodation use.
- The Policy also sets out instances in which STRA uses will not be supported as follows:
 - Applications within multiple dwelling complexes proposing ad hoc STRA uses.
 - Within grouped dwellings on a lot size of less than 350m².
 - On flexible residential density coded sites which have been developed above the base density code.
 - In the 'Residential and Stables' zone.
 - Within 400m of a school.
- The above criteria aims to minimise the amenity impact of STRA uses and preserve the City's residential areas for long term housing opportunities.

Actions

- Continue to implement Local Planning Policy No. 19 – Short Term Rental Accommodation.

Special Purpose Dwellings

Overview and Context

- The Residential Design Codes allows for the development of special purpose dwellings, such as ancillary dwellings, aged or dependent persons dwellings, single bedroom dwellings, accessible dwellings, small dwellings and residential buildings.
- Special purpose dwellings offer potential solutions for affordable, smaller, and accessible housing, catering to diverse household needs.

Existing Situation and Assessment

Ancillary Dwellings

- An ancillary dwelling is a small, self-contained dwelling on the same site as a single house, grouped dwelling or multiple dwelling.
- Ancillary dwellings can contribute to housing supply, offering an affordable option for renters or those downsizing within their community.
- Recent planning reforms and the introduction of the updated Residential Design Codes has removed the minimum lot size requirement for an ancillary dwelling to be built. They are also now capable of approval on grouped and multiple dwelling sites.
- The deemed to comply provisions of the Residential Design Codes limits the size of ancillary dwellings to 70m².
- The City of Belmont considers ancillary dwellings up to 100m² subject to lodgement of a development application. However, this is not an adopted Council Position and is only contained within an

information sheet not a planning instrument such as the Local Planning Scheme or a Local Planning Policy.

- This position should be carefully considered in light of the changes to the R-Codes through the preparation of a new local planning scheme to ensure proposals aren't classified as 'ancillary dwelling' when it is more appropriate for them to be classified 'grouped dwelling'.

Aged/Dependent Persons Dwellings and Accessible Dwellings

- Belmont is anticipated to see a 41.4% increase in its retirement age population between 2021 and 2031. As this continues, the demand for aged persons dwellings will increase.
- The City's current definition of 'Nursing Home' is inconsistent with the Model Provisions of the Regulations. Therefore, the City should align land use definitions with the Model Provisions and the DPLH's Position Statement – Residential Accommodation for Ageing persons through the preparation of a new local planning scheme.
- The City currently utilises provisions from Local Planning Scheme No. 15, Local Planning Policy No. 1 and the R-Codes in assessing proposals for aged/dependent persons dwellings and accessible dwellings.
- Existing scheme provisions within LPS 15 (Clause 4.7.4 and 4.7.5) allow variations to double storey requirements where aged or dependent persons dwellings are developed. It also restricts density bonuses for aged or dependent persons dwellings except surrounding the Belmont Town Centre. A discussion of these

provisions is included in previous sections.

- LPP 1 requires aged/dependent persons or single bedroom dwellings to be provided at different rates. As discussed in previous sections, these requirements are no longer required because Volume 2 of the R-Codes incorporates suitable requirements on dwelling diversity and universal design. For example, it requires 20% of all dwellings across a range of dwelling sizes to meet silver level requirements or 5% to meet platinum level.
- The R-Codes also offers incentives for aged, dependent and accessible dwellings through various site area concessions.
- To facilitate this form of development, the City should investigate applying higher densities within 200m of activity centres and high frequency public transport stops.

Single Bedroom Dwellings

- Belmont has a higher proportion of lone-person households compared to Greater Perth, creating demand for single-bedroom dwellings.
- LPS 15 (Clause 4.7.4 and 4.7.5) allows variations to double-storey requirements for single-bedroom dwellings and limits density bonuses to areas surrounding the Belmont Town Centre. These provisions are discussed in previous sections.
- Part B of Volume 1 of the R-Codes does not mandate a minimum number of single-bedroom dwellings but allows a one-third reduction in minimum and average lot sizes for sites coded R25 and below.
- Under Part C of the R-Codes, single-bedroom dwellings can be treated as small dwellings in areas coded R50 and above (discussed in the next section) or as standard dwellings without site area concessions.

- LPP 1 includes requirements for aged or dependent persons' dwellings or single-bedroom dwellings. However, these are no longer necessary as Volume 2 of the R-Codes includes dwelling mix requirements. Where there is no local housing strategy, developments with more than 10 dwellings must include at least 20% of apartments with differing bedroom numbers. This aligns with the objective of providing a range of dwelling types, sizes, and configurations to cater for diverse household needs and changing demographics.
- To facilitate this form of development, the City should apply higher densities within 200m of activity centres and high frequency public transport stops.

Small Dwellings

- Small dwellings provide an alternative approach to meeting different housing needs, including providing for more affordable options.
- They differ to single bedroom dwellings because there is no limitation on the number of bedrooms.
- For sites created for small dwellings, the explanatory guidelines of the R-Codes suggests appropriate measures (such as a Section 70A notification) be applied to limit development to a small dwelling.
- The R-Codes limits small dwellings to 70m² for single houses and grouped dwellings and 60m² for multiple dwellings.
- To encourage their development, the R-Codes provides for site area concessions. In areas coded R30 to R40, a small dwelling constructed in accordance with Part B of Volume 1 of the R-Codes can have a reduced minimum and average site area of up to 35% provided that:

- For single houses and grouped dwellings, no site is less than 100m²; and
- For development or subdivision of 4 or more dwellings or sites, the site area reduction is limited to a maximum of 50% of the total number of dwellings or sites.
- In area coded R50 and above, a small dwelling constructed in accordance with Part C can have a reduced minimum and average site area of up to 35%.
- Having reviewed the R-Code provisions relating to small dwellings, it may be appropriate to augment the R-Code provisions to apply the site area concessions more broadly. Currently, the concessions only relate to single houses R30 and above (noting that Part B of the R-Codes doesn't apply to grouped dwellings or multiple dwellings above R25) and grouped and multiple dwellings above R50.

Shared Living – Residential Building and Community Home

- Within the City of Belmont, there is increasing trend in shared living arrangements, reflected in the recent increase in proposals for 'Residential Buildings' with six or more bedrooms, often incorporating design elements such as ensuites and kitchenettes in each room.
- There are also concerns that the R-Codes are currently silent on provisions for these types of developments, particularly regarding the density of occupants. Without clear guidance, these developments can effectively subvert intended density controls, resulting in higher-density living arrangements with inadequate living quarters, poor-quality communal spaces, and reduced amenity outcomes.
- These proposals pose challenges, such as parking requirements and unique designs that differ from typical single houses.

- There has also been a rise in proposals for 'Community Homes,' which provide accommodation for individuals who are physically or intellectually handicapped or socially disadvantaged.
- 'Community Home' is not a defined use under the Model Provisions. An appropriate land use definition and permissibility should be further considered through the preparation of a new local planning scheme.
- Due to the unique nature of 'Residential Buildings' and 'Community Homes' the current local planning framework and R-Codes do not provide clear guidance for assessing proposals.
- To address this, the City may need to consider a local planning policy to guide decision-making.

Actions

- Through the preparation of a new local planning scheme, apply appropriate densities and zonings that facilitate aged and dependent persons dwellings and single bedroom dwellings particularly within proximity to activity centres and high frequency public transport opportunities.
- Identify and explore opportunities to align land uses in the current local planning scheme with the Model Provisions through the preparation of a new Local Planning Scheme.
- Through the preparation of a new local planning scheme, investigate whether it is appropriate to prepare a local planning policy to guide the development of special purpose dwellings.
- Through the preparation of a new local planning scheme, investigate whether it is appropriate to augment provisions of the R-Codes to encourage development of special purpose dwellings.

Environmentally Sustainable Design

Overview and Context

- As mentioned in Part One of this Strategy, it is important that while planning for the City's future housing stock, consideration is given to environmentally sustainable design.
- Integrating sustainability into urban developments not only mitigates environmental impacts but also alleviates the burden of high living costs by reducing energy usage and water consumption.

Existing Situation and Assessment

- Currently, the City's Local Planning Scheme mandates the incorporation of solar design principles in the design and orientation of dwellings proposed above the base density code.
- Several Local Planning Policies further support sustainability, addressing key areas such as energy efficiency, renewable materials, solar access, water management, vegetation, and green roof design.
- As part of the development of a new Local Planning Scheme, it may be appropriate to explore opportunities to enhance sustainable design outcomes. This could include investigating the potential for development incentives when certain sustainability criteria are met or when significant trees are retained.
- Consistent with the City's Environment Strategy, it may also be appropriate to consider the introduction of a policy or guidance that encourages the incorporation of sustainability measures in both residential and commercial development.
- It is also appropriate to continue supporting higher-density development within and around activity centres, particularly in

areas near high-frequency public transport routes, such as those surrounding Redcliffe Station. This approach would help promote sustainable urban growth and reduce reliance on private cars.

Actions

- Investigate introducing a sustainable development guide to encourage environmentally conscious development outcomes.
- Through the preparation of a new local planning scheme, investigate ways of incentivising sustainable design outcomes.

Heritage

Overview and Context

- Heritage is an important cultural asset which can relate to landmarks, private homes, government or institutional buildings, infrastructure, parks and landscapes or land use patterns.
- Heritage places help share history and contributes to the character and identity of an area.
- The *Planning and Development (Local Planning Schemes) Regulations 2015* requires the City to establish and maintain a Heritage List.

Existing Situation and Assessment

- At the June 2023 Ordinary Council Meeting, Council adopted the City's new Local Heritage Survey and Heritage List.
- The City of Belmont contains a wide range of historical places with:
 - 91 places on the Local Heritage Survey;
 - 30 places on the Local Heritage List;
 - 10 Registered Aboriginal Heritage Sites; and
 - 6 places listed on the State Register of Heritage Places.
- The Heritage Survey is a comprehensive record of places that hold cultural heritage value to the City of Belmont. It doesn't impose any limitation on development.
- The Heritage List contains places which have the highest cultural heritage significance and have been assigned a management Category 1 or 2. Inclusion on the Heritage List means that prior to any development occurring on these properties, a development application is required to be submitted to the City for assessment. In assessing the application, the City must have regard to the heritage values of the property.

- In some cases, changes in zoning and density codes can inadvertently encourage the demolition of buildings with heritage significance. Therefore, future zoning and density codes for properties with heritage value should consider the Heritage Survey and Heritage List. For example, the future zoning and density code for the 'Residential and Stables' area should take into account:
 - The precinct has value as a rare surviving example of a suburban area that has retained a significant number of actively-used stables integrated into the urban subdivisions.
 - Evidence in the built environment of a long association with the horse racing industry and the Ascot Racecourse.
 - It has social value to the community for the ongoing provision of horse racing at the Ascot Racecourse.
 - It has social value for its association with the individuals and families who are significant in the history of the local area and/or the racing profession.
- In addition to the City's Heritage List, the City has prepared Local Planning Policy No. 8 – Invercloy Estate Special Development Precinct (LPP 8) to facilitate high quality built form outcomes which are sympathetic to the heritage listed property at 4 Wedderburn Place.
- As detailed in the Ascot section of this Strategy, the City will undertake a review of LPP 8 in light of the R-Codes to determine whether policy provisions are still required.

Actions

- In preparing a new local planning scheme, review existing density codes and zones with consideration for the heritage significance of places.