

	<p><b>Local Planning Policy 119</b>  <b>Applications to Strata Title Buildings</b></p>
<p><b>Key Focus Area</b>  Liveability</p>	<p><b>Responsible Directorate</b>  Planning and Development</p> <p><b>Relevant Council Delegation</b>  Nil</p>

## Purpose

The purpose of this policy is to outline the guidelines for Applications to Strata Title Buildings.

## Policy

The Town of Claremont recognises that in relation strata title buildings:

- Originally designed as rental flats, they provide an opportunity for many people to purchase their first home and that these units, appropriately modified, provide a suitable residence for many lifestyles.
- Once the land changes from single ownership to multiple ownership, there is little possibility that the building will be redeveloped in the foreseeable future.
- Given the recent development trend to achieve more sustainable residential development and in order to achieve State government residential dwelling targets, this policy acknowledges the increased importance of apartment living in future planning for the Town.

Strata title buildings will be considered based on the following:

- To achieve a high standard of residential development that is in conformity with other buildings in the locality.
- To reduce the adverse effect on the community frequently associated with rental flats.
- To require a minimum standard of building, including minimum size of dwelling units.

The guidelines for Applications to strata title buildings are:

### 1. Unit Density

The density of the development to be strata titled shall:

- a) Accord with current density coding allocated under the Local Planning Scheme current at that time, or
- b) Shall be reduced in density through amalgamation of units or partial demolition of the building.
- c) Where the maximum number of existing dwelling units does not exceed two, the number of units may exceed the current density coding.

### 2. Minimum Floor Area

In order to encourage housing diversity and varying resident expectations in a modern built environment, minimum dwelling sizes for new developments shall be in accordance with those prescribed in the Residential Design Codes.

### 3. Car Parking

Parking provision for residents and visitors shall comply with the requirements stipulated under the Residential Design Codes and any applicable Structure Plan (e.g. North East Precinct), Local Development Plan (e.g. Stirling Highway Local Development Plan) or other plan adopted by Council which may vary the Residential Design Code requirements.

The following additional car parking standards shall apply:

- a) All carports and garages shall be constructed in a similar material and style to the principal building on the site.
- ### 4. Landscaping
- a) A minimum of 24m<sup>2</sup> of landscaped, open space per dwelling shall be provided. Landscaped, open space shall only include areas which are designed, developed and maintained for active or passive recreation.
  - b) All landscaping shall be reticulated by means of an automatic watering system.
- ### 5. Amenity
- a) Laundries shall conform to the requirements of the Health Act (Laundries and Bathroom) Regulations 1971 the Town of Claremont Health Local Law and the Sewerage (Lighting, Ventilation and Construction) Regulations 1971.
  - b) External clothes drying facilities shall be screened from view from the street.
  - c) Where there are more than three dwellings, a central refuse collection area shall be provided to Council's Health Department's requirements.

Document Control Box			
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