CAN AIRBNB SOLVE THE HOUSING CRISIS?
State Planning Policy 3.1
Residential Design Codes

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Officer Woods Architects, Think Brick
City of Fremantle - Small affordable housing planning scheme amendment
Small secondary dwellings Fremantle, Western Australia

In December 2011 the Minister for Planning approved the City of Fremantle’s ground-breaking scheme amendment to its local planning scheme. A state first, the scheme amendment allows homeowners to build a small secondary dwelling on their property and independently rent the dwelling out.

The scheme amendment goes further than the Residential Design Codes (granny flat) (secondary accommodation) provisions by significantly lowering the regulatory barriers to development and removing the requirement to obtain planning approval in many cases.

Detail of the scheme amendment

- A site definition in secondary dwelling that cannot be varied
- A set of permitted development rights to enact some forms of small secondary dwelling development from existing planning approval
- No requirements – no open space or access or car parking requirements
- No occupancy restrictions
Fremantle Housing Diversity II

Design based research to refine and inform a proposed amendment to LPS4
CONTEX

DIAGRAMS

Multiple Residential

- Dwelling Yield
  6 x 1 bed, 1 x 2 bed, 1 x 3 bed
- Plot Ratio
  140 x (62 + 62 x 46 x 46 x 70) / 4200 m²
- GRI (G) = 79
- Density (SDH) = 79

- Grouped Residential
  - Dwelling Yield
    6 x 2 bed, 1 x 1 bed, 1 x 3 bed
  - Plot Ratio
    140 x (62 + 62 x 46 x 46 x 70) / 5200 m²
  - GRI (G) = 79
  - Density (SDH) = 52

Parking Yield
6 or 11

Site area = 754 m²
Open Space Areas = 535 m²

Deep Parking Zone
54 x 60 = 3240 m²

Over Shadowing
- Over Shadowing 34 m² = 14.5%
- Over Shadowing 90° 90 x 90 = 81.0% (25.5%)
58 Stevens Street Housing
allow for primary street setback

existing crossover retained as hardstand for visitor bays

secure communal pedestrian access

cars typically on southern boundaries

allow for vehicle manoeuvring
secure vehicle access along west

north facing living areas

secure pedestrian access path along east

linear courtyard gardens

eaves designed to optimise winter solar penetration and summer solar control

circulation  garage  living kitchen dining  bedrooms  bathrooms