

MAY 2015

# **Multi Unit Housing Code**

Presented by: Tim Dawkins

Urbis were engaged in 2008 by the (then) DPI to prepare a MUHC for WA.

## Objectives:

- **Expand housing choices**
- **Facilitate development of existing housing sites**
- **Reduce disincentive for smaller dwellings**
- **Improve design of Multi Unit Housing**
- **Improve LG ability to apply and promote Multi Unit Housing and Mixed Use.**

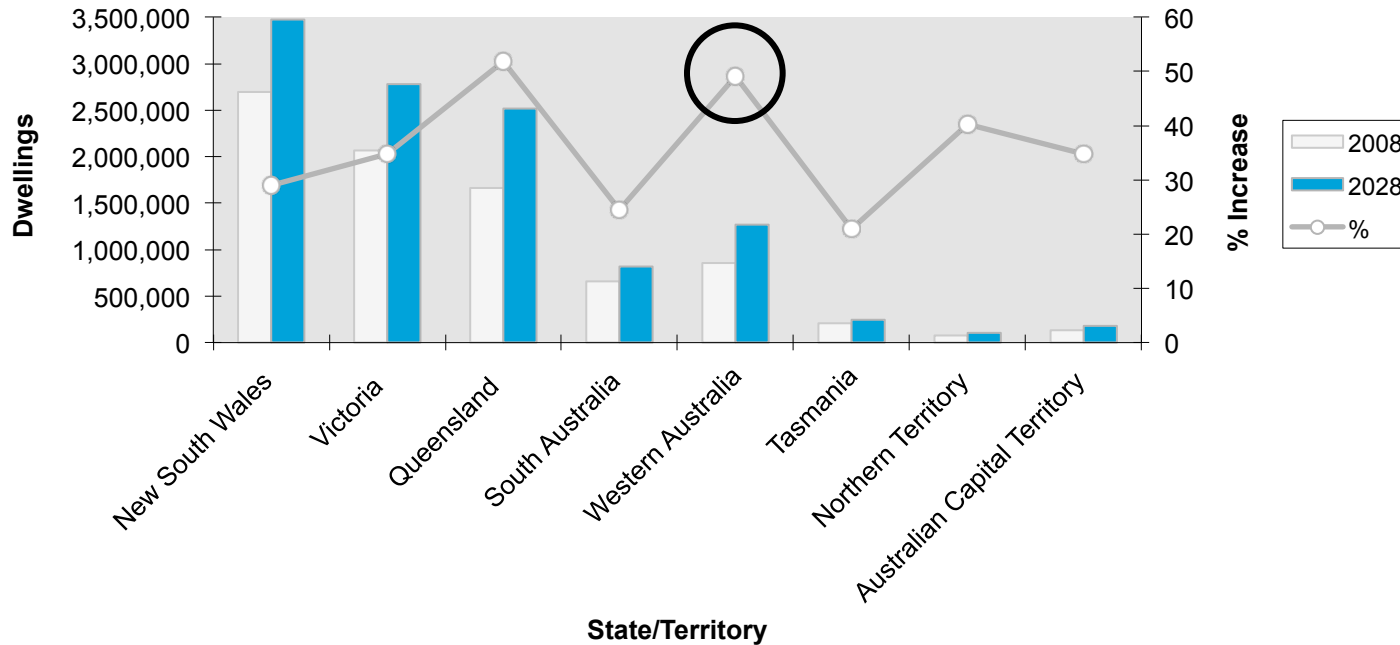


## Example



- Plot Ratio = 1:1 = 1,000 m<sup>2</sup>
- Maximum Density = 80 per 10,000 = 8 units
- 1,000 m<sup>2</sup> ÷ 8 units = 125 m<sup>2</sup>
- By contrast a Grouped Dwelling could achieve 8 units with no maximum plot ratio

## Medium growth projections of underlying demand

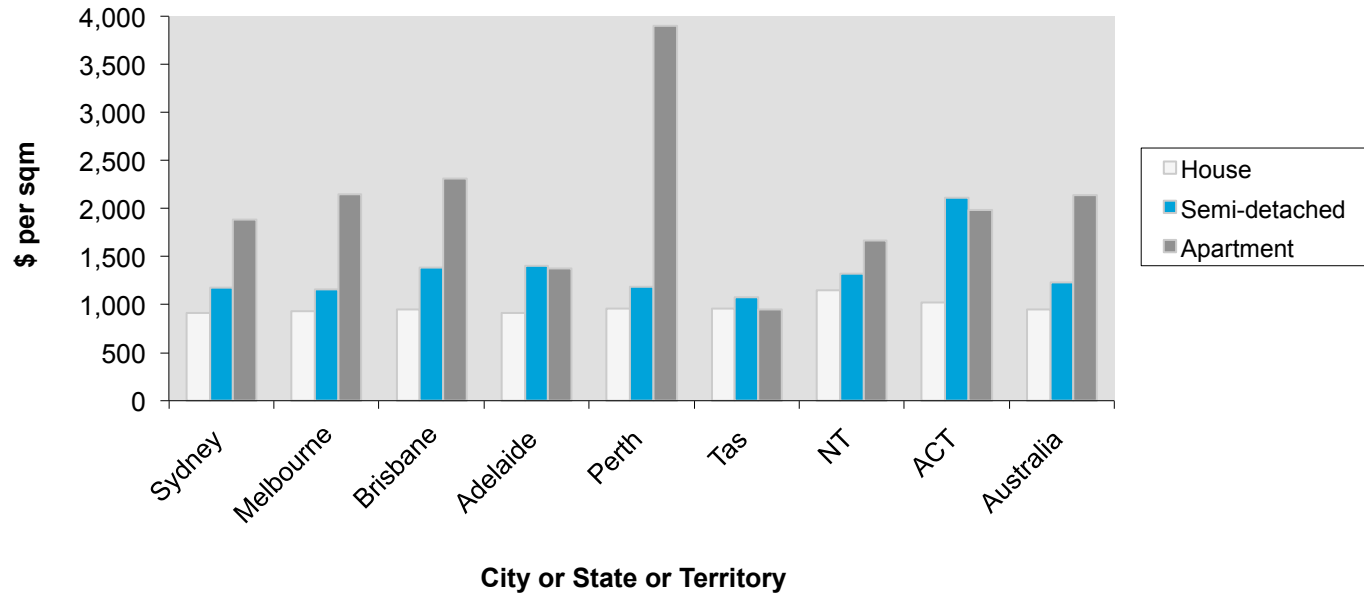


Source: National Housing Supply Council - State of Supply Report

# The Housing Situation in 2008



**Average cost (\$/sqm) for new detached, semi-detached and unit dwellings by city, state or territory**



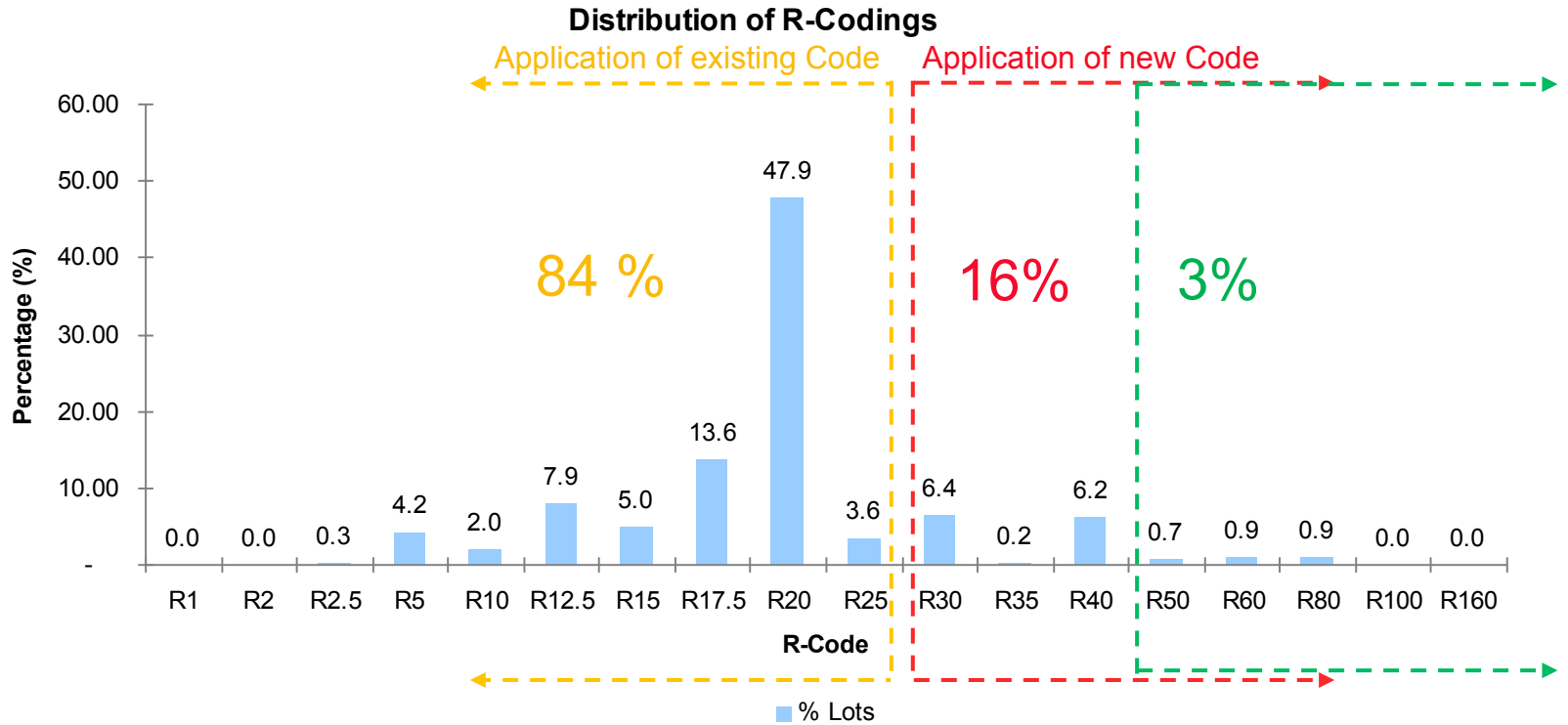
- How the Code will work:
  - Implementation
  - Integration
  - Head of Power
  
- What will it control
  
- Format
  
- Individual Design Elements

- Amend existing R-Codes
- Target multiple dwelling and mixed use development
- Create an identifiable and user friendly package
- Provide clear distinction as to when the Code applies

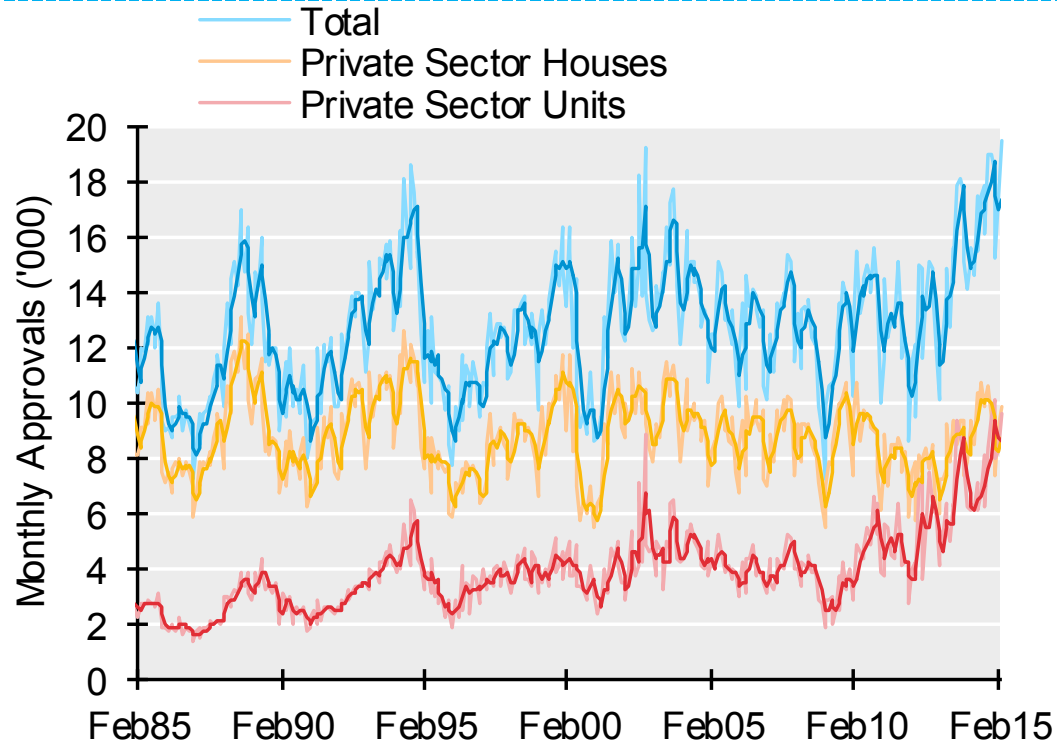
- Minimum site area per dwelling **removed**
- **Re-arrange** the code
- Plot Ratio **primary control**
- Minimum frontage **removed**
- Height Controls **introduced** into Table 4 to provide variation proportional to scale
- Side and rear setbacks **changed and simplified**
- Communal open space requirements **removed**
- Performance Criteria for **mixed use development**
- Improved **Acceptable Development Provisions** and **Performance Criteria**
- Introduction of **Activity Centre** zones (R-AC0 to R-AC3)
- Improved **Explanatory Guidelines**



# Outrage!!

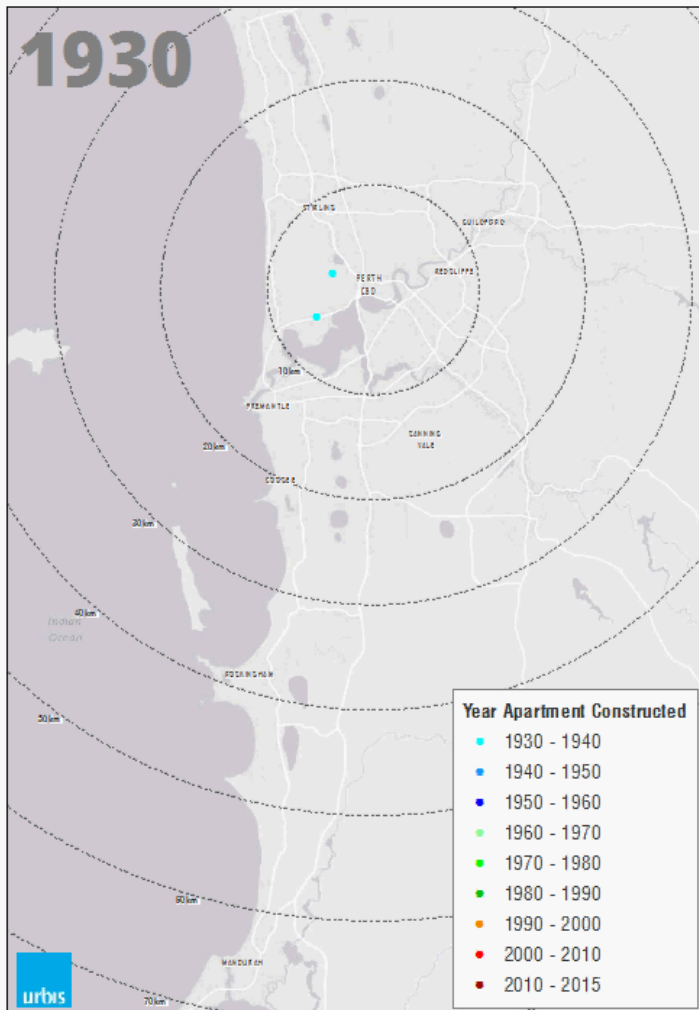


## Number of Private Sector Dwelling Approvals



Source: Urbis, ABS

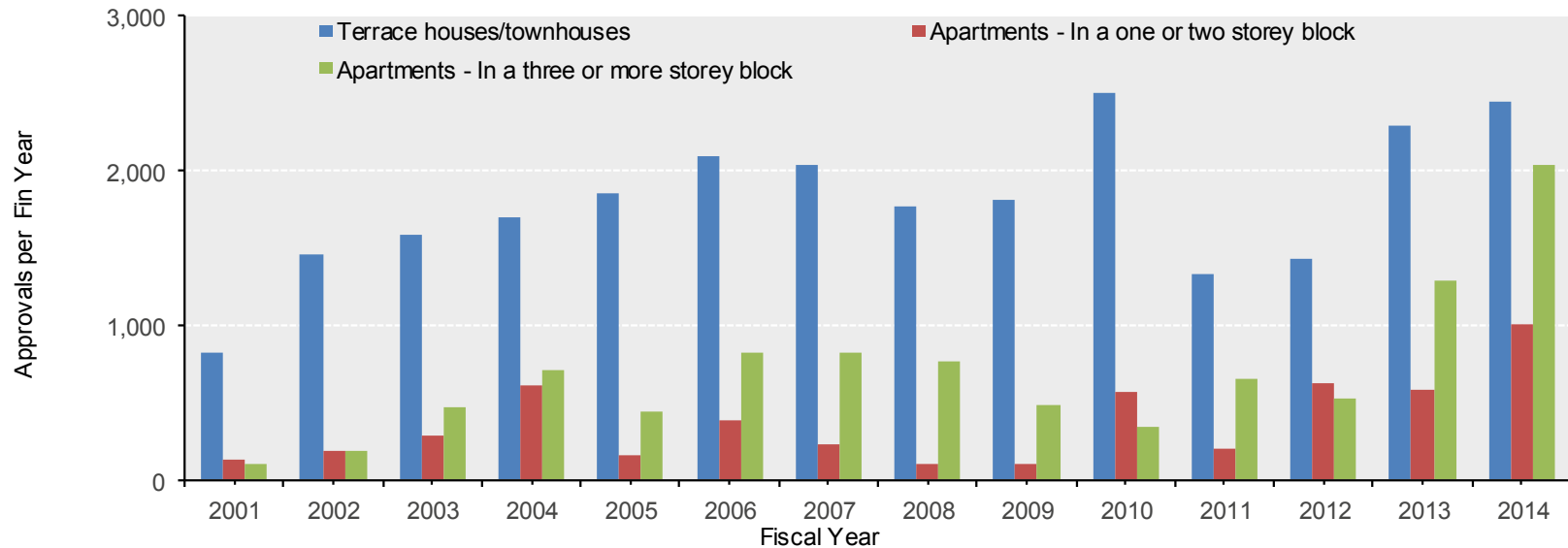
# 1930



# Since 2010 we Have Seen a Lot More Height in the Suburbs

## Other Dwelling Approvals in Outer Areas

ABS Building Approvals for Town Houses and Apartments



## What has happened

- Development Assessment Panels
- Private Certification
- Strata Laws (soon...)

## Future Changes

- Design Advisory Committees
- Internal Amenity
- Mixed Use
- An independent code for each would improve operation and functionality
- Subdivision of large development sites should not be incentivised



# Thank You

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