



Western
Australian
Planning
Commission



Department of **Planning,**
Lands and Heritage

GOVERNMENT OF
WESTERN AUSTRALIA

STAKEHOLDER BRIEFING

Draft Medium Density Code

DESIGN
WA For a Better
Built Environment



TODAY'S FORUM

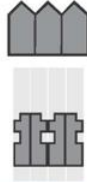
1. Why we are we doing this?
2. Process
3. Medium Density Code
4. Next Steps
5. Questions



WHAT IS MEDIUM DENSITY?

Everything in-between low and high-density (apartments)

Up to 4 storeys

A1 Single detached	A2 Semi-detached	A3 'Plex	A4 Villas	A5 Terrace housing	A6 Row housing	A7 Apartment house	A8 Low-rise apartments
<p>indicative context Suburban</p> <p>A single detached dwelling is a house on its own lot that is not attached to any other dwelling.</p>	<p>A semi-detached dwelling is a house that shares one common wall with its neighbour, both fronting the street as half of a pair (not necessarily in the same style). Semi-detached dwellings could be both on a single lot (a dual occupancy arrangement) or on separate titles.</p>	<p>Duplex/triplex/quadruplex villas. Two, three or four dwellings on one lot, that can be either side by side or behind one another (or oriented to different street frontages on a corner lot).</p>	<p>Five or more dwellings on one larger lot, typically followed one behind another. The driveway / communal street is usually centralised and prioritised.</p>	<p>R40 Suburban / Urban</p> <p>A terrace is a narrow attached dwelling built to both side boundaries with a primary street frontage. They can be grouped dwellings where there is common property for parking or green tiled where each dwelling and related parking is contained on its own lot.</p>	<p>Row houses have a built form similar to the terrace, but without a direct street frontage. These are attached group dwellings with a frontage to a communal street.</p>	<p>R60</p> <p>A multistorey building that contains two to six multiple dwellings in various arrangements where at least one is above another. The building presents to the street as a single house on a parent lot and contains a common entry and circulation areas. Can include built forms known as motor houses, duplex apartments (up 1 down) and mezzette apartments.</p>	<p>indicative code R60+</p> <p>Urban / urban core</p> <p>A residential apartment building (multiple dwellings) that is not an apartment house where a dwelling is above another dwelling.</p>
							
							

**WHY ARE WE
DOING THIS?**

MEDIUM DENSITY IS NOT NEW

Feature of WA's pre-1940s neighbourhoods (pre-car era):

- Integrated well into streetscapes
- Diversity of building types offered housing choice
- Enough density to support transit, local shops and jobs



Parkside Flats, Mt Lawley (4 x flats)



Holdsworth St, Fremantle (2 two-storey terraces)



Holdsworth St, Fremantle (single-storey terraces)



Moir Street, Perth

Group of 58 semi-detached single-storey dwellings₆

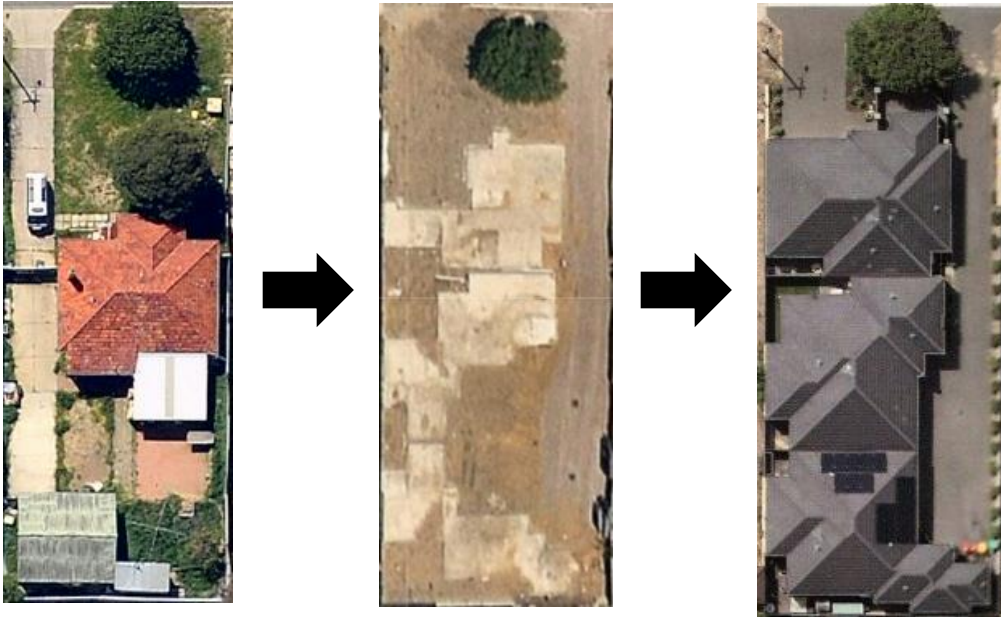
MEDIUM DENSITY NOW

In subsequent decades newer suburbs (designed for cars) built at lower densities, and most infill medium density has been in the form of grouped dwellings (villas)



WHY ARE WE DOING THIS?

poorly designed development comes at a cost...



Impact	Cost
Storm water runoff	\$4,400
Loss of private open space	\$5,800
Loss of trees	\$7,300
Active heating & cooling	\$600
Urban heat island effect	\$8,000
Embodied energy	\$1,600
Social isolation	\$1,500
TOTAL	\$29,200

Source: SGS Economics and Planning

Costs to the broader community is **\$29K**
for every new business-as-usual dwelling
over 20-year lifecycle or **\$1,460 / yr**
Estimated cost to state **\$117M / yr**

ARE WE DELIVERING?

GARDENS



Current

- No view of sky
- No place for a tree
- Hard surfaces
- No opportunity for solar access
- No outlook



Desired

- Open to sky
- Space for a tree
- Mix of surfaces
- Northern solar access
- Outlook to gardens

ARE WE DELIVERING?

INDOORS



Current

- No solar access
- Views to blank walls
- No possibility of cross ventilation
- Low, deep room



Desired

- Northern and eastern solar access
- View to garden
- Cross ventilation
- Good, human proportions of room and space

ARE WE DELIVERING?

STREETSCAPES



Current

- Car dominant
- Unusable setbacks
- Introverted, isolated spaces
- No street address or interface



Desired

- Boundary walls or usable setbacks
- Open, inviting spaces
- Good street address and opportunity for personalisation and connection

CHANGING LIFESTYLES

17 Architects and Designers on How the Pandemic Will Change Our Homes Forever

Australian housing market will hit the wall in coronavirus recession, experts say

Economists say house prices could fall as much as 20% if the recession lasts longer than six months



Life in lockdown has shown us our houses need to work harder for us

June 2, 2020 6:28am AEST

THE FUTURE OF CITIES
How will a global pandemic influence Urban Design?
... Will there be a lasting legacy to city planning, design & management?

Home of the future: How the coronavirus pandemic is reshaping Australian house designs to include more gyms, outdoor areas and space



Kim Macdonald | The West Australian
Sun, 31 May 2020 2:00AM



We need green spaces and better urban design more than ever says UNSW professor

Edited by Branko Miletic

GHDWoodhead Agri Precinct. Photo: Supplied

This is what the perfect post-COVID-19 world would look like

SUE WILLIAMS DOMAIN REPORTER | MAY 20, 2020

How COVID-19 is forcing a rethink on the idea of co-living

Edited by Branko Miletic

Apartments designed for working at home and self-isolation will be a new priority, experts say

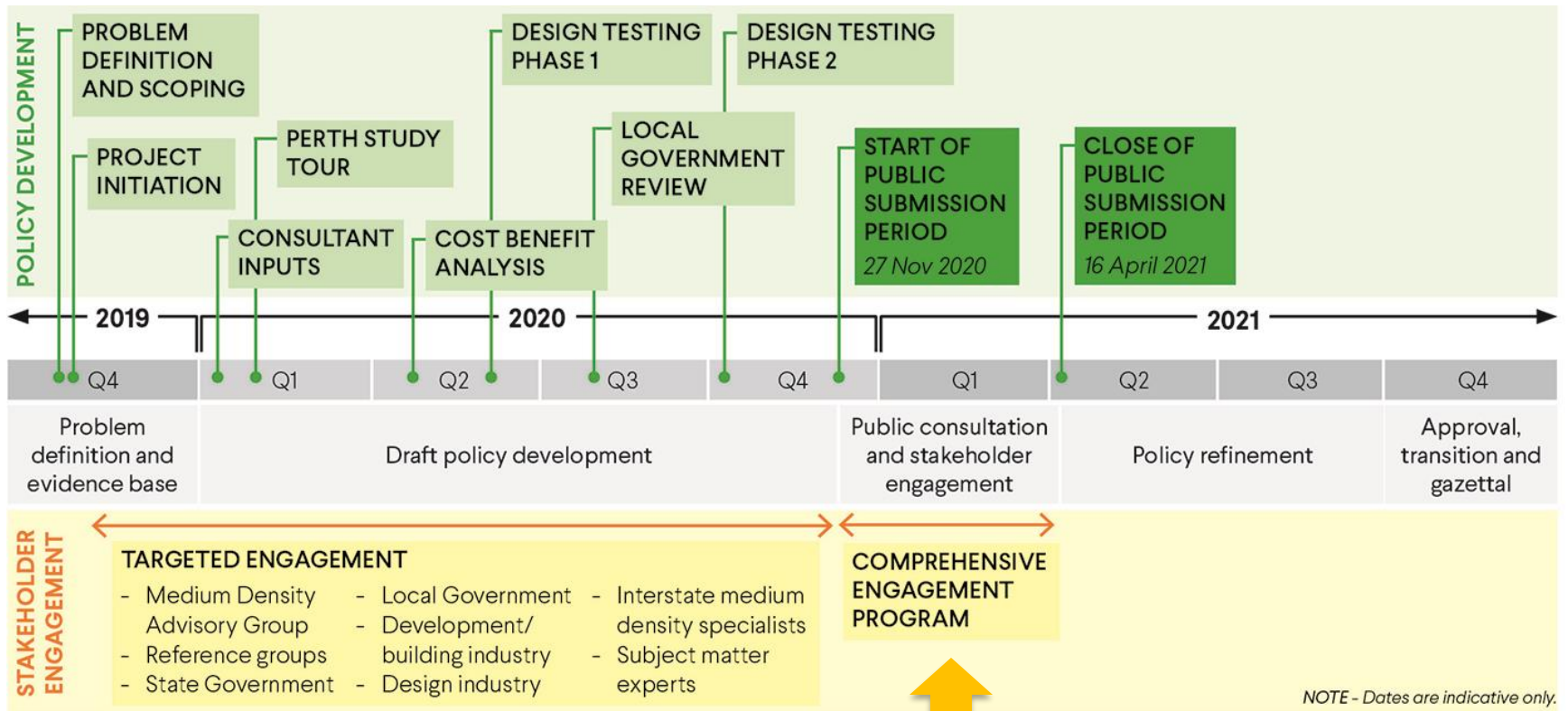
SUE WILLIAMS DOMAIN REPORTER | APR 25, 2020

Why coronavirus must not stop Australia creating denser cities

Max Holleran

PROCESS

PROCESS

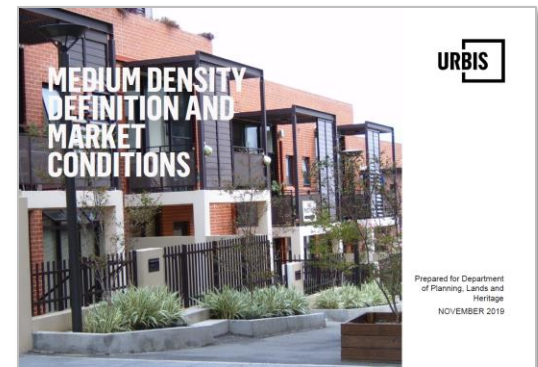
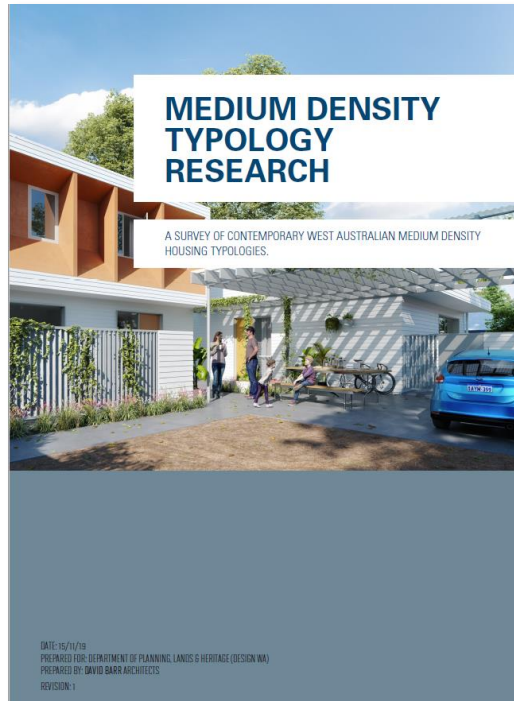


we are here

POLICY INITIATION AND RESEARCH



**HISTORIC OVERVIEW OF GROUP DWELLINGS
AND LOW RISE MULTIPLE DWELLINGS
IN PERTH, WESTERN AUSTRALIA**



RESEARCH & WORKSHOPS

Interstate expertise

Office of the Victorian Government Architect, discussions with designers, builders, developers and residents



Site Tours

Including Bennett Springs, Fremantle, Hamilton Hill, and Scarborough



Events

Forums, Workshops, Studios and Presentations

ENGAGEMENT

Reference Group Workshops

- Approximately 130 attendees across 3 half-days

Medium Density Advisory Group

- Peak-body representation including Local Government, Industry and Community

Government consultation

- METRONET, Department of Communities and DevelopmentWA



PHASE 1 - DESIGN TESTING

SITE 1

SITE 2

SITE 3

SITE 4

SITE 5

SITE 6



BALCATT

**HAMILTON
HILL**

CLAREMONT

TUART HILL

**NORTH
PERTH**

BELDON

R40

R40

R30

R40

R60

R20/40

760sqm

705sqm

1150sqm

1012sqm

749sqm

685sqm

Triplex

Single beds

Retained tree

Terraces

Apartments

Apartments

6 SITES - 12 DESIGNERS - 24 SCHEMES
policy development - costing - feasibility

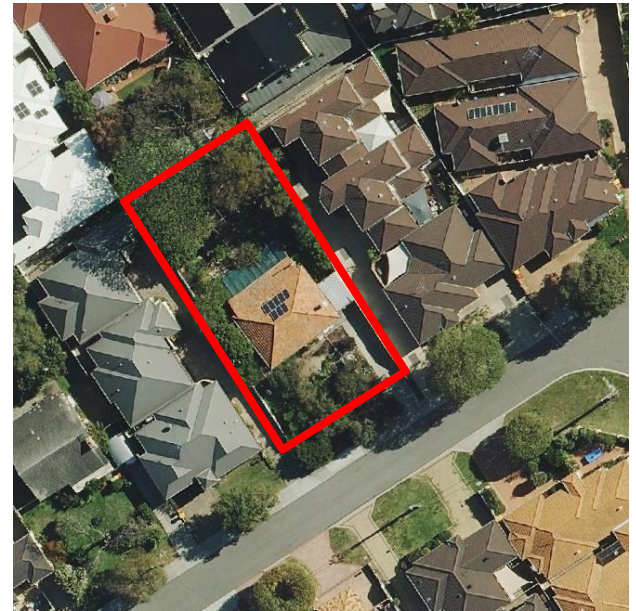
PHASE 2 – DESIGN TESTING

- Test typical R40 lot: 728m²
- 6 diverse building types
- Impact on construction costs + feasibility
- Costed by volume builder

For more information see the Medium Density Code Testing Report at <https://www.dph.wa.gov.au/medium-density>

WHAT WE LEARNT

- Construction costs similar to business-as-usual
- Relationship between land values and feasible building types
- Settings provide flexibility to achieve site responsive design



ASSESSMENT TESTING

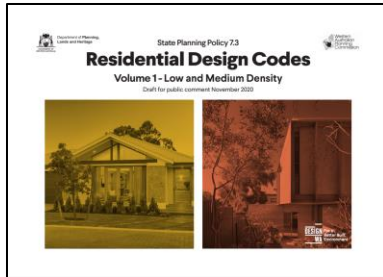
8 Local Governments (including one non-metro) reviewed policy for assessment efficacy & design outcomes



MEDIUM DENSITY CODE - OVERVIEW

R-CODES – PROPOSED STRUCTURE

R-CODES VOLUME 1



Part A: Operation of Code

Low and medium density

Part B: Low Density Code

Single Houses & GD: R2 – R25

Multiple Dwellings: R10 – R25

Part C: Medium Density Code

Single Houses & GD: R30+

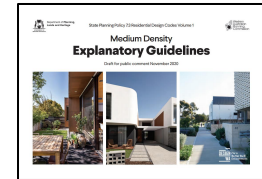
Multiple Dwellings: R30 – R60

Appendices

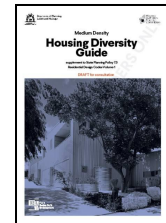
Low and medium density

MD GUIDANCE

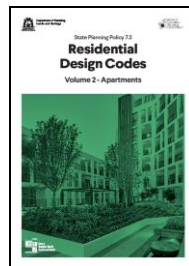
MD Explanatory Guidelines



MD Housing Diversity Guide



R-CODES VOLUME 2



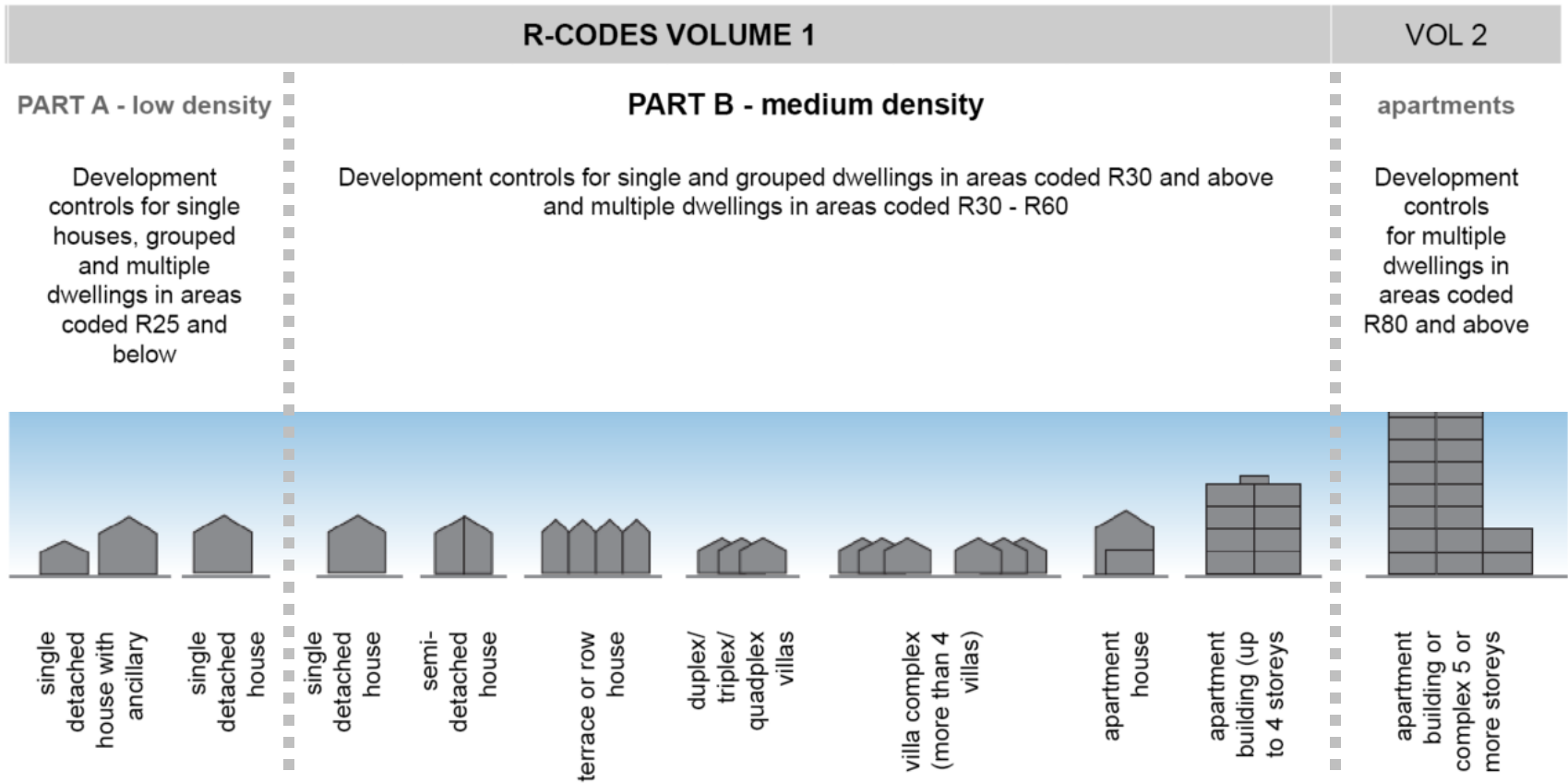
Apartment Code

Single Houses: N/A

GD: N/A

*Apartments: R80+ Residential
component of mixed
use development*

MEDIUM DENSITY CODE



MEDIUM DENSITY CODE ELEMENTS

1.0 LAND

- Site-responsive design
- Housing diversity and choice
- Incentivised approach



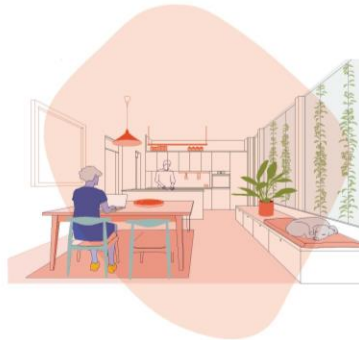
2.0 THE GARDEN

- Tree canopy
- Gardens
- Natural light & ventilation



3.0 THE BUILDING

- Flexible, functional spaces
- Solar access & ventilation
- More space for people, less for cars



4.0 NEIGHBOURLINESS

- Better streets
- Neighbouring amenity – privacy, solar access



DESIGN PROCESS

Site and context responsive design...

1. **Stage 1 Project Definition** – *What's the brief?*
2. **Stage 2 Project Investigation** – *How can we unlock the site's potential?*
3. **Stage 3 Design Development** – *What is the preferred concept and does this satisfy the requirements of the decision-maker?*



Neighbourhood context

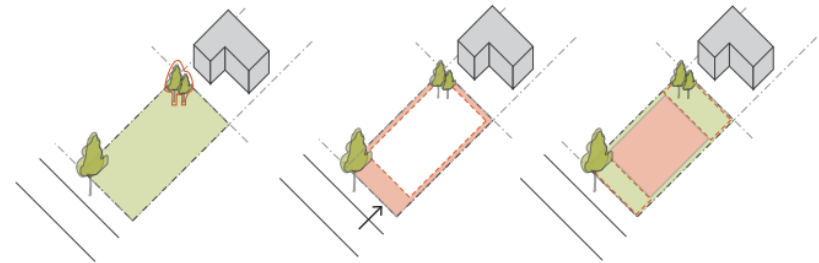


Street context



Site context

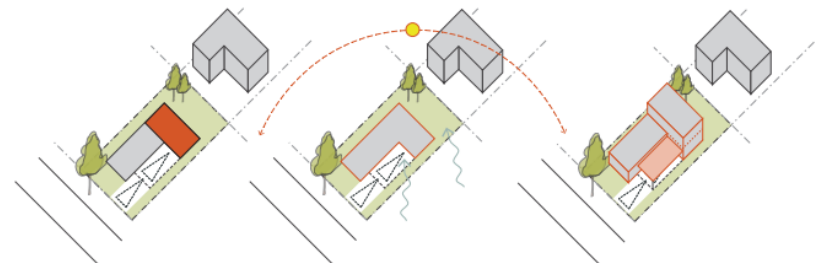
Testing development options



1. Site characteristics
- lot size
- tree retention

2. Setbacks and access

3. Siting the primary garden area and deep soil areas



4. Locating the primary living space

5. Building performance and orientation

6. Three-dimensional built form

*Extracts from Medium Density Explanatory Guidelines (Draft)
(WAPC, 2020)*

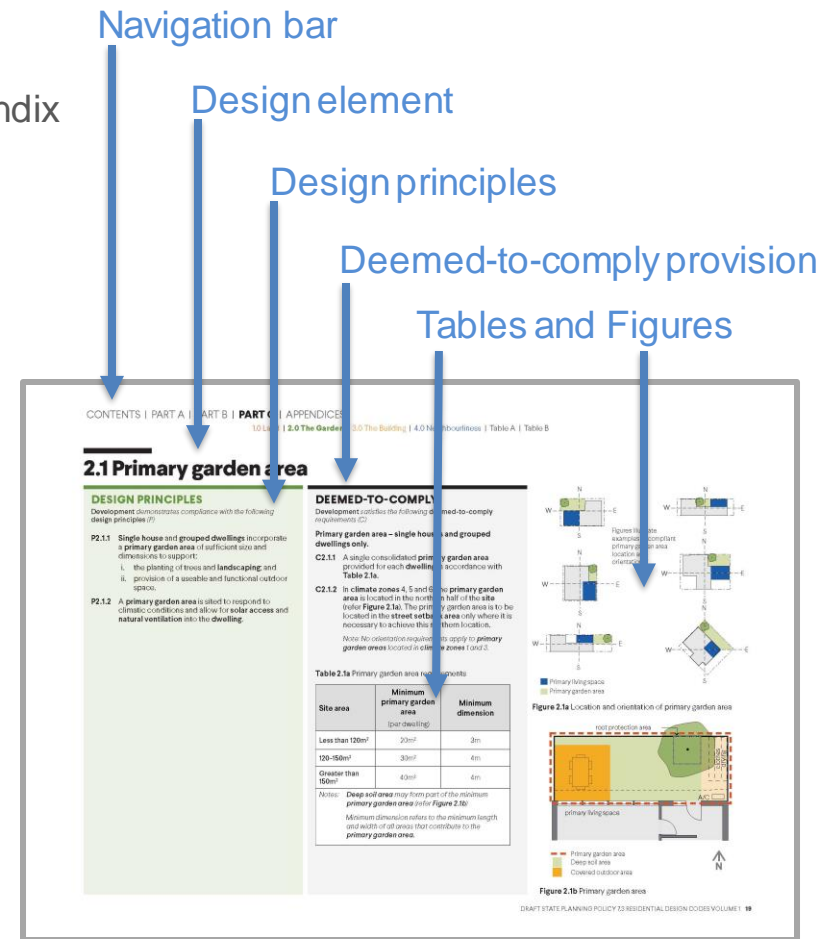
ABOUT THE DOCUMENT

GRAPHIC LAYOUT

- Bold print has corresponding definitions in Appendix
- Element objectives
- Two column format. Left hand provides design principles pathway
- Right hand column provides deemed-to-comply pathway



Element objectives



Principles and DTC provisions

Navigation bar

Design element

Design principles

Deemed-to-comply provision

Tables and Figures

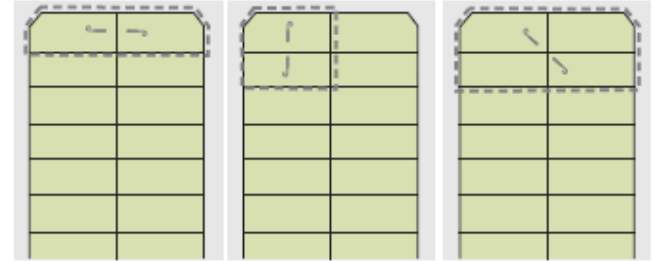
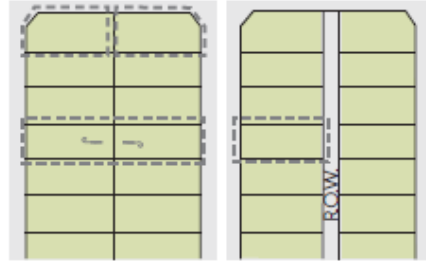
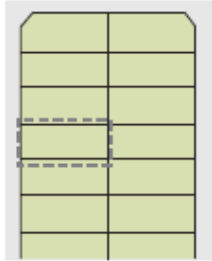
MEDIUM DENSITY CODE - DESIGN ELEMENTS

1.0 LAND

- How do we achieve more housing diversity?
- How do we incentivise sites most suited to medium density?



1.0 LAND



SITE CATEGORY 1

- BAU yield – applies to all lots
- No laneway
- No amalgamation

SITE CATEGORY 2 (OPT-IN)

- Yield uplift
- Applies to corner lots, through lots, laneway access, and/or lots that are min. 1,200m²
- Grouped dwellings and single houses to front street
- Location A
- Development standards as per applicable R-Code

SITE CATEGORY 3 (OPT-IN)

- Yield uplift
- Applies to corner lots and min. lot size 1,500m²
- Approved LDP and design standards to qualify
- Location A
- Development standards as per applicable R-Code

1.0 LAND

SCENARIO 1, R40 (728m² lot)

SITE CATEGORY 1

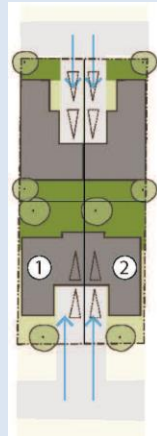
3 dwellings



SITE CATEGORY 2

4 dwellings

1 additional dwelling



SCENARIO 2, R40 (2,265m² lot)

SITE CATEGORY 1

19 apartments



SITE CATEGORY 3

26 apartments

7 additional apartments



1.0 LAND

MIXED SCHEMES

- Ability to assess and develop lots with a combination of grouped and multiple dwellings

LOTS UNDER 100M²

- Locational criteria applies
- Must be identified in approved structure plan
- Requires LDP

OTHER TYPES

- Ancillary dwellings – Fonzie, granny flat, dual key dwellings
- Small dwellings
- Aged and dependent persons' dwellings



2.0 THE GARDEN

- An extension of a living space
- A place to play, sit and enjoy
- The place that unlocks sunlight and ventilation

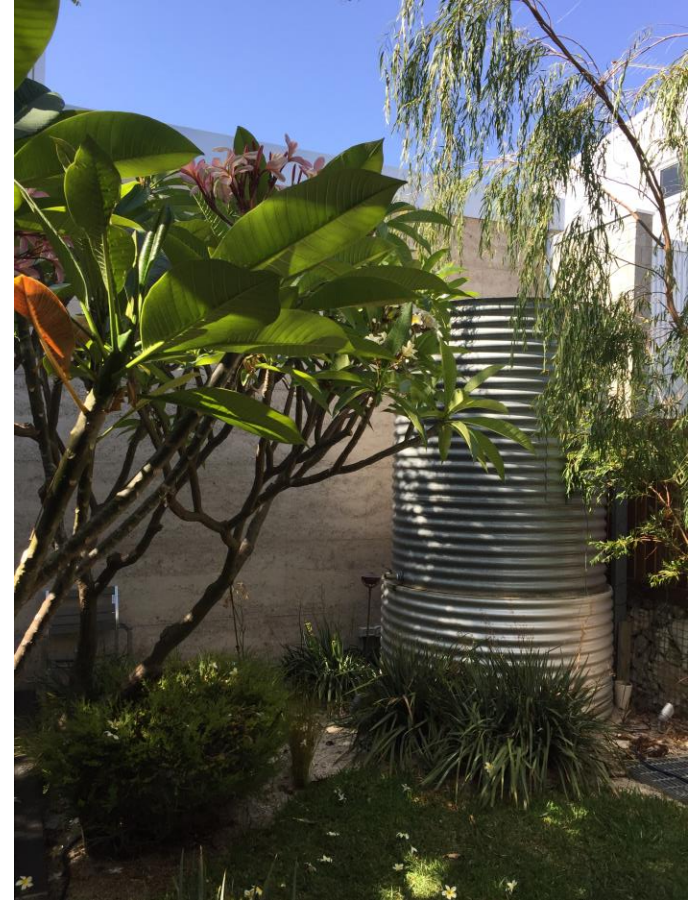


2.0 THE GARDEN

- **Primary garden area** for grouped dwellings and single houses, orientated for solar access into dwelling
- **Private open space** (balconies, terraces) for multiple dwellings
- **Communal open space** for multiple and grouped dwellings (more than 10 dwellings)

Primary garden area requirements		
Site area	Min. area	Min. dimension
Less than 120m ²	20m ²	3m
120 - 150m ²	30m ²	4m
Greater than 150m ²	40m ²	4m

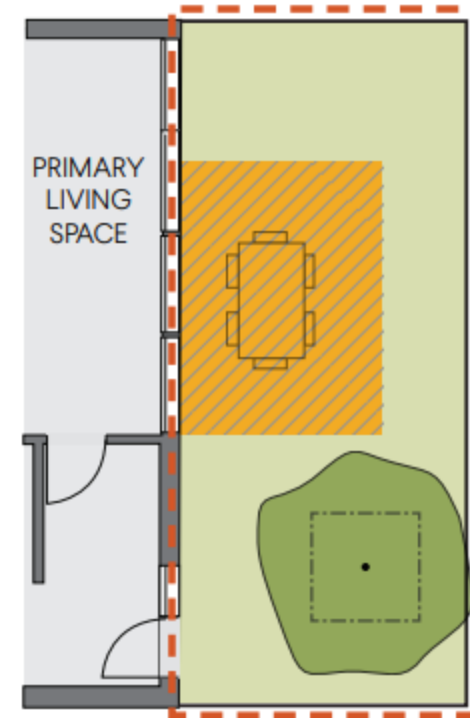
Private open space requirements		
Dwelling Type	Min. area	Min. dimension
Studio / 1 bdrm	8m ²	2m
2 bdrm	10m ²	2.4m
3 bdrm+	12m ²	2.4m
Ground floor apart.	15m ²	3m



2.0 THE GARDEN

- Space for **trees** and **deep soil areas** (20% of site)
- Increased **landscaping** requirements

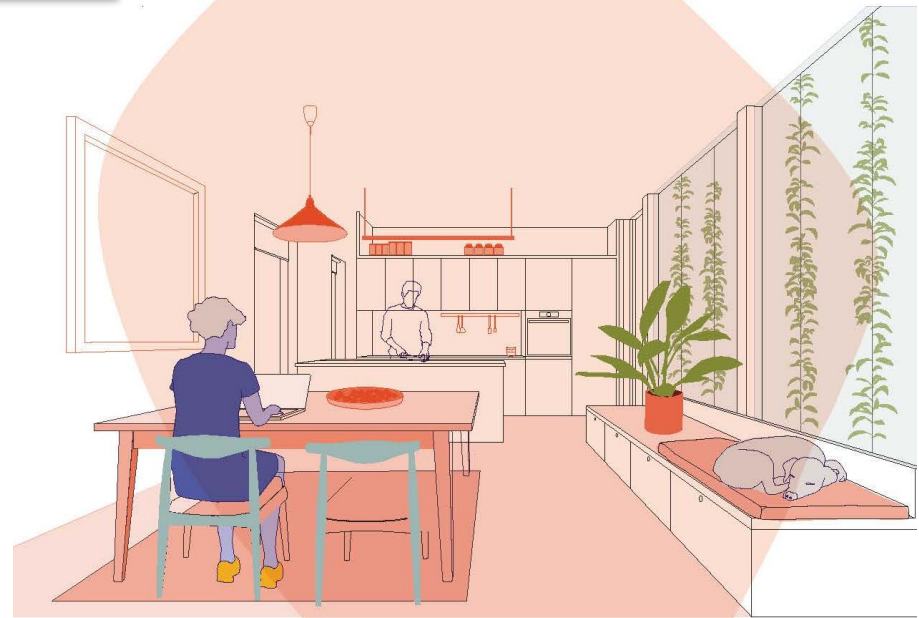
Dwelling type		Minimum tree requirements
Single houses and grouped dwellings (trees per dwelling)		1 small tree
Multiple dwellings (trees per site)	Less than 700m ²	1 medium and 2 small trees
	700-1000m ²	2 medium trees OR 1 large tree and 2 small trees
	Greater than 1000m ²	1 large tree and 2 medium trees OR 1 large tree and 4 small trees



- Primary garden area
- Deep soil area 30m²
- ▨ Deep soil area encroachments 10m²
- Covered outdoor area 10m²
- Tree root protection area

3.0 THE BUILDING

- 'One good room'
- How do we gather as a family and friends?
- Storage for cars, bikes and 'stuff'



3.0 THE BUILDING

INDOOR AMENITY

- Dedicated **primary living space**
- **Solar access** and **natural ventilation** requirements
- Min. dwelling and room sizes



Dwelling	Minimum internal floor area
Studio	36m ²
1 bed	47m ²
2 bed x 1 bath ¹	67m ²
3 bed x 1 bath ¹	90m ²

Minimum floor areas and dimensions for habitable rooms

Dwelling	Minimum internal floor area	Minimum internal dimension
Bedrooms	9m ²	2.7m
Primary living space	N/A	4m

3.0 THE BUILDING

PARKING

- **Parking** standards for occupant and visitor parking (bikes and cars)
- Minimum and **maximum** parking standards



Minimum and maximum car parking standards

LOCATION A		Studio & 1 bdrm	2 bdrm	3 or more bdrm	Ancillary dwelling
Minimum required parking (space per dwelling)		0	0	0	0
Maximum parking permitted (space per dwelling)	Garage parking	1	1	2	1
	Carport, uncovered or basement parking	No maximum parking spaces apply			1
LOCATION B		Studio & 1 bdrm	2 bdrm	3 or more bdrm	Ancillary dwelling
Minimum required parking (space per dwelling)		1	1	2	1
Maximum parking permitted (space per dwelling)	Garage parking	1	2	2	1
	Carport, uncovered or basement parking	No maximum parking spaces apply			1

3.0 THE BUILDING

HOUSING DIVERSITY

- **Universal design** requirements
- **Ancillary dwellings** now permitted for single houses (no. min lot size) and dual key dwellings for apartments
- **Small dwelling** site area concession (35%) to encourage 1 - 2 bedroom dwellings

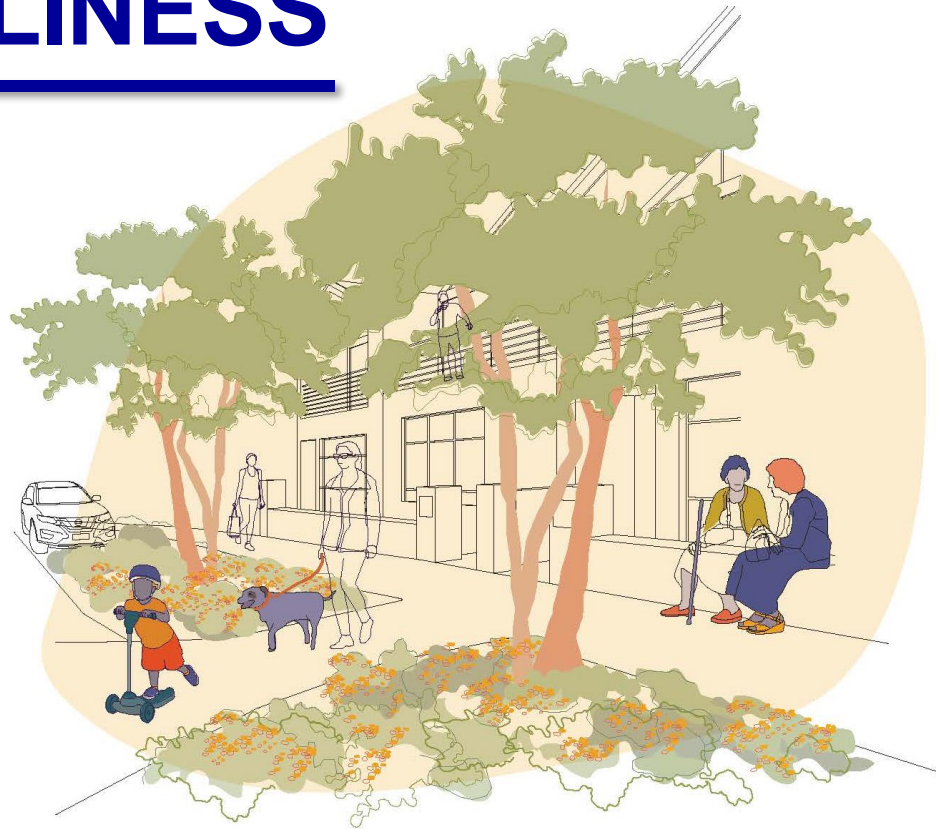


Universal design requirements

Number of dwellings per lot	Silver Level	Platinum Level
1- 4 dwellings	No minimum requirement	
5 – 9 dwellings	Minimum 1 dwelling	No minimum requirement
10 or more dwellings	Minimum 20 per cent of all dwellings	Minimum 5 per cent of all dwellings

4.0 NEIGHBOURLINESS

- How do we contribute to local character?
- How does new development fit with existing development?



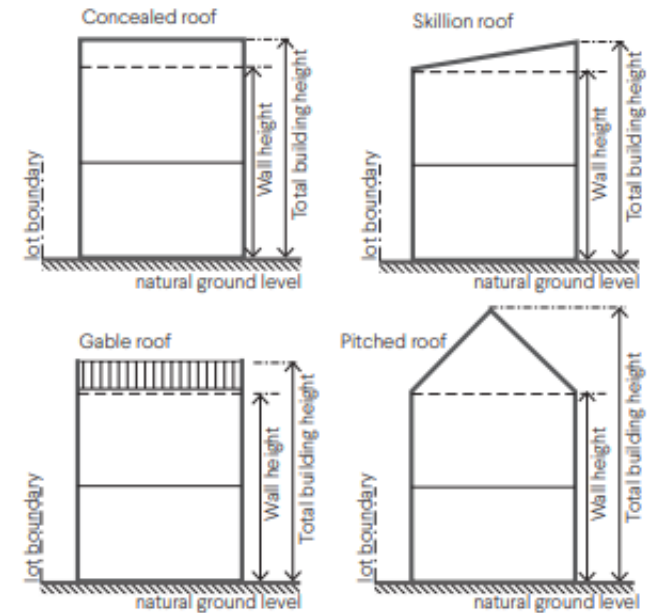
4.0 NEIGHBOURLINESS

BUILT HEIGHT

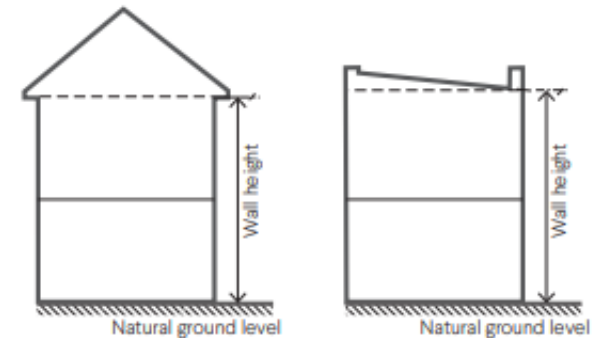
- **Building height** measured in storeys
- Height caps to accommodate different roof pitches

Storey height

R-Code	Max number of storeys	Max. Wall Height	Max. Total Building Height	
			Concealed, gable or skillion roof	Pitched or hipped roof
R30 – R35	2	7m	8m	10m
R40 – R60	3	9m	10m	12m
R80 – R100	4	12m	13m	15m



Two storey example for wall and building height



Wall height for buildings with eaves

Wall height for buildings without eaves

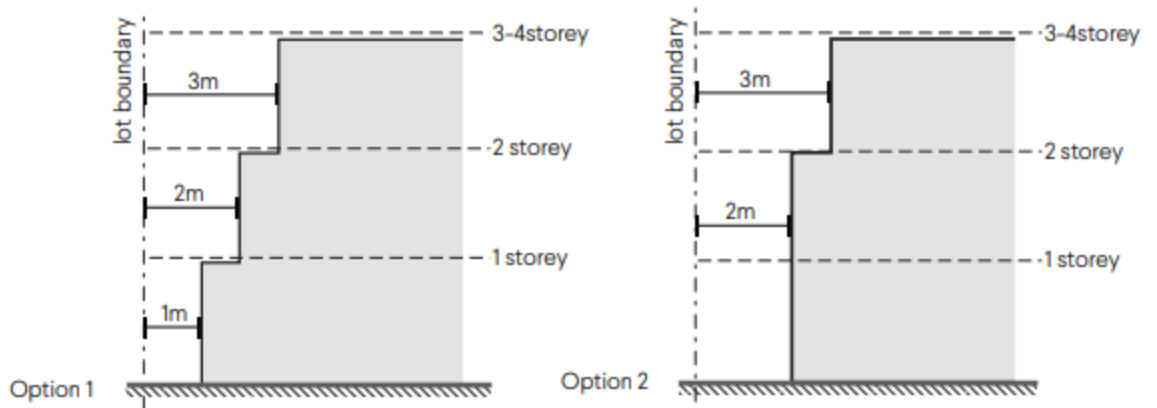
4.0 NEIGHBOURLINESS

LOT BOUNDARY SETBACKS

- Simple lot boundary setback calculations based on no. of storeys
- Deemed-to-comply boundary wall provisions to allow terrace typologies

Minimum lot boundary setbacks

No of Storeys	Lot boundary setback
1	1m
2	2m
3	3m
4	3m

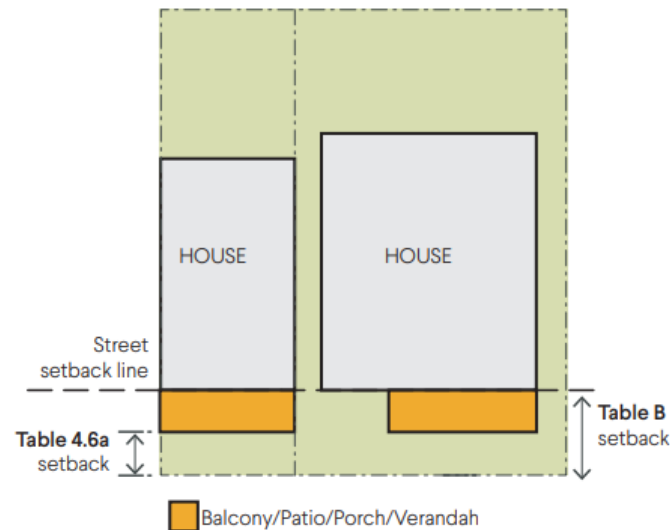


4.0 NEIGHBOURLINESS

STREET SETBACKS

- Minimum street setbacks only (no averaging)
- Provisions to limit impact of garages on streetscapes
- Balconies, patios, porches and verandahs can encroach forward of primary street setback

R-Code	Minimum Primary Street Setback
R30	4m
R40	3m
R60	3m
R80	2m



4.0 NEIGHBOURLINESS

PRIVACY

- 3D cone of vision assessment required where overlooking outdoor active habitable space or major opening of neighbouring lots
- Deemed-to-comply design solutions to address privacy:
 - Offsetting windows
 - Incorporating recessed windows, fins or planter boxes to interrupt line of sight
 - Providing highlight windows, obscure glazing or permanent screening
 - Setbacks

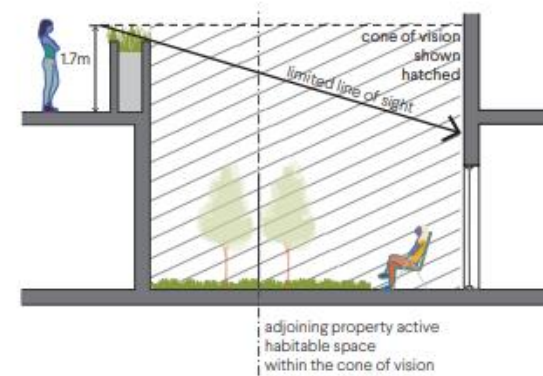


Figure 4.12c Horizontal and vertical visual privacy design solutions

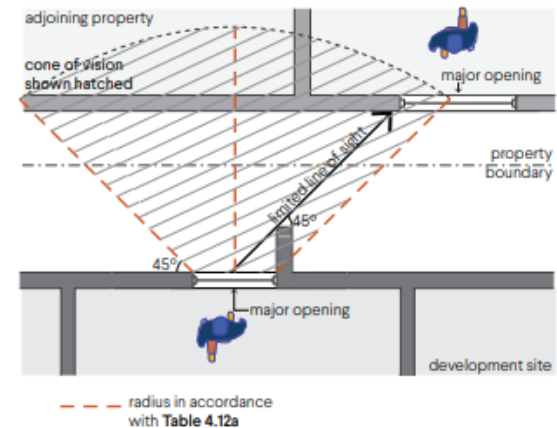


Figure 4.12d Horizontal and vertical visual privacy design solutions

LOCAL GOVT. VARIATIONS

Alignment with Action Plan for Planning Reform and amendments to the Regulations

- **Local Planning Scheme**
Variation requires WAPC approval
- **Precinct Structure Plan**
Variation requires WAPC approval
- **Local Development Plan (LDP)**
Select built form elements do not require WAPC approval. New process involving WAPC
- **Local Planning Policy (LPP)**
Select elements do not require WAPC approval
Allowance for regional variations

Transitional arrangements

- Audit LPP with WAPC input
- Grandfather clause – existing structure plans, LDPs

Part C - Medium Density Code		Local planning framework instrument		
Element	Clause reference	Precinct Structure Plan	Local Planning Policy	Local Development Plan
1.1	Site area	All clauses		
2.1	Primary garden area	All clauses		
2.2	Private open space	All clauses		
2.3	Trees, deep soil area and landscaping	All clauses	Regional LG only	
2.4	Communal open space	All clauses		
2.5	Water management and conservation	All clauses		
3.1	Primary living space	All clauses		
3.2	Solar access and natural ventilation	C3.2.1, C3.2.3 and C3.2.4 onlys	Regional LG only	
		All other clauses		
3.3	Size and layout of dwellings	All clauses		
3.4	Parking	C3.4.3 only	Regional LG only	
		All other clauses		
3.5	Storage	All clauses		
3.6	Waste management	All clauses		
3.7	External fixtures	All clauses		
3.8	Outbuildings	All clauses		
3.9	Universal design	All clauses		
3.10	Ancillary dwellings	All clauses		
3.11	Small dwellings	All clauses		
3.12	Aged and dependent persons' dwellings	C3.12.1(ii) only		
		All other clauses		
3.13	Housing on lots less than 100m ²	All clauses		

EXPLANATORY GUIDELINES



- Design and assessment guidance
- Support good design process
- How to do site responsive design
- Alternatives to deemed-to-comply

**MEDIUM DENSITY
CODE
BLOCK STUDY**

BLOCK STUDY



NOLLAMARA

R40

Typical 728m² lot sizes

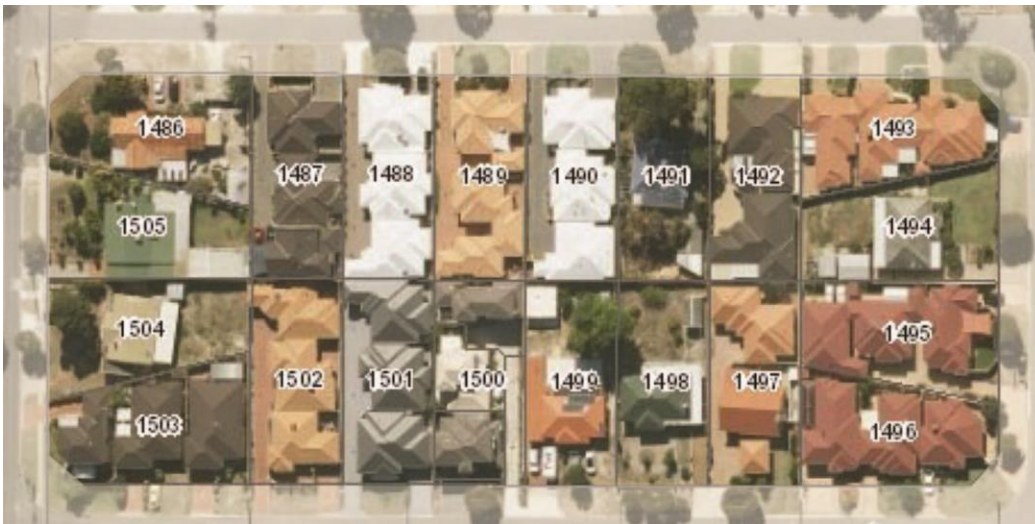
Default triplex infill development

-  Subject Site
-  Bus stop
-  Bus route
-  Local Shopping Centre
-  Primary + Secondary School

IMPACT OF INFILL



2000



Present

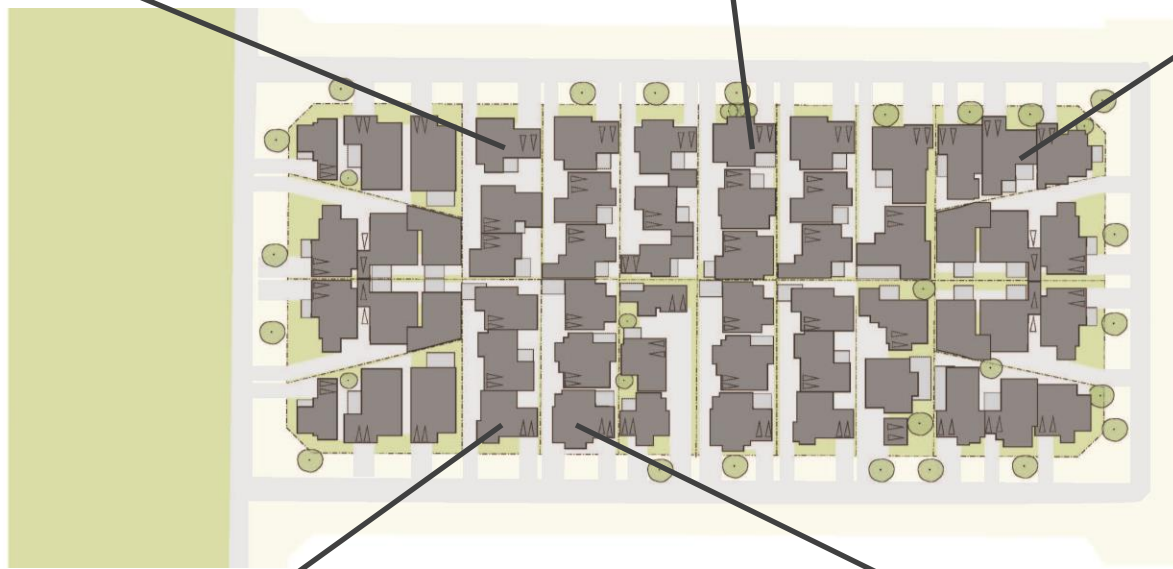
Cost to community:

~\$85K / YR

(based on \$1,460/dwelling)

(Source: SGS Report)

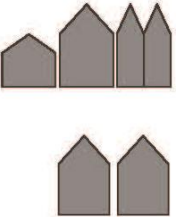


BUSINESS AS USUAL



CODE OUTCOMES

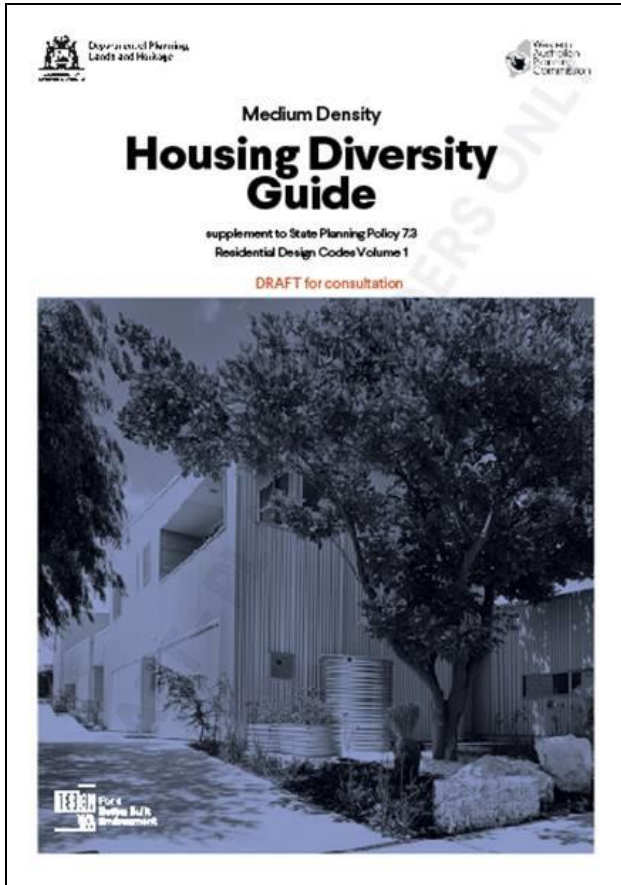


CODE BENEFITS

		BAU	MD Policy Outcomes	% Change
	YIELD	Duplex	4 dwellings	2
		Triplex	54 dwellings	24 dwellings
		Quadraplex	-	8 dwellings
		Terrace	-	30 dwellings
		Apartments	-	7 dwellings
		TOTAL	58 dwellings	71 dwellings
	DEEP SOIL AREA		1,875m ²	4,140m ²
			12%	27%
	TREES		6 small trees	106 small trees <i>(plus four medium retained trees)</i>
			0.35% tree canopy cover	6% tree canopy cover <i>(based on average 3m small tree canopy)</i>

NEXT STEPS

NEXT STEPS



A1 Single detached	A2 Semi-detached	A3 'Plex	A4 Villas
<p>Suburban context</p> <p>A single detached dwelling is a house on its own lot that is not attached to any other dwelling.</p>  	<p>A semi-detached dwelling is a house that shares one common wall with its neighbour both fronting the street or both to a side but, necessarily in the urban style. Semi-detached dwellings could be built on a single lot by their occupant(s) arrangement) or on separate lots.</p>  	<p>Duplex/triplex/quadruplex villas. Two, three or four dwellings on one lot, that can be either side by side or built one on top of another or connected to different street frontages on a corner lot.</p>  	<p>R40</p> <p>Five or more dwellings on one larger lot, typically delivered one behind another. The driveway / common area is usually controlled and prioritised.</p>  
A5 Terrace housing	A6 Row housing	A7 Apartment house	A8 Low-rise apartments
<p>Suburban / Urban</p> <p>A terrace is a row of attached dwellings built on both sides of a street with a common street frontage. They can be group of dwellings where there is a common property for parking or green space where each dwelling and resident parking is contained on its own lot.</p>  	<p>Row houses have a built form similar to the terraces, but without a street street frontage. These are attached group dwellings with a frontage to a rearward street.</p>  	<p>R60</p> <p>A multi-story building that contains two to six multiple dwellings in various arrangements where at least one is above another. The building presents to the street as a single house on a parcel lot and can have a common entry area circulation space. Can include built forms such as minor houses, duplex apartments, flat, town and townhouse apartments.</p>  	<p>R60+</p> <p>Urban / urban core</p> <p>A residential apartment building multiple dwellings that is not an apartment house where a dwelling is above another dwelling.</p>  

Project sheets demonstrate design and planning principles + site suitability

A resource for design, planning and development professionals to support the Code and greater housing choice

POLICY NEXT STEPS

Code release	<ul style="list-style-type: none">• <i>Draft R-Codes, Vol.1</i>• <i>MD Explanatory Guidelines</i>• <i>Consequential modifications to Vol. 2 - Apartments</i>	<i>27 November 2020</i>
Advertising and engagement	<ul style="list-style-type: none">• <i>Information forums</i>• <i>Workshops & Briefings</i>	<i>January to March 2021</i>
Submissions close		<i>16 April 2021</i>
Respond to submissions	<ul style="list-style-type: none">• <i>Review submissions</i>• <i>Design and feasibility testing</i>• <i>Further engagement/ workshops</i>• <i>Policy modification</i>	<i>Mid 2021</i>
Finalisation and gazettal		<i>Late 2021</i>

NEXT STEPS - WORKSHOPS

Community

Tuesday 9 February 2021, 4.00pm to 6.30pm

METRO Local government officers

Thursday 11 February 2021, 9.00am to 12.00pm

REGIONAL Local government officers

Tuesday 23 February 2021, 9.30am to 11.00am

Planning Consultants

Tuesday 16 February 2021, 9.00am to 12.00pm

Developers/ builders

Thursday 18 February 2021, 9.00am to 12.00pm

Architects / designers

Thursday 18 February 2021, 2.00pm to 5.00pm

South-west local government tour

Tuesday 19 January – Thursday 21 January 2021





QUESTIONS?

YIELD INCENTIVES

R-Code	Dwelling type	Site area per dwelling (m ²)		
		CATEGORY A	CATEGORY B	CATEGORY C
<i>For residential development in areas coded R25 and below, refer to R-Codes Vol. 1</i>				
R30	Single house and Grouped dwelling	Min 260 Ave 300	Min 220 Ave 260	Min 180 Ave 220
	Multiple dwelling	Ave 300	Ave 260	Ave 220
R35	Single house and Grouped dwelling	Min 220 Ave 260	Min 180 Ave 220	Min 160 Ave 180
	Multiple dwelling	Ave 260	Ave 220	Ave 180
R40	Single house and Grouped dwelling	Min 180 Ave 220	Min 160 Ave 180	Min 120 Ave 150
	Multiple dwelling	Ave 115	Ave 100	Ave 85
R50	Single house and Grouped dwelling	Min 160 Ave 180	Min 120 Ave 150	Min 100 Ave 120
	Multiple dwelling	Ave 100	Ave 85	Ave 85
R60	Single house and Grouped dwelling	Min 120 Ave 150	Min 100 Ave 120	NA
	Multiple dwelling	Ave 85	NA	NA
R80	Single house and Grouped dwelling	Min 100 Ave 120	NA	NA
	Multiple dwelling	<i>Refer R-Codes Vol. 2</i>	NA	NA
R100 ¹	Single house and Grouped dwelling	Min 80 Ave 100	NA	NA
	Multiple dwelling	<i>Refer R-Codes Vol. 2</i>	NA	NA