



POLICY NO. LPP 4.8

CORNER LOT DENSITY BONUS

PURPOSE

To establish the requirements to be met for the granting of a residential density bonus on corner lots.

POLICY

1. BACKGROUND

Town Planning Scheme No. 6 (TPS 6) provides for Council to approve development and support applications for subdivision at a density of up to R30 where the subject lot is located on a corner and complies with any related Local Planning Policy.

This Policy establishes Council's position on the consideration of subdivision and development applications for corner lots seeking a density bonus.

2. APPLICATION

This Policy applies to all lots located on a street corner that are zoned Residential and designated a density code under TPS 6.

3. RELATIONSHIP TO SCHEME AND OTHER LOCAL PLANNING POLICIES

This Policy is to be read in conjunction with relevant provisions of the City's TPS 6, State Planning Policy 7.3 - Residential Design Codes (R-Codes) and City's Local Planning Policy No. 1.1.1 - Residential Development.

4. OBJECTIVES

- (a) To improve residential streetscapes.
- (b) To encourage passive surveillance of primary, secondary and side streets.

5. DEFINITIONS

The following terms are used throughout this policy:

Density Bonus means an allowance for a lot to be developed and/or subdivided at a higher density (maximum of R30) than otherwise permitted by the applicable residential density coding under TPS 6.

Corner Lot means a lot that abuts two or more gazetted public roads at their intersection. A lot abutting a single street on a bend shall be considered a corner lot where the intersection of the centrelines at the bend in the street has an interior angle of less than 135 degrees.

Visually Permeable has the same meaning as contained in the Residential Design Codes.



6. POLICY

6.1 Qualification for Density Bonus

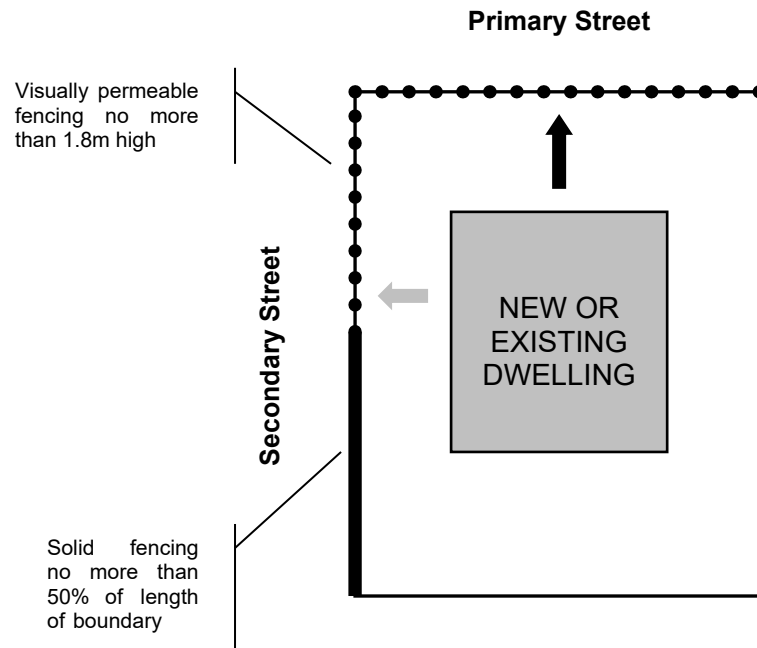
In order to qualify for a density bonus, a lot must:

- a) Be zoned “Residential” and have a designated density code under TPS 6 below R30;
- b) Be a corner lot;
- c) Not be located adjacent to a Primary or Other Regional Road as reserved under the Metropolitan Region Scheme; and
- d) Be no greater than 1,500m².

6.2 Provisions

- 6.2.1 Council will support subdivision of a corner lot to a maximum density of R30. No further density bonuses available under the R-Codes shall apply.
- 6.2.2 Any development and/or subdivision must comply with all provisions of the R30 residential density coding. Council will not support development and/or subdivision where the proposed lots do not meet the minimum and average land area requirements of the R30 coding under the R-Codes.
- 6.2.3 Council may require the lodgement of an application for development approval prior to supporting a subdivision application to demonstrate that new dwellings are capable of being reasonably accommodated on their own individual green title or strata titled lot.
- 6.2.4 Council will not support development and/or subdivision which results in lots with a street frontage of less than 10m.
- 6.2.5 Development of a lot created under this Policy must comply with the Acceptable Development criteria for the appropriate Scenario as detailed in Appendix 1. Proposals that do not meet all the relevant Acceptable Development criteria will not be supported.
- 6.2.6 Council will generally not support development and/or subdivision that require the removal of street tree(s) for access. Applicants must demonstrate that access can be obtained without the removal of street tree(s). Council will only consider removing a street tree where the tree is dead, in a state of decline to the point that survival is unlikely, or causing significant damage to infrastructure or services. All requests for the removal of street trees will be assessed in accordance with best arboriculture practice to maximise the possibility of retaining the tree. In the event a street tree(s) is approved to be removed, the applicant will be required to pay for the amenity value and removal costs of the street tree(s).
- 6.2.7 All proposals for dwellings on lots created utilising the density bonus require Development Approval to ensure that the provisions of this policy are achieved.

- 6.2.8 Solid fencing up to 1.8m high shall be erected along no more than 50% of the length of the secondary street boundary. Fencing along the remaining length of the secondary street boundary and along 100% of the length of the primary street boundary shall be visually permeable and no more than 1.8m in height (see following diagram).



6.3 Conditions to be applied to Development and Subdivision Approval

In approving applications for development or supporting applications for subdivision, Council may impose conditions that include, but are not limited to, the following:

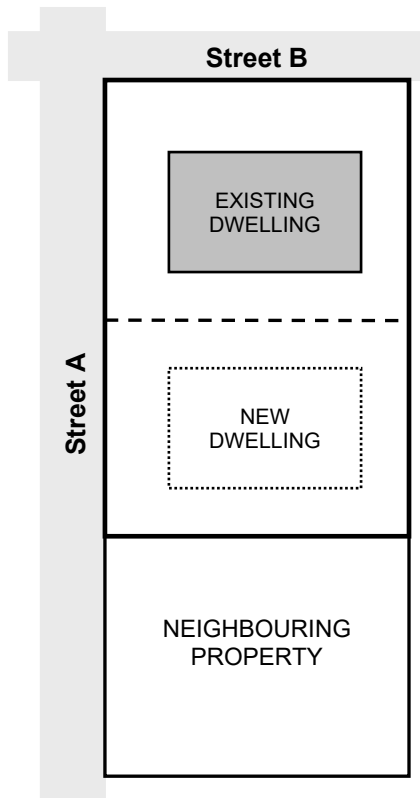
- (i) Compliance with proposed arrangements for stormwater management.
- (ii) A contribution being made to the satisfaction of the City of Gosnells for road asset reinstatement, road upgrading, local traffic management and streetscape improvements such as on-street carparking, footpaths and street trees.
- (iii) The landowner/applicant to make arrangements to ensure the prospective purchasers of lots subject to the density bonus are advised in writing of the existence of development requirements to be met under this Policy.



**APPENDIX 1
DENSITY BONUSES – CORNER LOTS**

Scenario 1

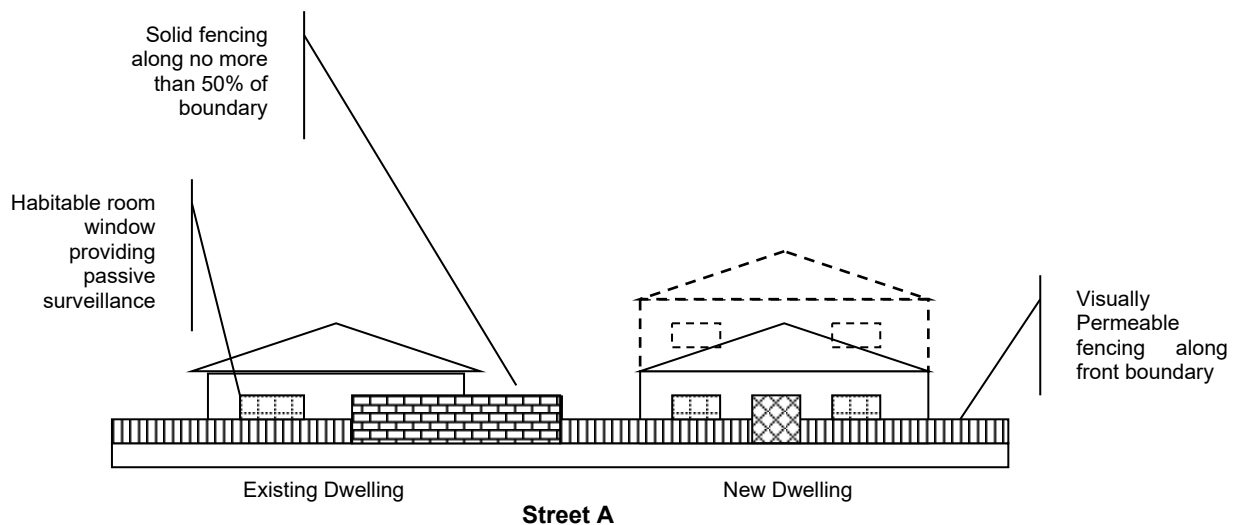
Proposed new dwelling is located between existing dwelling on the corner and boundary of neighbouring property.



ACCEPTABLE DEVELOPMENT

- The front entry door of the new dwelling addresses and is clearly visible from Street A.
- The front entry door of the existing dwelling addresses and is visible from either Street A or Street B.
- Where the existing dwelling fronts Street A, at least one habitable room window of the dwelling has a clear view of Street B.
- Where the existing dwelling fronts Street B, at least one habitable room window of the dwelling has a clear view of Street A.
- Where the new dwelling is two storeys, at least one habitable room window on the upper floor shall have a clear view of Street A, in addition to a window on the ground floor level.

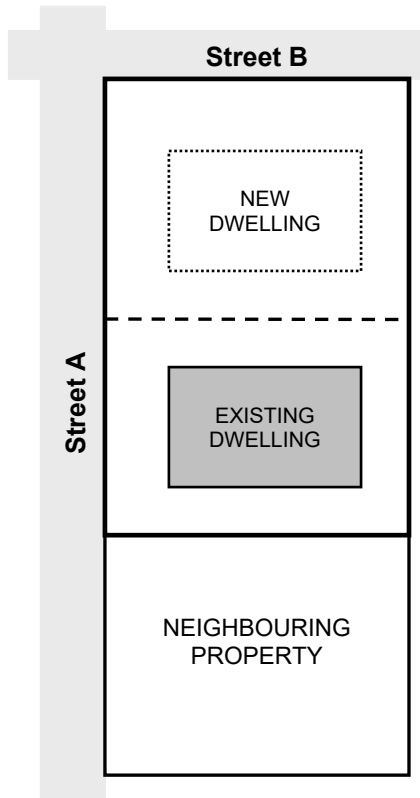
Typical Cross Section





Scenario 2

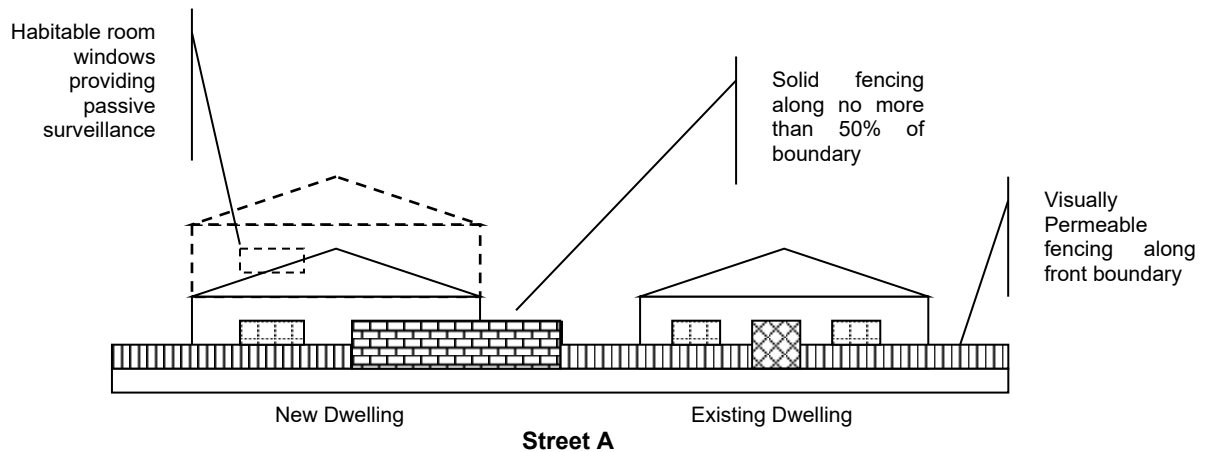
Proposed new dwelling is located on the corner between the existing dwelling and the street.



ACCEPTABLE DEVELOPMENT

- The front entry door of the existing dwelling addresses and is visible from Street A. Modifications to the dwelling may be required.
- The front entry door of the new dwelling addresses and is visible from Street B.
- At least one habitable room window of the new dwelling has a clear view of Street A.
- Where the proposed new dwelling is two storeys, at least one habitable room window on the upper floor shall have a clear view of Street A, in addition to a window on the ground floor level.

Typical Cross Section



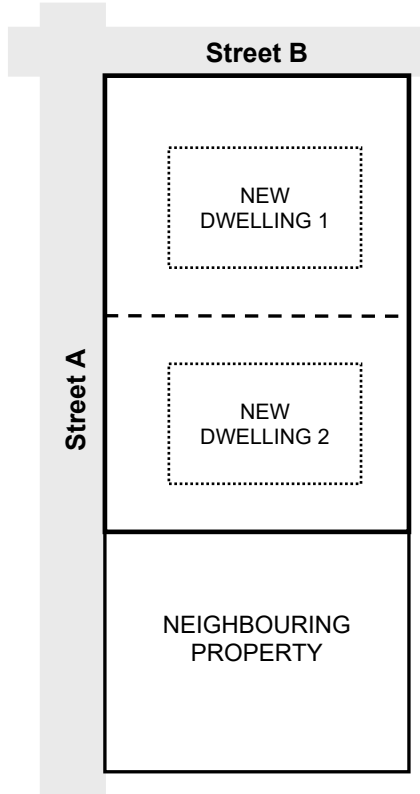


Scenario 3

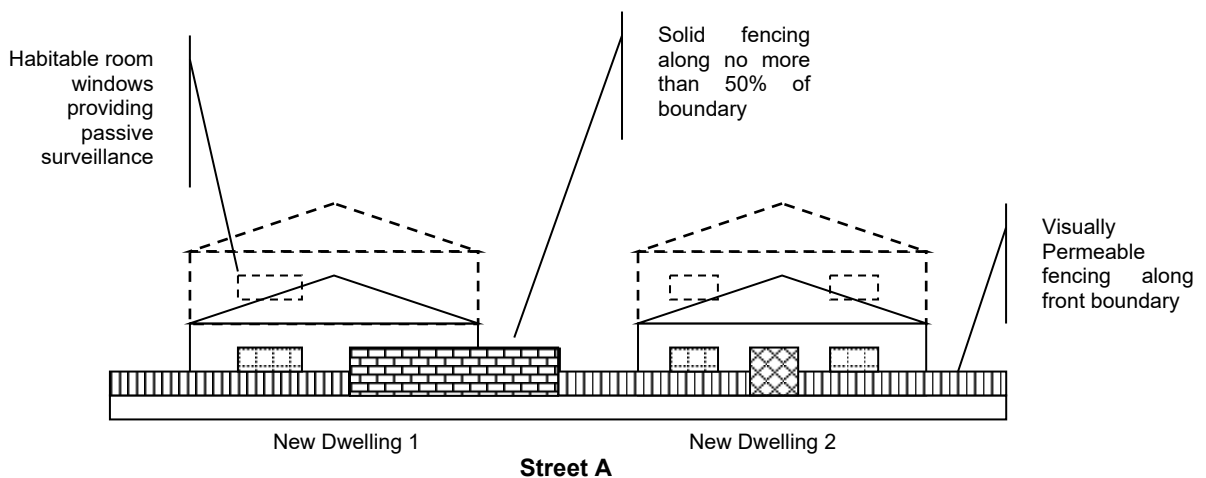
Two new dwellings are constructed on vacant lots (possibly following demolition of existing dwelling)

ACCEPTABLE DEVELOPMENT

- The front entry door of new dwelling 1 addresses and is visible from Street B.
- The front entry door of new dwelling 2 addresses and is visible from Street A.
- At least one habitable room window of new dwelling 1 has a clear view of Street A.
- Where a dwelling is two storeys, at least 1 habitable room window on the upper floor shall have a clear view of Street A, in addition to a window on the ground floor level.



Typical Cross Section

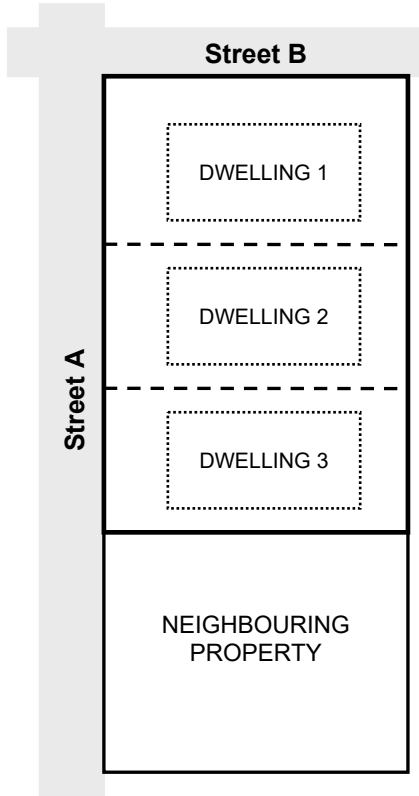




Scenario 4

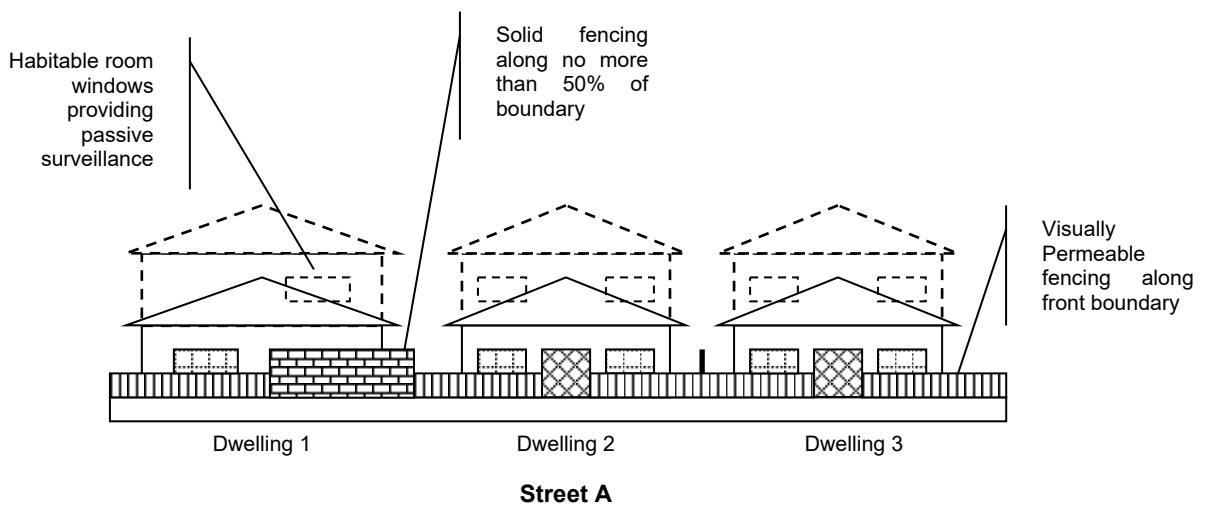
Three or more dwellings are proposed to be developed (only applicable to parent lots 900m² in area or greater).

ACCEPTABLE DEVELOPMENT



- Where dwelling 1 is new, the front entry door addresses and is visible from Street B. and at least one habitable room window has a clear view of Street A.
- Where dwelling 1 is existing and addresses Street A, at least one habitable room window of the dwelling has a clear view of Street B
- The front entry doors of dwellings located between dwelling 1 and the neighbouring property address are visible from Street A.
- Where a dwelling is two storeys, at least 1 habitable room window on the upper floor shall have a clear view of Street A, in addition to a window on the ground floor level.

Typical Cross Section





GOVERNANCE REFERENCES

Statutory Compliance	Planning & Development Act 2005 Planning and Development (Local Planning Schemes) Regulations 2015 Town Planning Scheme No. 6
Industry Compliance	Development Control Policy 1.1 – Subdivision of Land – General Principles Development Control Policy 1.2 – Development Control – General Principles Development Control Policy 2.2 – Residential Subdivision State Planning Policy No. 3.1 – Residential Design Codes Liveable Neighbourhoods
Organisational Compliance	Local Planning Policy No. 6.4.1.1 – Residential Development
Process Links	Nil

LOCAL PLANNING POLICY ADMINISTRATION

Directorate		Officer Title		Contact:	
Planning and Development		Manager Development Services		9397 3000	
Risk Rating	Medium	Review Cycle	Triennial	Next Due:	2024
Version	Decision To Advertise	Decision to Adopt	Synopsis		
1.	OCM 563/14/12/2010	OCM 244/28/06/2011	Outlines criteria to be applied to applications that seek the granting of the corner lots density bonus.		
2.	OCM 25/12/02/2013	OCM 435/12/11/2013	Policy to apply to a wider area in the City and added a locational criteria so when a subject property is more than 800m from a community hub/activity area, the corner lot density bonus is not supported.		
3.	OCM 395/14/10/2014	OCM 503/16/12/2014	Amended to allow the R30 density bonus to apply to all residential zoned corner lots, provides the City with the ability to endorse issuance of titles for subdivision subject to development approval being granted, maximum lot size of 1500m ² to qualify for the density bonus, clarification of the restrictions imposed in relation to multiple dwellings and the inclusion of a notation being placed on titles of new lots advising of development requirements being met under this Policy.		
4.	OCM 457/13/12/2016		Draft modified policy to be advertised for public comment for a period of not less than 21 days.		
5.		OCM 82/14/03/2017	Clause 6.3 Stormwater amended to reference LPP 3.2 - Coordination of In-fill Development for details of stormwater management.		
6.		OCM 171/23/07/2019	Amended to align the Policy with its fundamental purpose and expedite subdivision process.		
7.	OCM 104/25/05/2021	OCM 188/24/08/2021	Reviewed and amended		