

Grouped Dwellings Information Sheet

What is a Grouped Dwelling?

A Grouped Dwelling is a dwelling that is one of a group of two or more dwellings on the same lot, and includes a dwelling on a survey strata with common property.

A 'built strata' (such as a typical 'triplex' or 'duplex') will always be considered a Grouped Dwelling. Survey Strata dwellings with no common property are generally considered a 'single house', however if there is a portion of common property, then all dwellings within the strata would be considered 'grouped dwellings'.

Do Grouped Dwellings require development and building approval?

Under *Local Planning Policy 6.15 - Exemptions from Requiring Development Approvals*, up to two (2) Grouped Dwellings may be constructed on a parent lot without requiring a development application, where they are in strict accordance with all Deemed-to-Comply requirements of the Residential Design Codes (R-Codes), the City's Local Planning Scheme No. 3 (LPS 3) and not within the City's Heritage Protection Area.

Three (3) or more Grouped Dwellings on a parent lot cannot be exempt from requiring a development application, which would need to be assessed against the requirements of the Residential Design Codes (R-Codes), the City's Local Planning Scheme No. 3 (LPS 3) and associated Local Planning Policies.

Additions to Grouped Dwelling may not require a development application where the development is in strict accordance with all Deemed-to-Comply requirements of the Residential Design Codes (R-Codes), the City's Local Planning Scheme No. 3 (LPS 3) and not within the City's Heritage Protection Area.

All Grouped Dwellings require a Building Permit.

Do I need to subdivide or have a subdivision application?

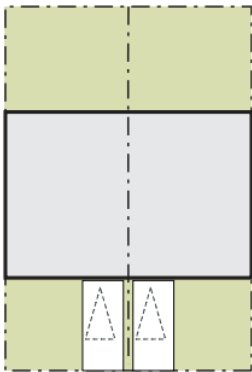
If you do not have a subdivision approval issued by the Western Australia Planning Commission (WAPC), the lot sizes must comply with Table 1 of the Residential Design Codes, which is summarised below:

Zoning	Min Individual Lot Size	Min Average Lot Size	Minimum Frontage Width
R10	875m ²	1000m ²	20m
R12.5	700m ²	800m ²	17m
R20	350m ²	450m ²	10m
R25	300m ²	350m ²	8m
R30	260m ²	300m ²	No min
R40	180m ²	220m ²	No min

R50	160m ²	180m ²	No min
R60	120m ²	150m ²	No min
R80	100m ²	120m ²	No min

An easy way to check if your proposal meets the average lot size requirement of the Table 1, divide the number of dwellings by the total property area available.

Example:



An R20 property has a total area of 850m²

To determine if the property can be subdivided into two, we apply the following:

$$\text{Average Area} = \frac{850\text{m}^2}{2} = 425\text{m}^2$$

The average area provided would only be 425m² in lieu of the R20 average requirement of 450m² even though it meets the minimum lot size for each lot.

In this instance, a subdivision approval by the WAPC would need to be granted before a development application can be lodged with the City.

If the proposal does not meet the average or minimum lot sizes defined above, the City is unable to consider the application, as this would require a subdivision approval to be first issued by the WAPC. Further information about the subdivision process can be found using the City's [Residential Subdivisions Information Sheet](#).

How do I find my zoning?

Your zoning can be found by entering your address into the [Address & Application Assistant](#) on the City's website.

Zone

Residential R30

What are some general requirements for grouped dwellings?

Grouped dwellings often come in a wide range of different designs and lot configurations, however most applications would be assessed against the Residential Design Codes – Volume 1, which can be accessed [here](#) on the Department of Planning, Lands and Heritage website.

The City strongly recommends reviewing the [Residential Design Codes Explanatory Guidelines](#), which is also available online and contains a substantial amount of information on different design requirements, suggestions and best practices.

If you have a design you are looking at lodging with the City, it is recommended to utilise the City's [Pre-Lodgement Advice service](#) to discuss specific site requirements or issues that may need to be addressed prior to formal lodgement.

How many parking spaces do I need to provide?

The number of parking spaces to be provided within the property are outlined in Clause 5.3.3 of the R-Codes, as shown in the table below:

Car parking requirements for each grouped dwelling:

Type of Dwelling	Location A*	Location B
1 bedroom unit	1 car parking bay	1 car parking bay
2+ bedroom unit	1 car parking bay	2 car parking bays
Aged persons' unit	1 car parking bay	1 car parking bay

***Location A** is any property that satisfies one the following:

- 800m of a train station on a high frequency rail route, measured in a straight line from the pedestrian entry to the train station platform to any part of a lot; **or**
- 250m of a high frequency bus route, or multiple bus routes that, if combined, have timed stops every 15 minutes during weekday peak periods (7 – 9am and 5 – 7pm), measured in a straight line from along any part of the bus route to any part of the lot.

If the property does not satisfy the above, then it is located within **Location B**.

How far from the site and rear boundary can I build a grouped dwelling?

The setback of the additions from the lot boundary will depend on the length and height of the wall. Generally, the longer and higher the wall the greater the setback from the boundary is required. Please refer to Table 2A and 2B of the R-codes which specifies the required setbacks depending if the wall is associated with a major opening or not. The R-Codes may be [accessed online here](#).

Can I build a wall on the boundary?

The R-Codes permit up to two lot boundaries to be constructed as boundary walls in areas zoned R20 and above. The length and height of the boundary walls are specified in Clause 5.1.3 – Lot boundary setback of the R-Codes.

What is the building height for a Grouped Dwellings?

The building height is measured from the Average Natural Ground Level (ANGL). Please refer to [Local Planning Policy 2.6 – Residential Building Heights](#) which explains how the ANGL is determined. The permitted height for Grouped Dwellings is in accordance with Clause 5.1.6 and Table 3 (Category B) of the R-Codes.

I live in a heritage area, do grouped dwellings need to match the existing heritage streetscape?

Any development located within the City's Heritage Protection Area must be in strict accordance with the requirements set out within [Local Planning Policy 3.1 – Character Retention Guidelines Mt Lawley and](#)

Menora, Local Planning Policy 3.1A – Character Retention Guidelines Inglewood and the Beaufort Street Local Development Plan.

Do I need my neighbour's approval?

Neighbour's approval is not required to lodge an application. The City will assess the application and if required advertise the proposal to affected neighbours.

If you have a strata-titled lot you may require separate approval under the Strata-Titles Act. Please contact Landgate on 9273 7373 for further information in regards to Strata Titles.

How long does the planning application process take?

The City has 60 days in which to determine the application as stipulated in the *Planning and Development (Local Planning Scheme) Regulations 2015*.

How much does an application cost?

Please refer to the Planning Fees and Charges which can be found [here](#).

What information is required for a Planning Application?

- 1) Completed Development Application Form (including MRS Form 1)
 - Signed by each owner of the property
- 2) Planning Application Fee
 - Please refer to the Planning Fees and Charges form to determine the relevant fee
- 3) Certificate of Title issued by Landgate in the last six months
- 4) Clean site feature survey endorsed by a Licensed Land Surveyor in AHD
- 5) Site Plan – one copy – Scale 1:200 showing:
 - North Point
 - Lot boundaries including the parent lot and existing or proposed strata boundaries.
 - Location of the proposed dwelling in relation to the lot boundaries
 - Existing and proposed structures within the lot
 - Existing and proposed ground level/floor level
 - Either one (1) new advanced tree per dwelling with a 9m² deep soil zone, **or** one (1) significant tree shown to be retained per dwelling.
- 6) Floor plans – one copy – Scale 1:100 showing:
 - Proposed layout of each of the units.
 - Lot boundaries, including the parent lot and existing or proposed strata boundaries.
- 7) Elevations – one copy – Scale 1:100 showing:

- Front, sides, and rear elevations showing height, natural ground levels and finished floor levels of each unit.
- 8) For 5 or more grouped dwellings, a Landscaping Plan – prepared in accordance with Local Planning Policy 6.6 – Landscaping.
- 9) Any applicable technical reports, including but not limited to:
- Parking Management Plan;
 - Traffic Impact Assessment;
 - Waste Management Plan;
 - Acoustic Report.
- 10) In instances where there is no subdivision approval, a ‘pre-calc’ plan is required which shows the proposed lot configuration, any common property areas and minimum / average lot sizes.
- 11) Additional information (where applicable)
- Written justification for variations to Deemed-to-comply requirements of the R-Codes
 - Materials and roof colour for properties within the City’s Heritage Protection Area