

POL	SINGLE BEDROOM DWELLINGS	LPP 1.5
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DIRECTORATE:	Planning and Development
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RESPONSIBLE OFFICER:	Manager, Statutory Planning
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BACKGROUND:

A 'Single Bedroom Dwelling' is defined in the Residential Design Codes of Western Australia (R-Codes) as: "A dwelling that contains a living room and no more than one other habitable room that is capable of use as a bedroom". Noting that Single Bedroom Dwellings are possible under the City's Town Planning Scheme No. 3 (LPS 3) in accordance with the requirements of the R-Codes, the purpose of this Policy is to provide clear direction on the requirements relating to the development of a Single Bedroom Dwelling.

PURPOSE:

1. To provide guidance to property owners and/or developers seeking to undertake the development of a Single Bedroom Dwelling (or dwellings) within the City.
2. To increase the mix of housing types within the City, with the distinct objective of achieving a greater number of smaller dwellings that serve smaller households (one or two persons).

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3. To provide increased opportunity for existing residents to 'Age in Place' in smaller dwellings in a dwelling type (form of tenure) separate to Ancillary Dwellings.
4. To provide for the development of larger residential lots incapable of further development due to an insufficient lot size.
5. To improve housing affordability by providing for the development of smaller dwellings on reduced land areas (compliant with the requirements of the R-Codes).

POLICY:

- (1) This Policy applies to all proposals for the development of Single Bedroom Dwellings with the City of Cockburn.
- (2) The policy does not exempt compliance with all other requirements of the LPS 3, the R-Codes, other relevant City Policies and/or the Building Code of Australia/relevant Australian Standard/s.
- (3) Minimum Site Area

The R-Codes provide for a variation to the minimum site area required to erect a Single Bedroom Dwelling(s). The variation is a reduction by up to one third. Based on this, the land area required is as follows based on different density codes across the City:

- R20 – 233.33m²
- R25 – 200.00m²
- R30 – 173.33m²
- R40 – 120.00m²
- R50 – 106.66m²
- R60 – 80.00m²
- R80 – 66.66m²

Notes:

- (i) The above areas are “effective” lot areas where a Single Bedroom Dwelling is proposed i.e. exclusive of the driveway or Common Property lot.
 - (ii) In the case of a Single Bedroom Dwelling proposal involving the retention or construction of a Single House, the site area for the Single House is to be in accordance with the minimum prescribed in Column 3 of Table 1 (General site requirements) of the R-Codes.
- (4) Subdivision

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The subdivision of land in association with the development of a Single Bedroom Dwelling will be conditionally supported provided a current Development Approval issued by the City is in place and the Minimum Site Area is met. Support will be subject to the recommendation of a condition safeguarding against speculation, that is, the creation and sale of smaller lots on the basis of the reduced Minimum Site Area afforded in the development of a Single Bedroom Dwelling/s. The condition will read – *A single bedroom dwelling is to be constructed to at least plate height on proposed lot (whichever lot the single bedroom dwelling is proposed on) in accordance with a Planning Approval issued by the City of Cockburn.*

(5). Landscaping

Given the small dwelling size (70m²) on relatively larger lots, the City expects every consideration to be given on the part of an applicant to the retention of existing mature trees on land to be developed for such purposes. Mature trees make a significant contribution to the amenity of a dwelling and the local environmental conditions.

Consideration should always be given to using plant types endemic (local) to an area.

(6) Construction Type

Prefabricated dwellings (i.e. those constructed off site and lifted into place) will only be supported where the dwelling provides an appropriate level of design and articulation. Sea containers and dongers proposed to be used as single bedroom dwellings will not be supported.

(7) Floor Plan

7.1 There are to be no more than two car parking bays that are roofed/covered;

7.2 Notwithstanding the definition ‘single bedroom dwelling’ in the R-Codes, the City may support the inclusion of an additional multi-purpose room or study providing that the proposal meets the following provision:

- a) The total dwelling size does not exceed the maximum plot ratio area of 70m²;
- b) The development is compliant with this Policy; and
- c) A consideration for good development design has been undertaken.