



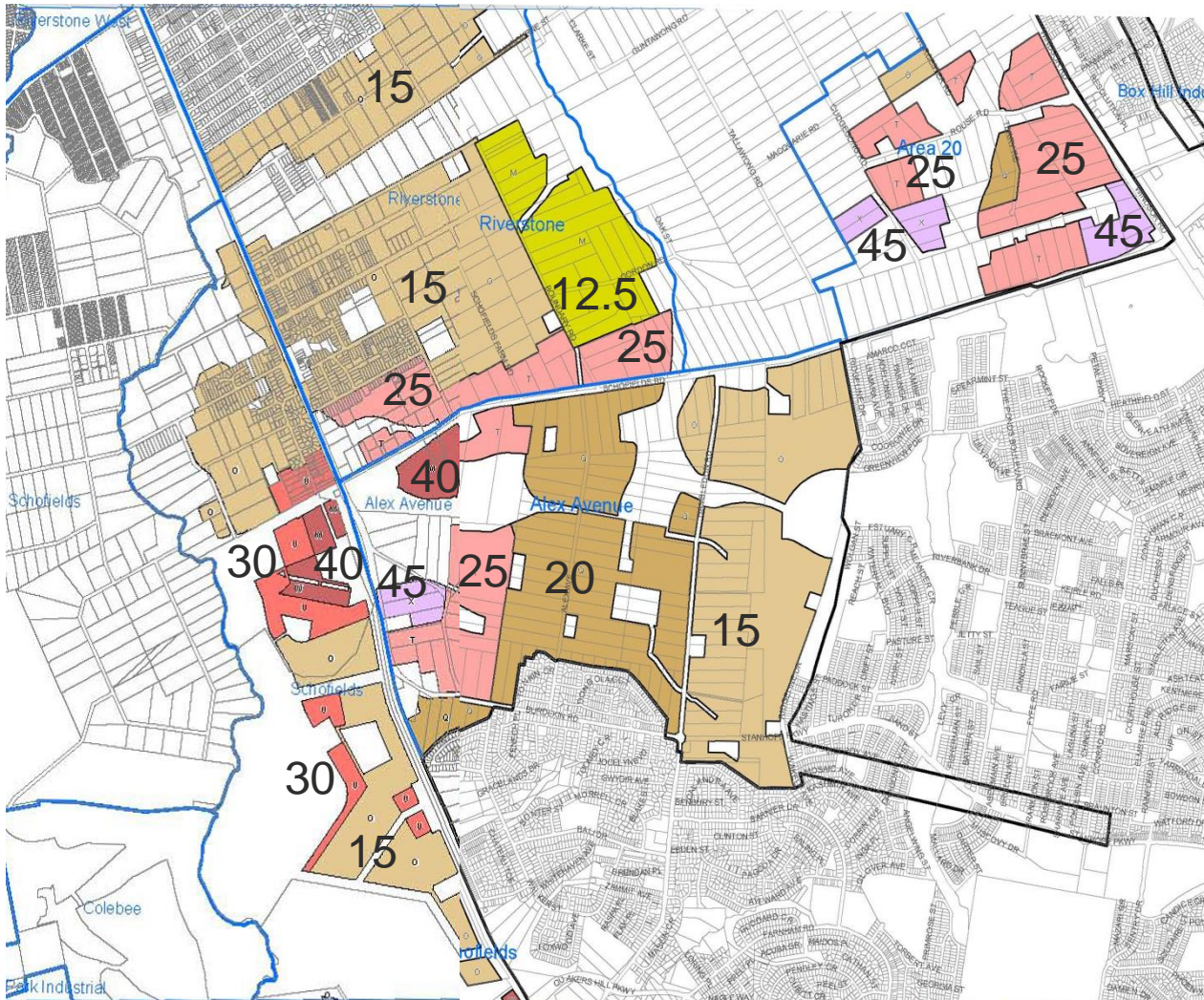
Compact Housing Unlocking the Rules

Tanya Vincent

NET DENSITY Our greenfields suburban past



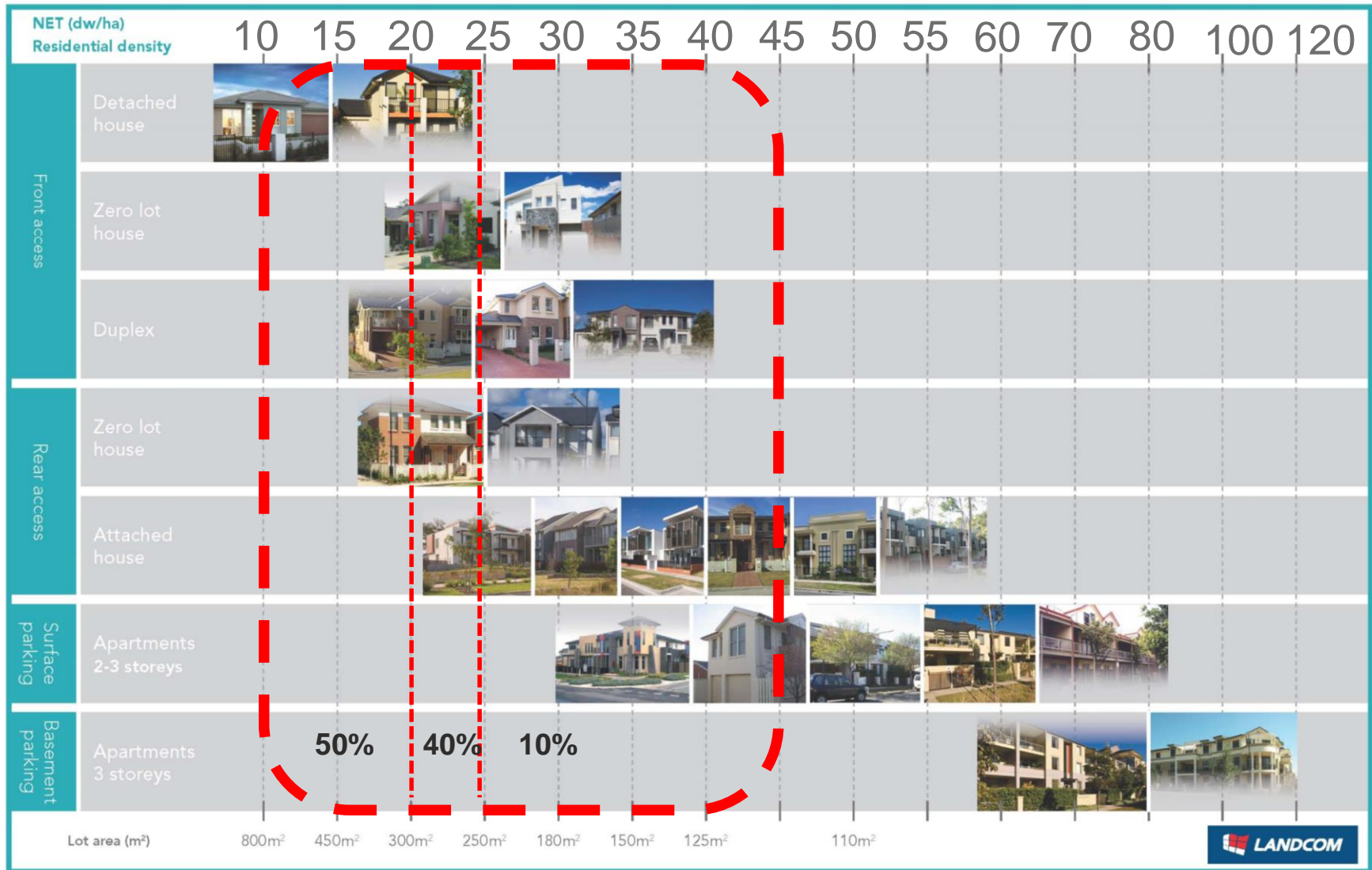
Net Residential Density Targets



40% of the
housing mix
20 - 25 dw/Ha

20 = 20 dwellings/hectare

NET DENSITY Our urban future



Step Change



Suburban Rules



Unlocking the Rules



Clive Alcock

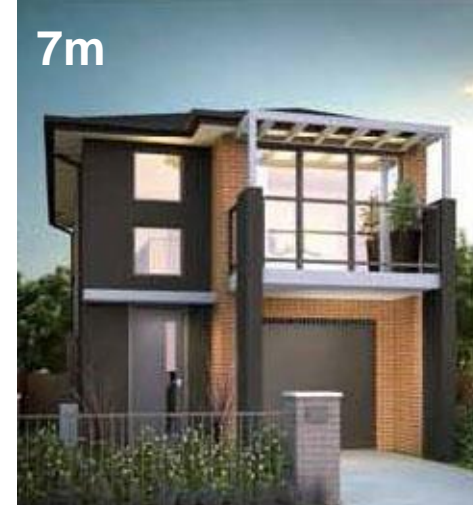
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Minimum lot size

		Minimum Net Residential Density Target (dw/Ha)							
		10	12.5	15	20	25	30	40	45
Minimum Lot Size (m ²)	Dwelling House	240	240	225	200	125	125	125	125
	Studio Dwelling	▲	▲	▲	▲	▲	▲	▲	▲
	Secondary Dwellings	♣	♣	♣	♣	♣	♣	♣	♣
	Dual Occupancy	600 (300)	600 (300)	600 (300)	500 (250)	400 (200)	300 (150)	250 (125)	250 (125)
	Semi Detached Dwelling	600 (300)	600 (300)	300 (150)	300 (150)	250 (125)	250 (125)	250 (125)	250 (125)
	Attached Dwelling	-	375 (125)	375 (125)	375 (125)	375 (125)	375 (125)	375 (125)	375 (125)
	Multi Dwelling Housing	-	-	1500	600	375	375	375	375
	Manor Homes	-	-	-	600	600	600	600	600
	RFBs	-	-	-	2,000	2,000	1,000	1,000	1,000

2 Minimum lot width

		Net Residential Density Target (dw/Ha)			
		10 and 12.5 dw/Ha	15dw/Ha	20dw/Ha	25-30dw/Ha
Minimum Lot Frontages	Front Loaded	12.5m	9m	7m	7m
	Rear Loaded	4.5m	4.5m	4.5m	4.5m



3 Variety of streetscapes, not monoculture



Garden Suburban



Suburban



Urban

Dwelling Density Guide

Option 1 -

25 Dwellings Per Hectare Net

Option 1 provides mainly urban streetscapes and some suburban streetscapes. The suburban street is predominantly zero lotted dwellings, detached dwellings with secondary dwellings and reduced lot depth dwellings. The suburban street would be front or side loaded double and predominantly single front garages, single and double storey. The urban street is predominantly attached dwellings that have a rear double or single garage.

Page Reference	House Type	Yield	Percent
p74	I	14	7%
p68	F	3	1%
p70	G	19	9%
p70/76	G / J (Secondary Dwelling)	2	1%
p66	E	19	9%
p64	D	9	5%
p62	C	6	3%
p58, 60	A, B	67	31%
	12.5m x 30m	23	11%
	15m x 30m	5	2%
	18m x 30m	-	-
p76	J (Secondary Dwelling)	10 (x2)	9%
p72	H	3 (x3)	4%
	K	4 (x4)	8%
	Apartment	-	-
Total Yield		212	100%



Option 2 -

25 Dwellings Per Hectare Net

Option 2 provides mainly urban streetscapes and some suburban streetscapes. The suburban street is predominantly zero lotted dwellings, detached dwellings with secondary dwellings and reduced lot depth dwellings. The suburban street would be front or side loaded double and predominantly single front garages, single and double storey. The urban street is now all attached dwellings that have a rear double or single garage.

Page Reference	House Type	Yield	Percent
p74	I	19	9%
p68	F	9	4%
p70	G	27	13%
p70/76	G / J (Secondary Dwelling)	3	1%
p66	E	-	-
p64	D	-	-
p62	C	-	-
p58, 60	A, B	39	18%
	12.5m x 30m	44	20%
	15m x 30m	10	5%
	18m x 30m	-	-
p76	J (Secondary Dwelling)	19 (x2)	18%
p72	H	3 (x3)	8%
	K	2 (x4)	4%
	Apartment	-	-
Total Yield		212	100%

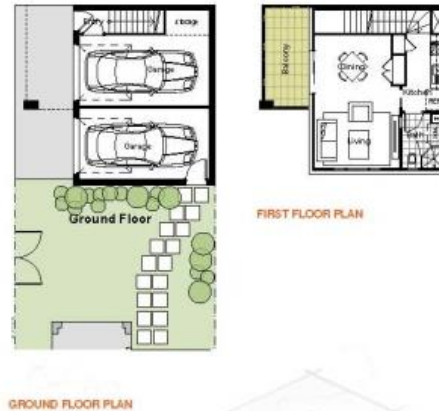


4 New housing types & definitions

Manor Home



Strata Subdivision of Studio Dwelling

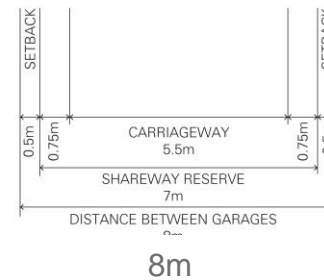
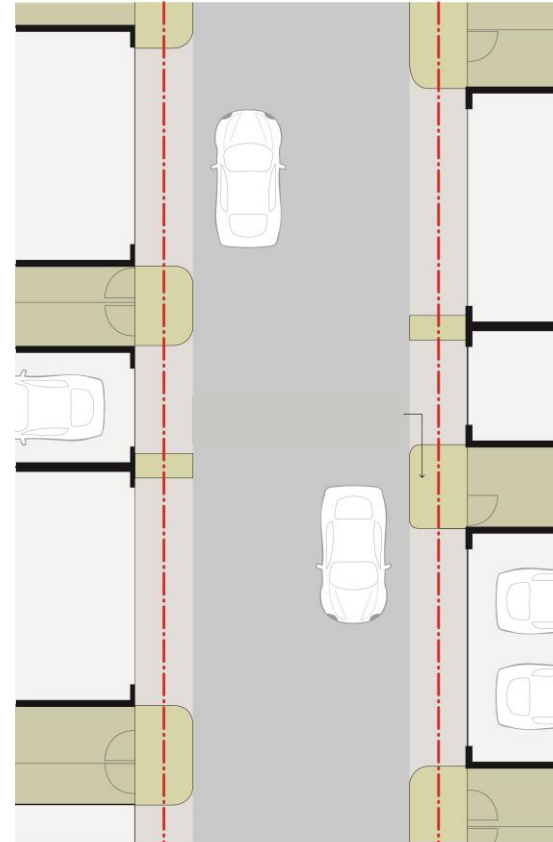
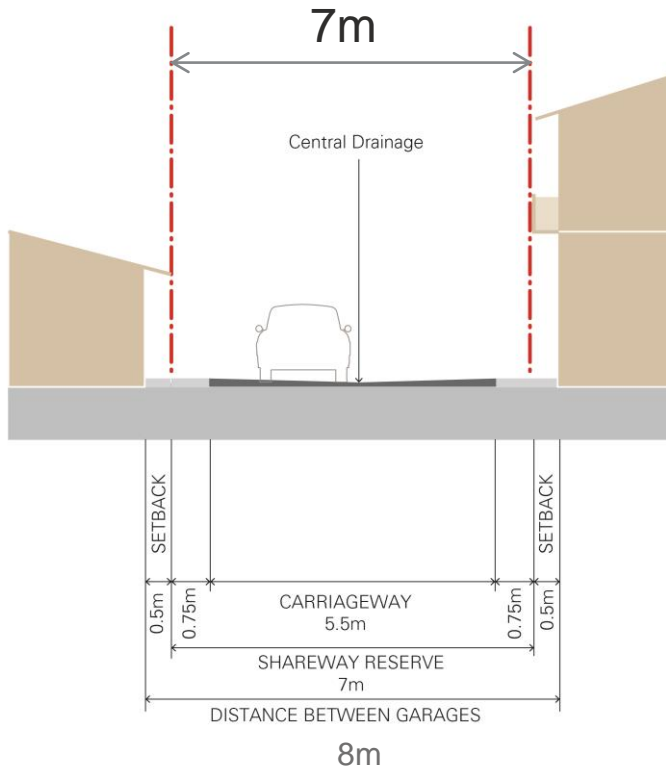


“Abutting” Dwelling

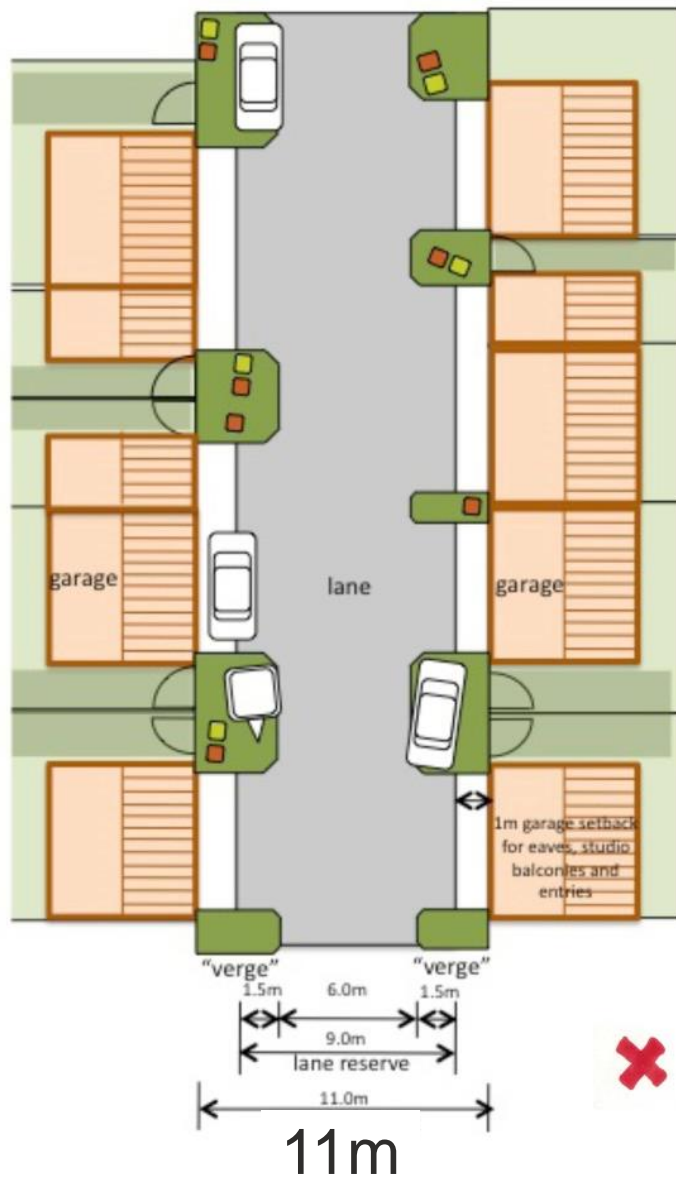


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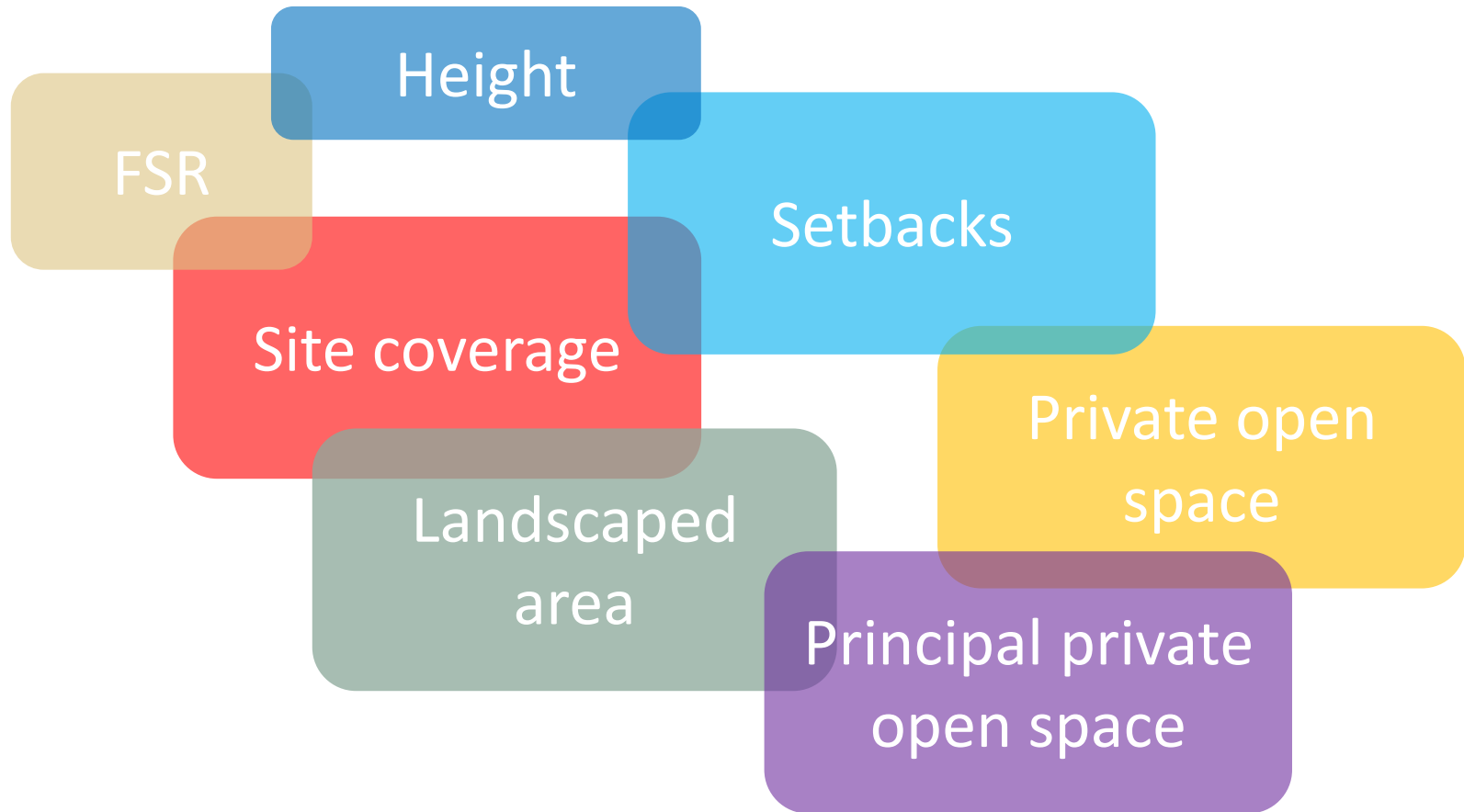
Right controls for rear lanes



Not a street, not a lane, but a STRANE



6 Reduce duplication of controls



7 Controls by lot type and density

Find your lot type



Main quantitative controls in one table



Remainder of DCP details or qualitative

Density $\leq 20\text{dw}/\text{Ha}$

Density $\geq 25\text{dw}/\text{Ha}$

Element	Control	
Front setback (min)	4.5m to building facade line; 3.5m to building façade fronting open space 3.0m to articulation zone; 2.0m to articulation zone fronting open space.	In density bands $\geq 25\text{dw}/\text{Ha}$ 3m to building façade line, 1.5m to articulation zone.
Side setback (min)	Ground floor – zero setback Upper floor – zero setback	
Maximum length of zero lot line on boundary	Attached/abutting house: 15m (excludes rear loaded garages) upper levels only. No limit to ground floor.	Zero lot house: 15m (excludes rear loaded garages)
Rear setback (min)	0.5m (rear loaded garages to lane)	
Corner lots secondary street setback (min)	1.0m	
Building height, massing and siting	In density areas $\leq 20\text{dw}/\text{Ha}$: 2 storeys maximum (3rd storey subject to clause 3.5 (1))	In density areas $\geq 25\text{dw}/\text{Ha}$: 3 storeys maximum
Site Coverage	Upper level no more than 40% of lot area	
Soft landscaped area	Minimum 15% lot area. The first 1m of the lot measured from the street boundary (excluding paths) is to be soft landscaped.	
Principal Open Space (PPOS)	In density areas $\leq 20\text{dw}/\text{Ha}$: Min 16m ² with minimum dimension of 3m.	In density areas $\geq 25\text{dw}/\text{Ha}$: Min 16m ² with minimum dimension of 3m. 10m ² per dwelling if provided as balcony or rooftop with a minimum dimension of 2.5m.
Solar access	In density areas $\leq 20\text{dw}/\text{Ha}$: At least 3 hours of sunlight between 9am and 3pm at the winter solstice (21 June) to 50% of the required PPOS of both the proposed development and the neighbouring properties.	In density areas $\geq 25\text{dw}/\text{Ha}$: N/A
	For alterations and additions to existing dwellings in all density areas, no reduction in the existing solar access to PPOS of the existing neighbouring properties.	
Garages and car parking	Rear loaded garage or car space only for lots of this type. Carport and garage minimum internal dimensions: 3m x 5.5m. 1-2 bedroom dwellings will provide at least 1 car space. 3 bedroom or more dwellings will provide at least 2 car spaces.	

Controls for lot widths $\geq 4.5\text{m}$ for rear accessed dwellings

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Setbacks

Lot widths $\geq 4.5\text{m}$ for rear accessed dwellings

	Density $\leq 20\text{dw}/\text{Ha}$	Density $\geq 25\text{dw}/\text{Ha}$
Front Setback	4.5m to building façade line 3.0m to articulation zone	3m to building façade line 1.5m to articulation zone



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Solar Access

Lot widths $\geq 4.5\text{m}$ for rear accessed dwellings

	Density $\leq 20\text{dw}/\text{Ha}$	Density $\geq 25\text{dw}/\text{Ha}$
Solar access	Minimum 3 hours sunlight mid-winter to 16sqm Principal Private Open Space	Desirable, but no control OR 2 hours to any 16sqm of private open space (front, rear, balcony)



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Beware inheriting an **anti-urban bias**

“dwellings must be separated by *breathing space*”

“no more than 5 attached dwellings in a row”

“articulation zone is limited to 25% of the dwelling width”

“in rear lanes, only single garages to lots less than 10m wide”

“avoid mirror image facades for attached or semi-detached dwellings”

10 Approval pathway for Torrens title compact housing

Approval pathway	DA for Subdivision Pathway A1	DA for Subdivision with Building Envelope Plan Pathway A2	DA for Integrated Housing (Integrated Assessment with subdivision prior to construction of dwellings) Pathway B1	DA for Integrated Housing Pathway B2
Application	Lots equal to greater than 300m ²	Lots less than 300m ² and equal to or greater than 225m ² in area, and with a width equal to or greater than 9m*.	Dwelling construction involving detached or abutting dwellings on: lots less than 225m ² , or lots with a width less than 9m*.	Dwelling construction involving common walls (ie attached dwellings) on: lots less than 225m ² , or lots with a width less than 9m*.
Dwelling plans required	As part of future DA or CDC	As part of future DA or CDC	Yes as part of subdivision application	Yes as part of subdivision application
Dwelling Design 88B restriction required	No	Yes	Yes, only approved dwelling can be built	Yes, only approved dwelling can be built
Timing of subdivision (release of linen plan)	Pre-construction of dwellings	Pre-construction of dwellings	Prior to the issue of the CC	Post-construction of dwellings
Housing Code applicable	Yes	Yes (for 200m ² lots and above)	No	No

Building Envelopes Plan

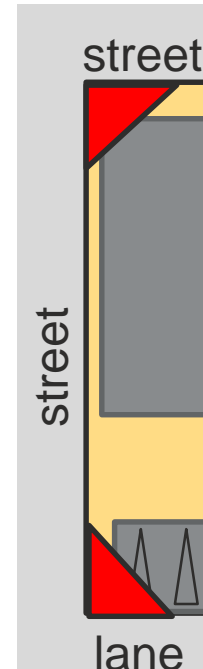
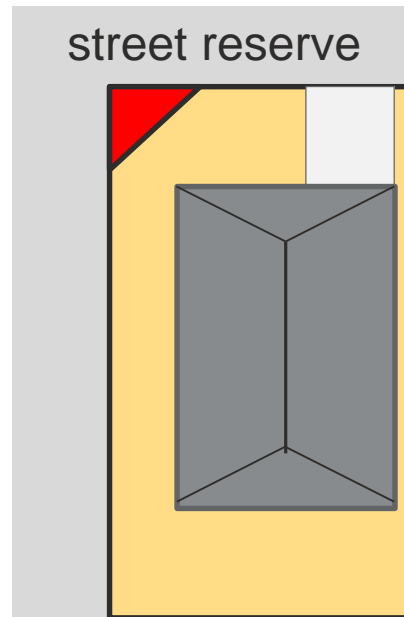




Thank You

2 Minimum lot width

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	Rear Loaded	4.5m	4.5m	4.5m	4.5m



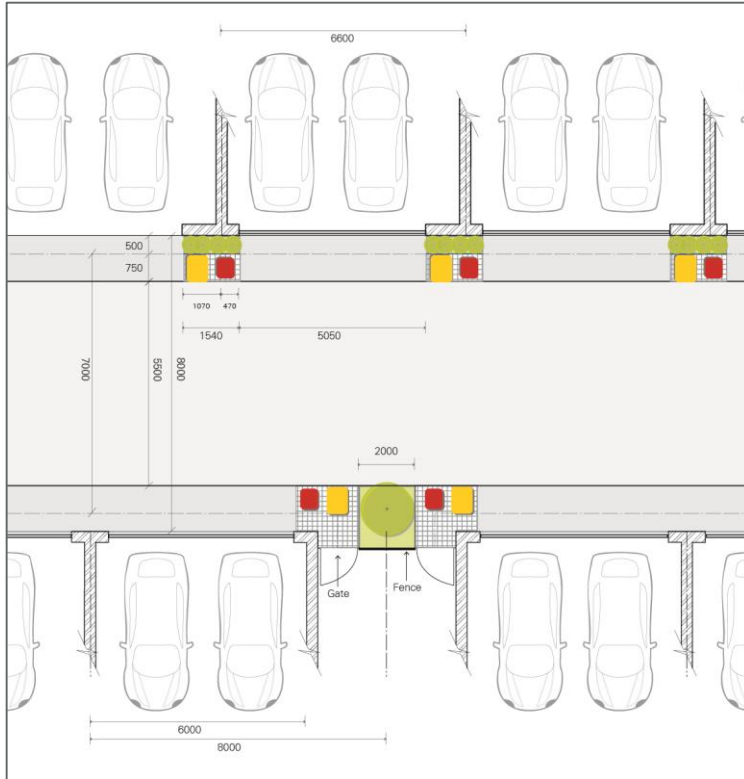
Laneways experience



Laneways Edmondson Park South



Laneways Edmondson Park South



Reference chart | Residential density and planning controls

TYPICAL FSR & LOT AREAS FOR HOUSE TYPES

