

1. INTRODUCTION

This policy aims to provide guidance on Density Development within the City in general and provide clarity on the intent behind Clause 4.2.4 of Town Planning Scheme (TPS) No.4. This clause gives Council discretion to approve development of Grouped and Multiple Dwellings on dual coded lots coded R10/25, R12.5/25, R15/25, R15/40, R15/60, R17.5/25, R25/40 and R25/60 up to the higher density and lots coded R40 or higher. The Scheme requires that this discretion be exercised in accordance with this Policy.

Council encourages high quality medium density housing in selected areas of the City of Armadale. This form of housing allows for more efficient use of existing services such as sewerage, roads, water supply, electricity etc while providing a choice of housing types to meet the different requirements of people living in Armadale.

Council's intention in regulating more intensive development in the residential areas of the City is to encourage an integration of higher density housing into the City after taking account of the objectives of the zones, their primary incidental densities and the potential impact of increased residential density on the established urban infrastructure.

This Policy will assist Council in determining Density Development, and assist applicants to achieve the desired quality of site development anticipated by the City.

2. APPLICATION OF POLICY

- This policy is supplementary to and is to be read in conjunction with the appropriate provisions of the City of Armadale TPS No.4 and *State Planning Policy 7.3 R-Codes Volume 1* and *R-Codes Volume 2 Apartments (and any superceding Policy)*.
- The policy will be applied by the City in the exercise of its discretion in respect of applications for Density Development in general and specifically to proposed medium and high density residential development subject to dual coding.
- The policy will be taken into account by the City in making recommendations to the Western Australian Planning Commission and other decision making authorities for the development and subdivision of land subject to dual coding.

3. POLICY OBJECTIVES

(a) This Policy facilitates:

- the Outcomes and Strategies of the major goal of 'Environment' within the Strategic Community Plan 2016-2031;
- the Objectives of the Local Planning Strategy;
- the Aims of the Scheme (Clause 1.6 of TPS No.4) and the Objectives of the Zones (Clause 3.2 of TPS No.4).

The Policy Objectives are:

- (a) To locate Density Development in residential areas where it can successfully integrate into the surrounding environment and where existing access arrangements, open space, shopping, public transport, community services, drainage and sewerage facilities are capable of accommodating more intensive development.
- (b) To promote the use of Structure Plans to co-ordinate the development of medium density housing in "street blocks".
- (c) To encourage an attractive streetscape setting which enhances and complements the visual character, bulk and scale of the surrounding built form.
- (d) To achieve a high quality building development in relation to architectural design, site layout, materials, colour, tone, texture and fencing.
- (e) To provide safe, functional and attractive access arrangements in and out of the site, which contribute to the overall aesthetics of the development.
- (f) To provide for safe and convenient placement and storage of waste to the development's future residents.
- (g) To provide for the safe and convenient collection of rubbish bins by the City's waste disposal vehicles.
- (h) To provide opportunities for Density Development, whilst retaining street trees and trees on private land to protect the urban forest, streetscapes and provide shade.

4. POLICY STATEMENT

4.1 All Density Developments

4.1.1 Density Development applications shall be assessed and determined based on the prevailing density code of the site, and the extent to which the Design Guidelines outlined in Clause 4.3 of this policy are met.

4.1.2 Density Development shall not be approved in areas where reticulated sewerage is not available or where adequate drainage is not available or planned to accommodate higher than existing densities to the satisfaction of the Executive Manager Technical Services.

In the event of the City not being satisfied that there is adequate provision for on-site drainage, a catchment analysis of the existing drainage network may be required to confirm the available capacity downstream of proposed additional flows, and a condition may be imposed on any approval issued requiring a contribution towards the upgrade of the City's drainage network as a result of the findings.

4.1.3 Access arrangements shall ensure that traffic generated by the proposal can be accommodated by the existing street network.

- 4.1.4 Adequate parking shall be available on-site without detriment to the streetscape.
- 4.1.5 Adequate provision shall be made for the safe and convenient collection of rubbish and recycling bins.
- 4.1.6 To facilitate improvements to the City's footpath network, development taking advantage of the higher code in dual coded areas and development within areas Coded R40 and/or above will be required as a condition of planning approval to make a contribution to the City's footpath fund on the basis of the estimated cost of constructing 5m of footpath for every additional unit proposed for the site.

Contributions should generally be expended in the locality within which the contribution has been made.

4.2 Provisions Applicable to Specific R Codes

4.2.1 Areas Coded R10/25, R12.5/25, R15/25, R17.5/25 (Clause 4.2.4 a) of TPS No.4.

- 4.2.1.1 Clause 4.2.4 a) (ii) and (iii) of TPS No.4 refer to the surveillance of streets, public open space (POS) and pedestrian access ways (PAWs). In this regard developments shall incorporate major openings overlooking streets, or visually permeable fencing (above 1.2m high) adjacent to POS or PAW's (refer to Clause 3.3.3). Where appropriate, the City will request the provision of direct pedestrian access to POS.

4.2.2 Areas Coded R15/40 R25/40, R15/60 and R25/60 (Clause 4.2.4 b & c) of TPS No.4).

Areas coded R15/40 R25/40, R15/60 and R25/60 may be suitable for development up to the higher code where the City is satisfied that the matters identified in Clause 4.2.4 b) of TPS No.4 are addressed. The matters within Clause 4.2.4 b) are elaborated on as follows:

- 4.2.2.1 Reticulated sewer and adequate drainage – refer to Clause 4.1.2;
- 4.2.2.2 Footpaths and / or cycleways – should be constructed within the road reserve to which the site abuts;
- 4.2.2.3 A public transport stop or station – may be either a bus route or train station, however the two have different catchments (400m and 800m respectively);
- 4.2.2.4 A convenience shopping site – Any shop where daily convenience goods (e.g. bread and milk) may be purchased;
- 4.2.2.5 Recreational open space – refers to a public open space reserve that is able to be used for active or passive recreation. Other recreational facility – may be any public or private development as relates to recreational activities;
- 4.2.2.6 Community facility – means a premise primarily for the provision of educational, social, or recreational facilities or services by organisations involved in activities for community benefit.

4.2.3 Areas Coded R15/60 or R25/60 (Clause 4.2.4 c) of TPS No.4).

Areas coded R15/60 or R25/60 may be suitable for development up to the higher code where the City is satisfied that the matters identified in Clause 4.2.4(c) of TPS No.4 are addressed. In addition to the provision of Clause 4.2.4 (c) of TPS No.4, the following provisions in areas coded R15/60 or R25/60:

- 4.2.3.1 In relation to the requirement of clause 4.2.4(c)(ii)(c) of TPS No.4 that 75% of dwellings are to be two-storey and the upper floor of the dwellings being required to contain a “Habitable room”, the definition of “Habitable Room” is as defined in the National Construction Code (NCC) as:

Room/space used for normal domestic activities, and includes a bedroom, living room, lounge room, music room, sitting room, television room, kitchen, dining room, sewing room, study, playroom, family room, sunroom, gymnasium, fully enclosed swimming pool or patio; but excludes a bathroom, laundry, water closet, pantry, walk-in wardrobe, corridor, hallway, lobby, photographic darkroom, clothes drying room, verandah and unenclosed swimming pool or patio and other spaces of a specialised nature occupied neither frequently nor for extended periods.

If 75% of dwellings proposed does not result in a whole number the number required to have a minimum of two (2) storeys may be rounded down to the nearest whole number subject to a minimum of dwellings being two (2) storeys or more as set out in Table 1 below.

Table 1

| No. of Dwellings | Minimum Dwellings - Two-Storeys in Height |
|-------------------------|--|
| 2 | 1 |
| 3 | 2 |
| 4 or above | 75% rounded down to nearest whole number |

- 4.2.3.2 In relation to the requirement of Clause 4.2.4(c)(i) that street trees are retained and Clause 4.2.2 (ii)(d) of TPS No.4 that existing trees with a trunk circumference of 0.6m or greater at a height of 1 metre from the natural level of the ground being retained, where possible, site layout and development density is to be modified to achieve this tree retention where necessary.
- 4.2.3.3 Under clause 4.2.4(c)(iii) of TPS No.4 a density bonus up to R80 may be considered in areas coded R15/60 or R25/60 subject to compliance with the requirements of Clause 4.2.4(c)(ii) of TPS No.4 and the requirements of clauses 4.2.3.1 to 4.2.3.3 above with the exception of the minimum site area, which shall be 2000m².

4.3 Grouped Dwellings and Higher Density Housing Requirements

The following Design Guidelines are applicable to all forms of Density Development within the City, unless specifically stated otherwise.

4.3.1 Building Design

- 4.3.1.1 The provision of roofs with a pitch of 25 degrees or greater is encouraged to provide a distinctive streetscape character, unless this is likely to compromise an existing streetscape character.
- 4.3.1.2 Colour schemes and use of materials will be required to achieve a high standard of visual amenity to be consistent with the desired appearance of the streetscape. Materials shall complement the “natural” tones associated with the Armadale landscape.
- 4.3.1.3 To create a high visual standard and enhance the aesthetics of the streetscape, architectural detail and trim will be considered as an integral component of the overall appearance of the development. Details such as gutters, fascias, capping, brackets, window frames, posts, louvres etc shall be designed and coloured to complement the overall building.
- 4.3.1.4 Rear dwelling(s) shall be designed and sited to ensure that the front elevation (inclusive of a window to a habitable room, or a balcony) is visible from and provides an outlook to the street.
- 4.3.1.5 Buildings shall be designed to include sufficient eaves (i.e. minimum 300mm width), and verandahs or awnings to provide protection for openings from summer sun.
- 4.3.1.6 The design of Density Development shall avoid uniformity by providing a degree of variety in the range of house designs, colours and fenestrations (windows and openings). Development including two storey dwellings or dwellings with lofts is encouraged.
- 4.3.1.7 In addition to the standards set out in the *Residential Design Codes*, where development in excess of three units is proposed to a residential density in excess of R30 (except areas coded R15/60 or R25/60), one (or a proportional mix) of the following requirements shall be met:
- One third of the units within a development (to be rounded down in the event of an odd number) shall be comprised of two storey units (which shall be defined to include any development with at least one habitable room on the second level); or
 - 50% of the units within a development (to be rounded down in the event of an odd number) shall have a total plot ratio floor area no greater than 110m² and include an outdoor living area of at least 24m² with a minimum dimension of 4m; or
 - The density of development shall not be in excess of R30.
- 4.3.1.8 In areas coded R15/60 or R25/60, Clause 4.2.4(c)(ii)(c) of TPS No.4 and Clauses 4.2.3.1 and 4.2.3.3 of this policy apply with regard to the number of dwellings required to be two storey. If development is R40 density or less in accordance with Clause 4.2.4(c)(i) of TPS No.4 then Clause 4.3.1.7 of this policy applies.

4.3.2 Streetscape

- 4.3.2.1 Where dwellings abut a Primary Street, the entrance and a major opening of the dwelling shall be orientated towards the Primary Street.
- 4.3.2.2 Where dwellings abut a Communal Street, the entrances to the dwellings should be visible from the Primary Street where possible, or if not possible, visible from the Communal Street.
- 4.3.2.3 Where dwellings abut both the Primary and Communal Street, the respective elevations shall be designed to address both streets. The Primary and Communal Street boundaries should preferably remain unfenced to maintain an open streetscape.
- 4.3.2.4 Garages shall not be forward of the front habitable room window of the dwelling and preferably should be 1m behind the main front wall of the dwelling;
- 4.3.2.5 A clear view of the proposed development from the Primary Street should be provided by staggering some of the dwelling units. Designs should provide for the breaking up of roof areas and the appropriate use of landscaping.
- 4.3.2.6 For surveillance, major openings from two or more of the individual units shall have an uninterrupted view to the Primary Street.
- 4.3.2.7 Except in the case of developments with three units or less or where the outlook from each dwelling is to public open space or to a communal facility or open space, Communal Streets shall be central within a development;
- 4.3.2.8 The end of Communal Streets shall not include blank walls / horizontal windowless areas (e.g. garage doors) unless adjacent dwellings are two storey.
- 4.3.2.9 Dwellings shall not be designed to include blank walls facing or visible from the Primary or Communal Street.

4.3.3 Fencing Design

- 4.3.3.1 Front walls and fences shall not be constructed in fibre cement (super six).
- 4.3.3.2 The height, texture, colour and style of walls and fences exposed to public spaces shall be compatible with the streetscape and existing buildings.
- 4.3.3.3 In the context of Clause 4.2.1, unless otherwise approved for a specific purpose (e.g. screening a drying area), fencing abutting public open space should be visually permeable when higher than 1.2m above natural ground level.
- 4.3.3.4 In the context of Clause 4.3.2.3, if fencing must be utilised, it shall be visually permeable when higher than 1.2m above natural ground level where it abuts a Secondary or Communal Street or is within the area in front of the building setback line to the Primary Street.

4.3.3.5 Where communal open space is to be provided, visually permeable when higher than 1.2m above natural ground level shall be utilised for at least 50% of the interface between development and the communal open space.

4.3.3.6 Where retaining is proposed or approved on boundaries, fencing shall be located on top of the retaining wall, in accordance with the requirements of the City's Fencing Local Law.

4.3.4 Retention of Existing Dwellings

4.3.4.1 The City shall encourage the retention of existing houses as part of a redevelopment proposal for development where the building:

- Is in good condition and of good architectural quality (the City may require an architectural report detailing building and architectural specifications and quality of the building);
- Is located on the block to provide a sufficient and usable area for additional units;
- Will retain and enhance the amenity and streetscape quality of an area;
- Is of heritage significance.

In areas coded R15/60 and R25/60 the removal of an existing dwelling may be permitted where in the opinion of the City retention of the dwelling would prevent a desirable density or design outcome.

4.3.4.2 Where the City is not satisfied that the retention of a dwelling is appropriate it may require the dwelling to be demolished.

4.3.4.3 Where the City considers a building worthy of retention but it is not of a suitable condition, in order to satisfy Clause 5.2.6 of the *Residential Design Codes* Volume 1 the City will consider the imposition of a requirement for some or all of the following works to be undertaken to complement the proposed new development:

- Nature and quality of roof cladding finishes;
- External wall finishes;
- External colour scheme;
- Window treatments;
- Architectural detail and trim; and
- Other matters as detailed by the City.

4.3.4.4 Where an existing older dwelling is to be retained in a proposed Density Development, the application should outline improvements to the existing building inclusive of at least one of the following:

- Restoration or replacement of the existing roof;
- Recladding or rendering of walls; or
- Repainting of the dwelling.

4.3.4.5 Where an existing older dwelling is to be retained in a proposed Density Development, the application should outline improvements to the streetscape inclusive of at least one of the following:

- New front open style fencing;
- Re-landscaping within the front setback; or
- New paving and kerbing in the driveway and crossover.

4.3.4.6 In respect of Clauses 4.3.4.4 and 4.3.4.5, the City may apply more than one of the above criteria, where in the opinion of the City the condition of the aforementioned elements is in need of improvement.

4.3.5 Open Space and Landscaping

4.3.5.1 A 0.5m vegetated buffer strip should be provided on both sides of proposed Communal Streets.

4.3.5.2 Landscaping and maintenance proposals should where possible combine front garden or open space areas with adjoining verges to create an integrated appearance.

4.3.5.3 In accordance with Clause 5.3.2 of the *Residential Design Codes Volume 1* and Clause A4.12.1 of Volume 2 applications for Density Development are to specify details of the landscape works proposed through the preparation of a landscape plan. The landscape plan is to demonstrate:

- That it has taken account of the City's Urban Forest Strategy and the relevant tree palette within which the development proposal is located in guiding tree selection;
- A strong landscaping theme incorporating feature planting in common areas;
- Details of plant species and hard landscape materials;
- Planting to soften and screen hard surfaces;
- Planting for solar control;
- Ongoing maintenance proposals including automated reticulation;
- A vegetation survey of the site and identification of significant trees with maximum vegetation retained; and
- Existing and proposed verge trees, and verge treatment.

(Refer to the City's Landscaping Guidelines for assistance – <https://www.armadale.wa.gov.au/planning-information-sheets>)

4.3.5.4 Principal areas of private open space should be located at the rear of the dwelling. In the case of multiple dwellings, upper storey balconies may be at the front but ground floor courtyards are preferred at the rear.

4.3.5.5 In the case of proposals taking advantage of higher density in a dual code area, and including 12 or more units, an area of communal open space shall be provided. The communal open space:

- shall be provided at the rate of 12m² per grouped dwelling;
- shall be provided at the rate of 8m² per multiple / single bedroom / aged persons dwelling;
- shall generally be provided in one location;

- shall be of a useable shape (i.e. generally square or rectangular as far as is possible unless in the opinion of the City special circumstances dictate otherwise);
- shall contain appropriate landscaping and one or more of the following – benches, gazebo, barbeque, play equipment – at the City’s discretion based on the extent of the development. Landscaping and furniture shall be demonstrated on a comprehensive landscape plan. For developments containing six or more units this landscape plan should be submitted as part of a formal development application (refer to other clauses within section 4.3.5 and the City’s Landscaping Guidelines for assistance);
- Shall be referred to in the Management Statement associated with the strata subdivision to state that the body corporate is required to implement and maintain the adopted landscape plan in common areas.

4.3.5.6 Existing trees on a site or in the verge adjacent to a site, especially mature trees, should be preserved wherever possible. Refer to Clause 4.2.4(c) of the Scheme Text and Clause 4.2.3.3 of this policy for further requirements in areas coded R15/60 or R25/60.

4.3.5.7 A verge tree shall be provided for each unit adjacent to the Primary Street, unless verge trees already exist and are considered adequate.

4.3.5.8 In the case of sites including six or more units, planting of, or retention of, one 45 litre size container size low maintenance tree for every six units shall be required at strategic locations within common property (to be indicated on the comprehensive landscape plan required by Clause 4.3.5.3). The tree species selection to be to the satisfaction of the Executive Director Technical Services.

4.3.5.9 Where areas of communal (private or visitor) car parking are to be provided, car parking shade trees shall be provided at the rate of at least 1 tree per 10 metre interval along any line of car parking.

4.3.5.10 Cash-in-lieu of communal open space may only be contributed where units directly abut (i.e. have a common boundary with) public open space.

4.3.6 Access and Car Parking

4.3.6.1 Garages and carports shall be designed to complement abutting dwellings by utilising consistent material types, colour schemes and design.

4.3.6.2 Other than for two unit development, to ensure the visual streetscape quality and character is maintained, car parking within the front setback is only appropriate where sited under the curtilage of a carport where the carport is designed to integrate with the principle dwelling in terms of roof pitch, building materials and colour.

4.3.6.3 Where in the City’s opinion, car parking adjacent to a side boundary will impact in terms of headlight glare on the habitable rooms of an adjoining property, provision of an adequate landscaped buffer with mature/fast growing trees will be required, sufficient to provide an adequate visual barrier between the two properties.

4.3.6.4 In addition to the requirements of Clause 5.3.4 of the *Residential Design Codes* Volume 1 and Clauses DG3.8.1 to DG3.8.5 of Volume 2 the design of the pavement within a driveway should, depending on the length of the accessway, take account of the need to limit width to 3 metres at appropriate locations to minimise the effect of its dominance and heat radiance, unless a waste collection vehicle is to enter the site.

4.3.6.5 To achieve a high visual standard which contributes to the overall amenity of an area, the City requires accessways to be constructed of block/brick paving or similar high quality material. Untreated concrete and black asphalt is not acceptable. The use of alternative paving materials will only be considered for two unit developments, where in the opinion of the City, special circumstances apply.

4.4 Waste Collection Guidelines

The following Waste Collection Guidelines are applicable to Density Development within the City, unless specifically stated otherwise.

4.4.1 On Street / Bin Pads, Waste Storage and Collection

4.4.1.1 In determining applications for Density Developments, consideration will be given to the adequacy of the provision for the safe and convenient collection of rubbish and recycling bins by the City's waste disposal vehicles. The application for planning approval is required to identify the collection points (bin pads) and the City needs to be satisfied that their placement will be adequate to facilitate easy collection and not jeopardise the safety of pedestrians on footpaths or users of the road system, or result in removal of street trees.

4.4.1.2 The following criteria shall be applied to the design of on-street bin pads and waste storage areas and, the collection of waste in the first instance:

- Sufficient verge space is required to accommodate the standard requirement of two bins for each unit within a proposed development plus adequate separation space to enable manoeuvring by mechanical arms without encroachment onto the frontage of adjoining properties. Street trees are to be retained in accordance with Clause 4.2.4(c) of the Scheme Text.
- Generally, a space of 1.8m per unit will be required to be clearly marked and available for bin placement at a distance of 0.8m behind the kerb. A minimum unobstructed vertical clearance of 4.3m is necessary above a bin pad to facilitate pick up;
- Bin pads should not be separated from the street by a public footpath;
- There is a presumption against the siting of bin pads near intersections, bus stops, median islands, roundabouts, slow points, along roads classified as District Distributors or higher, or where their location will impact on traffic sightlines or safety;

- Bin pads should not be located further than 75m from the respective residential dwelling. The intervening distance should have a gradient no greater than 10% with no stairs;
- The design should provide for access between the visually screened bin storage area to the bin placement area without passing through unit living areas.
- The property is accessible by a standard rubbish truck normally utilised by the City (eg the road is not a cul-de-sac or access is not via a laneway with 90 degree bends given that laneways are normally only have a width of 6m);
- The development meets the Acceptable Design criteria for waste storage contained in State Planning Policy 7.3 Residential Design Codes Volumes 1 and 2.
- A reduced number of bins or smaller sized City bins may be considered by the City for Multiple Dwelling developments and one (1) bedroom dwellings.

4.4.1.3 Where the criteria set out in Clause 4.4.1 cannot be met in its entirety, management from bin pick-ups either on-site or via alternative access, will be required.

4.4.1.4 Where in the City's opinion a proposed development / application for planning approval cannot meet the Waste Services requirements, an application may be refused.

4.4.2 Waste Management Plan

4.4.2.1 Where the City requires the preparation of a Waste Management Plan, the plan shall take into account:

- Safety and convenience for waste generators;
- Safety and convenience for waste collectors;
- Impact on future roadside pedestrian movements;
- Impact on future road vehicle traffic;
- Maintenance of bins / bin storage areas;
- Bulk waste and green waste verge collections;
- Implementation through an associated Strata Management Statement.

5. Structure Plan

5.1 Where design issues for an individual site are particularly challenging and would benefit from a wider perspective, or a site is within a Development (Structure Plan) Area that does not have an approved Structure Plan, developers should submit a Structure Plan to the City for consideration in accordance with Part 4, Schedule 2 of Planning and Development (Local Planning Schemes) Regulations 2015.

6. Definitions:

Density Development: means residential development comprised of single dwellings, single bedroom dwellings, grouped dwellings or multiple dwellings for which Council discretion is required under Clause 4.2.4 of the Town Planning Scheme and within areas coded R40.

Close Proximity: means a location proximate to a destination assessed in accordance with the walkable catchment technique within Appendix Three of *Liveable Neighbourhoods*.

Rear dwelling: means a habitable dwelling without direct frontage to the primary street, whether on its own lot or on the same lot as the dwelling with direct road frontage.

Surveillance: means the uninterrupted view of the public domain from vantage points within a dwelling.

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| D106/6/03 | 16 June 2003 |
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