



Department of **Planning,**
Lands and Heritage

GAZETTAL DEFERRED
SUBJECT TO FURTHER AMENDMENTS



State Planning Policy 7.3

Residential Design Codes

Volume 1



The Department of Planning, Lands and Heritage acknowledges the traditional owners and custodians of this land. We pay our respect to Elders past and present, their descendants who are with us today, and those who will follow in their footsteps.

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About this document

Planning reform

Western Australia is experiencing a shifting planning and development landscape, influenced by new disruptive technologies, changes to our economy, and a diverse population with different needs and expectations. A streamlined, contemporary and fit-for-purpose planning system that meets the varying needs of our vast State is critical for the delivery of quality housing for connected, vibrant and affordable communities, both now and in the future.

The *Action Plan for Planning Reform* elevates the requirement for well-designed residential development across the State and the review and update of State Planning Policy 7.3 *Residential Design Codes Volume 1* (R-Codes Volume 1) supports this goal.

About good design

Good design is not a subjective idea; it can be defined and measured. Notions of design quality extend beyond taste, style and appearance to encompass functionality, sustainability, response to context, structural integrity, flexibility in use, and cost efficiency, both during construction and over the life of the building. Most importantly, good design outcomes improve the urban environment, benefit local communities and leave a positive legacy for future generations.¹

Good design endeavours to reconcile multiple concurrent and often competing objectives and outcomes that vary according to the circumstances of each site and project. A rigorous, considered and contextual design process should prioritise these competing objectives to develop a cohesive, site-responsive design. Undertaking this process typically creates better performing buildings and better outcomes for community.

¹ State Planning Policy 7.0 *Design of the Built Environment* (SPP 7.0)

Outcomes-based planning

The R-Codes strongly advocate contextual and site-specific development solutions. To facilitate good design outcomes, the R-Codes Volume 1 provides two pathways for development assessment and determination.

Applications for development approval need to demonstrate that the proposal achieves the objectives of the R-Codes Volume 1 and the requirements of each design element through either of the following pathways:

- 1. Deemed-to-comply** – deemed-to-comply provisions provide a straightforward means for the development proposal to demonstrate that it satisfies the objectives and design principles of the R-Codes. They outline the expected development standards that should be met through this pathway.
- 2. Design principle** – the design principles pathway offers an alternative merit-based approach when one or more of the deemed-to-comply provisions are not satisfied. This allows for innovative design responses that may be more context and site responsive. Where a deemed-to-comply provision is not met, the proponent should provide sufficient justification to demonstrate how they have met or exceeded the requirements of the relevant design principle(s) when this pathway is pursued.

To foster good design outcomes, proponents are encouraged to access available opportunities for independent design review consistent with State Planning Policy 7.0 – *Design of the Built Environment* (SPP 7.0) and the *Design Review Guide*. This can be particularly helpful for more complex applications and applications pursuing a merit-based, design principle approvals pathway, where the requirements of the code can be met in a variety of ways.

The State Planning Policy 7.3 *Residential Design Codes Volume 1 Explanatory Guidelines* (Explanatory Guidelines) have also been provided to explain and assist the interpretation and application of the R-Codes, providing additional guidance to applicants, designers, decision-makers and the community.

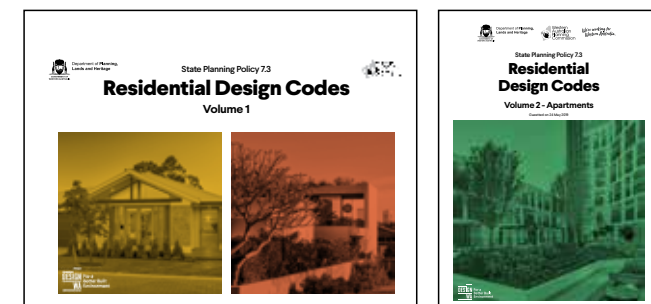
Who is this design code for?

The R-Codes provide planning and design provisions for residential development across Western Australia. These provisions have been provided to assist in the following ways:

- Guide developers, urban planners, urban designers, architects, landscape architects, builders and other professionals when designing housing developments and preparing an application for development approval.
- Assist decision-makers and planning professionals in local and State government with assessment of development proposals and in implementing strategic planning in the form of local policy and design guidance.
- Support communities by raising awareness of the principles of good design and by promoting quality housing designs that will make a positive contribution to local neighbourhoods.

R-Codes structure

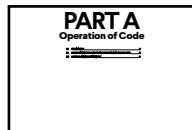
The R-Codes consist of two volumes.



About this document (cont.)

Document structure

There are four parts to the R-Codes Volume 1 (this document).



PART A – OPERATION OF CODE

Part A establishes the purpose, application and operation of the R-Codes Volume 1 and consists of the following sections:

Section 1.0 Preliminary

Contains the administrative provisions and statutory framework, including the citation, general objectives of the code, and its application in relation to residential development.

Section 2.0 Development application and decision-making process

Outlines the requirements for applications and the process for assessment and determination of development proposals. This section also explains when consultation with neighbours may be required and the applicable process.

Section 3.0 Local planning framework

Explains how the provisions of the code interact with local planning frameworks. This includes which local planning instruments can modify R-Code provisions to achieve context and site-responsive development outcomes.

Section 4.0 Special transitional arrangements (Part C only)

Explains the transitional arrangements applicable for certain single house development applications and for local planning frameworks in relation to Part C – Medium Density.



Part B – LOW DENSITY

Part B applies to all single houses, grouped dwellings and multiple dwellings in areas coded R25 and below.

The provisions for Low Density and related figures, tables and diagrams, are captured in five sections:

5.1 Context

5.2 Streetscape

5.3 Site planning and design

5.4 Building design

5.5 Special purpose dwellings

Objectives are included at the beginning of each of these sections to guide development proposals and assessment. These five sections are further divided into design elements that include the design principle and deemed-to-comply pathways.



PART C – MEDIUM DENSITY

Part C applies to all single houses and grouped dwellings in areas coded R30 and above, and multiple dwellings in areas coded R30 to R60.

The provisions for Medium Density and related figures, tables and diagrams, are captured in three sections:

1.0 The Garden

2.0 The Building

3.0 Neighbourliness

Objectives are included at the beginning of each of these sections to guide development proposals and assessment. These three sections are further divided into design elements that include the design principle and deemed-to-comply pathways.

The fourth temporary section provides substituted deemed-to-comply provisions for certain single house development applications in relation to design elements in The Garden, The Building and Neighbourliness.



PART D – LAND

Part D applies to single houses and grouped dwellings (all density codings), and multiple dwellings in areas coded R10 to R60.

This part sets out the site area requirements and dwelling yield for both low and medium density development and includes objectives to guide subdivision proposals and assessment, along with design principle and deemed-to-comply pathways.



APPENDICES

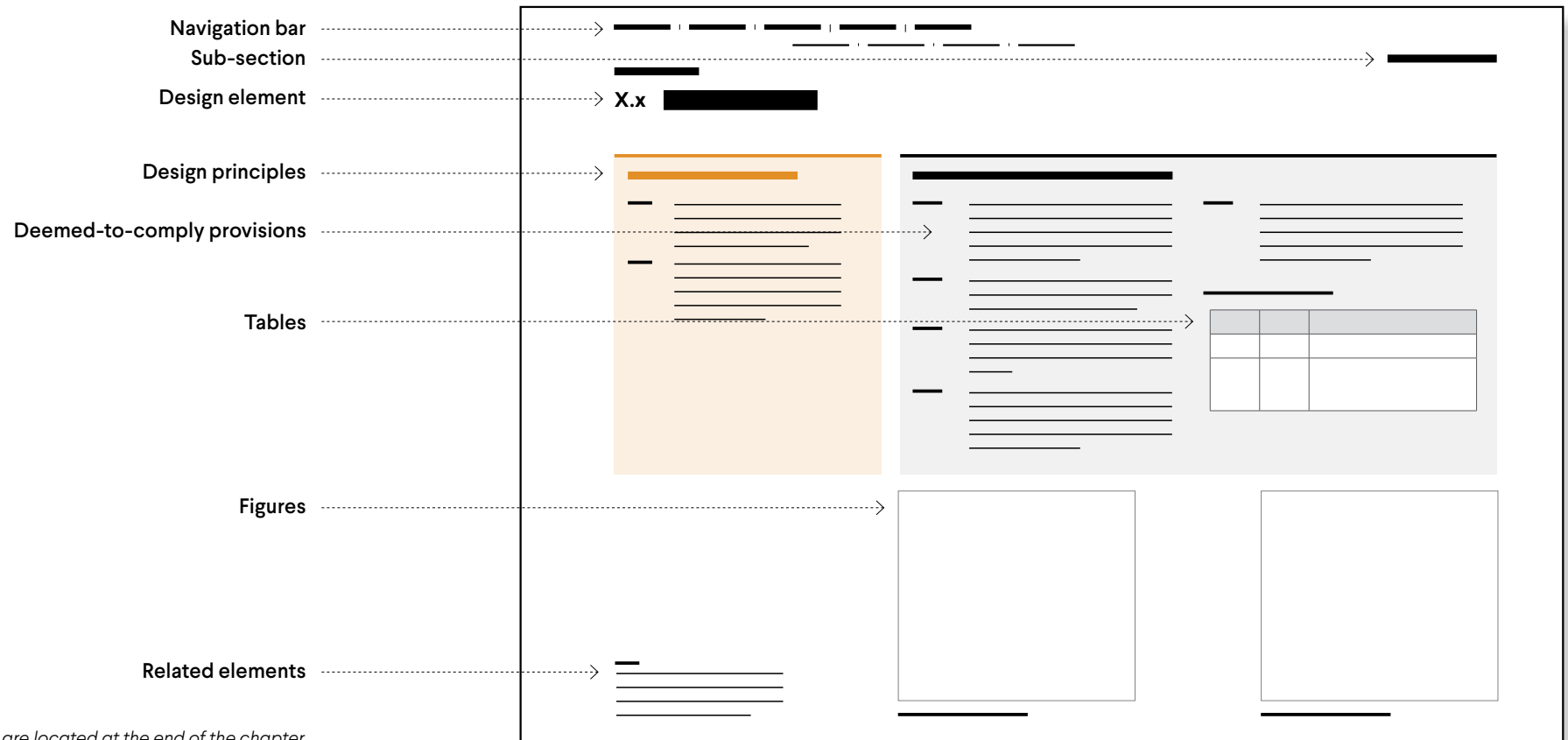
The appendices, which form part of the statutory provisions of the R-Codes Volume 1, consists of definitions, context and site analysis and application requirements.

About this document (cont.)

Graphic layout

Throughout this document, words written in bold print have a corresponding definition listed in *A1 Definitions*.

The R-Codes Volume 1 applies a two-column format. The left-hand column provides the element **design principles**. The right-hand column provides the **deemed-to-comply** provisions.



Notes

- Figures in Part B are located at the end of the chapter
- Related elements are only applicable to Part C

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1.0 Preliminary

1.1 Citation

This planning policy is made under Part 3 of the *Planning and Development Act 2005* and is cited as State Planning Policy 7.3 Residential Design Codes -Volume 1 (R-Codes Volume 1).

1.2 Purpose of the R-Codes

The purpose of the R-Codes is to provide a comprehensive basis for the guidance and control of **residential development** throughout Western Australia.

1.3 General objectives of the R-Codes

The general objectives of the R-Codes are:

Residential development objectives

- to facilitate quality **residential development** that provides occupants with high **amenity** and liveable housing for an enhanced quality of life;
- to promote a range of housing types that provide residents with choice, including affordable options;
- to encourage housing that responds to local context and contributes to the desired **streetscape**, precinct and neighbourhood character;
- to facilitate residential development that is environmentally, economically and socially **sustainable**; and
- to encourage house designs that are respectful and responsive to local heritage and cultural values.

Planning, governance and development process objectives

- to facilitate **residential development** that is appropriately designed for the intended residential purpose, land tenure, density, place context and **scheme** objectives;
- to encourage residential design that is responsive to the **development site**, inclusive of its location, size geometry and features;
- to allow variety and diversity as appropriate where it can be demonstrated this better reflects the context or scheme objectives;
- to allow for appropriate modifications to, and augmentation of R-Codes provisions through **local planning frameworks**;
- to provide certainty in timely assessment and determination of proposals; and
- to provide an assessment framework that supports consistent application of standards and decision-making between jurisdictions.

In assessing and determining proposals for **residential development**, the **decision-maker** shall have regard to the above general objectives, and any relevant objectives of the relevant **scheme**.

1.4 Application of the R-Codes

The R-Codes applies to all **residential development** throughout Western Australia.

The R-Codes are divided into two volumes (refer **Table 1.4a**). R-Codes Volume 1 applies to all **single house** and **grouped dwelling developments**; and **multiple dwelling** development in low and medium density coded areas (R10-R60). *R-Codes Volume 2 – Apartments* applies to multiple dwelling (apartment) developments in high density coded areas (R80 and above and R-AC). Any **dwellings** in a **mixed use** development are considered to be multiple dwellings and the relevant volume applies.

Table 1.4a Application of the R-Codes development standards

| SPP 7.3 Residential Design Codes | | Single Houses | Grouped Dwellings | Multiple Dwellings (including dwelling components of mixed use developments) |
|----------------------------------|-----------------------|------------------------------------|------------------------------------|---|
| Volume 1 | Part B Low Density | R25 and below | R25 and below | R10 to R25 |
| | Part C Medium Density | R30 and above; R100-SL; R-AC | R30 and above; R100-SL; R-AC | R30 to R60 |
| Volume 2 | | NA | NA | R80 and above; R-AC |

1.0 Preliminary (cont.)

R-Codes Volume 1 is comprised of four parts.

Part A outlines the application and decision-making processes for **residential development** and the modifications that can be made to the provisions of the R-Codes through **local planning frameworks**.

Part B includes provisions applicable to **single houses, grouped dwellings** and **multiple dwellings** (including the dwelling component of **mixed use development**) in areas coded R25 and below.

Part C includes provisions applicable to **single houses** and **grouped dwellings** in areas coded R30 and above, R100-SL and R-AC; and **multiple dwellings** (including the **dwelling** component of **mixed use development**) in areas coded R30 to R60 inclusive.

Part D provides the site area requirements for all **residential development**.

1.5 Explanatory Guidelines

The Western Australian Planning Commission (**WAPC**) may prepare more detailed Explanatory Guidelines on the matters addressed in the R-Codes Volume 1, in consultation with local government and relevant stakeholders, to meet the objectives of the R-Codes Volume 1 and, if prepared, these should be considered in the determination of proposals.

The Explanatory Guidelines, which may be amended from time to time, provide design and assessment guidance to assist interpretation and assessment of proposals against the **design principles** and **deemed-to-comply** provisions of the R-Codes Volume 1 as well as guidance for preparing **local planning frameworks**.

2.0 Development application and decision-making process

2.1 R-Codes development application process

The following information provides a summary of when a **development** application is required. It is recommended proponents of developments consult with the relevant **decision-maker** to establish the application and procedural requirements that apply to the specific development proposal in the applicable jurisdiction.

The R-Codes Volume 1 approval process is illustrated in the process flowchart of **Figure 2.1**. This process flowchart has been designed as a guide for all **decision-makers**, developers and proponents using R-Codes Volume 1.

2.1.1 When a development application is required

A **development** application¹ is required where required under a **scheme**.

Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations) exempts certain works from requiring a **development** application and development approval (refer cl. 61, part 7 of Schedule 2).

Where a **development** application is required, the application shall be lodged with the relevant **decision-maker** for assessment and determination.

¹Refer cl. 60 and 61 of part 7 in Schedule 2 of the Regulations.

Notes

¹A scheme may require development approval for a single house irrespective of the requirements of the R-Codes Volume 1.

This flowchart does not illustrate the determination review process possible via the State Administrative Tribunal.

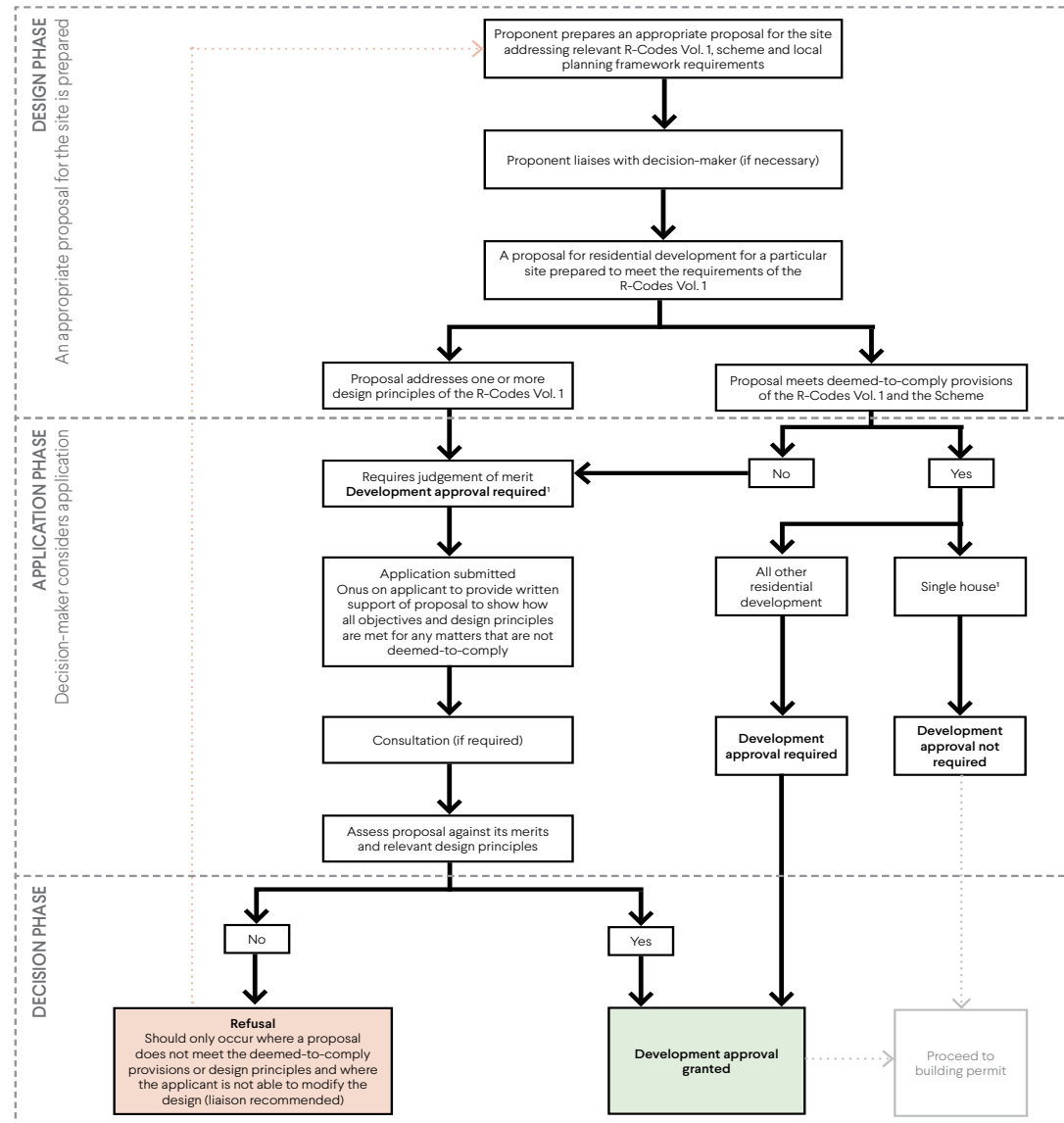


Figure 2.1 R-Codes Volume 1 approval process

2.0 Development application and decision-making process (cont.)

2.1.2 Design development process and design review

Prior to lodging the **development** application with the **decision-maker**, it is recommended proponents undertake a thorough design development process to progress the best and most appropriate design response for the **site**.

A thorough design development process should entail the following:

1. Context and site analysis

Context and site analysis early in the design process to understand the existing and intended character of the locality and the opportunities and constraints presented by the **site** (refer A2 *Context and site analysis* for considerations that may be relevant at this stage).

2. Concept design

Concept design consisting of preliminary designs and sketches that address **development** opportunities and constraints, and explore different development options for the **site** in accordance with the R-Codes and **local planning framework**.

3. Pre-lodgement engagement

Pre-lodgement engagement with the **decision-maker** (where this service is available) to resolve design issues and use feedback to improve and advance the **development** proposal.

4. Design review

Where available, design review in addition to pre-lodgement engagement to obtain independent, expert advice on the design quality of the proposed **development**. Design review is particularly relevant to larger scale, complex and innovative design proposals proposing a **design principle** pathway. Refer to *Design Review Guide* for further details.

2.1.3 Development application requirements

All applications for **development** approval must provide the information required by the relevant **scheme** and as deemed to be necessary by the **decision-maker** to assess and determine the application (refer A3 *Application documentation* for a list of items that may be required by decision-makers). The decision-maker may refuse to accept an application where the information provided is incomplete.

Deemed-to-comply provisions prescribe the development standards that an application must satisfy in order to meet the objectives of the R-Codes and the requirements of each design element. Alternatively, proponents may lodge for a **design principle(s)** assessment against one or multiple design elements.

The application must detail in writing where the proposed **development** departs from a **deemed-to-comply** provision and give justification of how the proposal satisfies the corresponding **design principle** and any relevant objectives and requirements of the **local planning framework**. Local neighbourhood character or **site** conditions may be relevant in justifying why it may not be possible or desirable to satisfy a deemed-to-comply provision and how a proposal satisfies the corresponding design principle.

2.2 Assessment and determination process under the R-Codes

2.2.1 Assessment

In considering an application, a **decision-maker** shall have regard to matters specified under cl. 67, part 9 in Schedule 2 of the Regulations.

The **decision-maker** shall not vary the minimum or average **site area per dwelling** requirements set out in **Table D** except as provided for in the R-Codes Volume 1 or the **scheme**.

2.2.2 Judging merit of proposal

Where an application does not meet a **deemed-to-comply** provision(s) of the R-Codes Volume 1 and addresses a **design principle(s)**, the **decision-maker** is required to exercise judgement and undertake a merit-based assessment to determine the proposal.

Judgement of merit is exercised by the **decision-maker** only for the specific element of a proposal that does not satisfy the relevant **deemed-to-comply** provision. Where the decision-maker is satisfied the **design principle** is met for that specific element, the corresponding deemed-to-comply provision(s) should not be applied.

The Explanatory Guidelines may assist when undertaking a merit-based assessment against the **design principles** of the R-Codes Volume 1.

Where design review is available¹, the recommendations and advice may inform the judgement of merit and exercise of discretion.

¹Refer to *Design Review Guide*

In making a determination on the suitability of an application, the **decision-maker** shall exercise judgement having regard to:

- i. any relevant purpose, objectives and provisions of the **scheme**;
- ii. any relevant objectives and provisions of the R-Codes;
- iii. the R-Codes Explanatory Guidelines;
- iv. a provision of a properly adopted **local planning instrument** consistent with the R-Codes; and
- v. orderly and proper planning.

The **decision-maker** shall not refuse to grant approval to an application where the application satisfies the **deemed-to-comply** provisions of the R-Codes Volume 1 and any relevant provision of the **scheme** and **local planning framework**.

Where an application does not satisfy a **deemed-to-comply** provision and is not consistent with the objectives, intent, and corresponding **design principle** of the R-Codes and any relevant provision of the **scheme** and **local planning framework**, the application should be refused by the **decision-maker**.

2.0 Development application and decision-making process (cont.)

2.3 Consultation

2.3.1 Consultation not required

Where a **development** proposal is **deemed-to-comply** in accordance with the R Codes Volume 1, it will not require advertising to adjoining owners and occupiers.

2.3.2 Consultation required due to potential impact

Where an application is made for **development** approval which presents:

- i. a proposal against one or more **design principles** of the R-Codes Volume 1; and
- ii. there is the potential for the **amenity** of an adjacent property or the **street** to be impacted;

then there may be grounds for the **decision-maker** to notify affected owners and occupiers of the proposal.

2.3.3 Consultation required by local planning framework

Where the **decision-maker** is to judge the merits of a **development** application as part of a **design principle** pathway assessment and:

- i. the merits of the proposal are a matter of technical opinion; and
- ii. the decision-maker is satisfied that in its opinion the proposed development will not result in a significant impact on the **amenity** of the **adjoining property** or the **street**;

it is only necessary to seek comment from adjoining owners and occupiers where specifically required by the **scheme** or a relevant **local planning policy**.

2.3.4 Consultation approach

If in the opinion of the **decision-maker**, adjoining owners and occupiers are likely to be adversely impacted by the proposed **development** (in accordance with **2.3.2** and **2.3.3**), the opportunity to view and comment on the proposal should be provided.

The owners and occupiers of properties likely to be adversely impacted, as identified by the **decision-maker**, shall be notified in accordance with the requirements of cl. 64, part 8 in Schedule 2 of the Regulations and invited to comment on that part of the proposed **development** that does not meet the **deemed-to-comply** provisions of the R-Codes Volume 1.

As a minimum, notified owners and occupiers should be provided with information on:

- i. how to view details of the proposal;
- ii. the **site** and general nature of the proposal; and
- iii. reference to the **design principles** that the proposal is addressing and the supporting justification provided by the proponent.

The **decision-maker**, upon receipt of comments from owners and occupiers of affected properties, should undertake a considered analysis of comments, balanced with technical expertise when exercising its judgement to determine the proposal.

Where no response is received within the time specified from the date of notification, the **decision-maker** may proceed to determine the proposal on its merits and issue its decision.

A summary of all comments received during the consultation period shall be provided to the proponent on request and, if so requested, a period of not more than 10 days, or a longer period as agreed by the **decision-maker**, should be allowed within which the proponent may submit a response to the comments prior to the decision-maker considering the proposal. Submitters may elect to have their name and other personal details redacted from any submission provided to the proponent or published in any other form.

In making a determination, the **decision-maker** shall consider any comments made during the consultation period and the proponent's response to the comments made on the proposal (if any). The decision-maker should advise submitters of its decision.

2.3.5 Consultation undertaken by proponent

For proposals requiring consultation with two or less adjoining landowners, where consultation has been carried out satisfactorily (in the opinion of the **decision-maker**) by the proponent, and comments are provided which accompany the proposal, the decision-maker may consider and determine the proposal without further consultation.

The **decision-maker** shall be satisfied that the information provided and comments tendered are accurate and verified subject to the consultation of the application information and proof of posting by registered post provided to the decision-maker.

2.3.5 Amended plans

Where a proposed **development** has previously been advertised and amended plans are received post-advertising, the amended plans may be the subject of further consultation (in accordance with the process outlined in section **2.3.4**) where, in the opinion of the **decision-maker**, the proposed development may have an adverse impact on the **amenity** of an adjacent property or the **streetscape**.

Where, in the opinion of the **decision-maker**, amended plans reduce the impact of a proposed **development** and/or where they address comments received from submitters, re-advertising is not required.

Notes:

1. *The same consultation procedures outlined in section **2.3.4** should be applied where amended plans are submitted prior to a **decision-maker** determining a proposed **development** that propose a material change to a development which would warrant consultation under section **2.3.2**.*

2. ***Decision-makers** may have consultation requirements under their **local planning framework** that are additional or different to those described above. It is recommended that discussions undertaken at pre-lodgement stage confirm the consultation requirements.*

3.0 Local planning framework

3.1 Function of local planning frameworks

Local planning frameworks may amend, replace and/or augment the **deemed-to-comply** provisions of the R-Codes Volume 1. Decision-makers are encouraged to:

- i. maximise consistency of local planning frameworks with the R-Codes; and
- ii. consider the need for settings that respond to a specific issue related to a locality or region, where this is consistent with the element objectives and **design principles** of the R-Codes.

When preparing and determining local planning frameworks, proponents and decision-makers are to ensure that modifications to the R-Codes are:

- i. warranted due to a specific need identified by the **decision-maker** related to that particular locality or region;
- ii. consistent with the relevant provisions of SPP 7.0 *Design of the Built Environment*;
- iii. consistent with the general objectives of the R-Codes Volume 1, as well as the section objectives and the **design principles** of Part B and C (as applicable);
- iv. able to be properly implemented and audited by the decision-maker as part of the ongoing **building** approval process; and
- v. consistent with orderly and proper planning.

Local planning framework instruments that may amend, replace and/or augment provisions of the R-Codes include **schemes, local planning policies, precinct structure plans** and **local development plans**. The provisions of the R-Codes that may be amended, replaced and/or augmented by each type of local planning instrument are identified in section 3.2.

The Explanatory Guidelines provide further detail for additional considerations when modifying **deemed-to-comply** provisions of the R-Codes through a **local planning framework**.

3.2 Ability of local planning frameworks to modify R-Codes

3.2.1 Schemes

Schemes may include clauses that amend, replace, augment and/or exclude any provision of the R-Codes as provided for in the Regulations.

3.2.2 Precinct structure plans

A **precinct structure plan** may amend, replace and/or augment any **deemed-to-comply** provision of the R-Codes, and provide additional requirements relating to **residential development** in order to achieve the objectives and outcomes of State Planning Policy 7.2 *Precinct Design* (SPP 7.2).

3.0 Local planning framework (cont.)

3.2.3 Local planning policies

The R-Codes recognises that there are variations across the State in terms of **local character**, community requirements, climate and the environment. **Local planning policies** may be used to facilitate contextually appropriate design within a local government area.

A local government may adopt a **local planning policy** that amends, replaces and/or augments a **deemed-to-comply** provision of the R-Codes Volume 1 in accordance with **3.2.3a** and **3.2.3b**, subject to satisfying the criteria of **3.1(i)-(v)**.

3.2.3a Modification of the R-Codes through a local planning policy without WAPC approval

| | | | |
|---|--|---|--|
| i. The following provisions of the R-Codes Volume 1 may be modified without WAPC approval: | | ii. In addition to (i), the following provisions of the R-Codes Volume 1 may be modified by local governments located outside of the Perth and Peel regions without WAPC approval: | |
| <p>Part B - Low density</p> <ul style="list-style-type: none"> 5.1.2 Street setbacks – all clauses 5.1.3 Lot boundary setbacks – C3.2-3.3 5.1.6 Building height – all clauses 5.2.1 Setback of garages and carports – all clauses 5.2.2 Garage width – all clauses 5.2.3 Street surveillance – all clauses 5.2.4 Street walls and fences – all clauses 5.2.5 Sight lines – all clauses 5.2.6 Appearance of retained dwelling – all clauses 5.3.5 Vehicular access – C5.1 5.3.7 Site works – all clauses 5.4.3 Outbuildings – all clauses 5.4.4 External fixtures, utilities and facilities – all clauses 5.5.2 Aged and dependent persons' dwellings – all clauses 5.5.3 Single bedroom dwellings – all clauses | <p>Part C - Medium density</p> <ul style="list-style-type: none"> 1.2 Trees and landscaping – C1.2.5 1.4 Water management and conservation – all clauses 2.1 Size and layout of dwellings – C2.1.8 2.4 Waste management – all clauses 2.5 Utilities – all clauses 3.3 Street setbacks – all clauses 3.4 Lot boundary setbacks – C3.4.4 and C3.4.5 3.5 Site works and retaining walls – all clauses 3.6 Streetscape – all clauses 3.7 Access – C3.7.1 and C3.7.2 3.8 Retaining existing dwellings – all clauses | <p>Part B - Low density</p> <ul style="list-style-type: none"> 5.3.2 Landscaping – C2.2 | <p>Part C - Medium density</p> <ul style="list-style-type: none"> 1.2 Trees and landscaping – all clauses 2.1 Size and layout of dwellings – C2.1.9 2.6 Outbuildings – all clauses |
| iii. In addition to (i), the following provisions of the R-Codes Volume 1 may be modified without WAPC approval for a heritage area : | | | |
| <p>Part B - Low density</p> <p><i>No additional</i></p> | | <p>Part C - Medium density</p> <ul style="list-style-type: none"> 2.6 Outbuildings – all clauses 3.2 Building height – all clauses 3.4 Lot boundary setbacks C3.4.4 and C3.4.5 3.7 Access – C3.7.7 | |

3.2.3b Modification of the R-Codes through a local planning policy with WAPC approval

Notwithstanding clause **3.2.3a**, the local government may, with the approval of the **WAPC**, modify any other **deemed-to-comply** provision of the R-Codes Volume 1.

3.2.3c Local housing objectives

A local government may augment the **design principles** of the R-Codes Volume 1 by providing local housing objectives to guide judgements about the merits of proposals for any aspect of **residential development** covered by this volume that does not meet the requirements, or is not provided for, under the R-Codes Volume 1. Local housing objectives must be consistent with the general objectives of the R-Codes Volume 1.

3.0 Local planning framework (cont.)

3.2.4 Local development plans

Local development plans guide and coordinate **development** outcomes that are appropriate to **site** context and identified development opportunities and constraints. As an instrument to principally coordinate development within a defined area, local development plans should not be used for the sole purpose of amending or replacing a **deemed-to-comply** provision(s) of the R-Codes.

A local government may adopt a **local development plan** that amends, replaces and/or augments a **deemed-to-comply** provision of the R-Codes Volume 1 in accordance with **3.2.4a** and **3.2.4b**, subject to satisfying the criteria of **3.1(i)-(v)**.

3.2.4a Modification of the R-Codes through a local development plan without WAPC approval

| | | | |
|--|--|---|---|
| i. The following provisions of the R-Codes Volume 1 may be modified without WAPC approval: | | ii. In addition to (i), the following provisions of the R-Codes Volume 1 may be modified by local governments located outside of Perth and Peel regions without WAPC approval: | |
| <p>Part B – Low density</p> <ul style="list-style-type: none"> 5.1.2 Street setbacks – all clauses 5.1.3 Lot boundary setbacks – all clauses 5.1.6 Building height – all clauses 5.2.1 Setback of garages and carports – all clauses 5.2.2 Garage width – all clauses 5.2.3 Street surveillance – all clauses 5.2.4 Street walls and fences – all clauses 5.2.5 Sight lines – all clauses 5.2.6 Appearance of retained dwelling – all clauses 5.3.5 Vehicular access – C5.1 5.3.7 Site works – all clauses 5.4.3 Outbuildings – all clauses 5.4.4 External fixtures, utilities and facilities – all clauses 5.5.2 Aged and dependent persons’ dwellings – all clauses 5.5.3 Single bedroom dwellings – all clauses | <p>Part C – Medium density</p> <ul style="list-style-type: none"> 1.4 Water management and conservation – all clauses 2.1 Size and layout of dwellings – C2.1.8 2.4 Waste management – all clauses 2.5 Utilities – all clauses 3.3 Street setbacks – all clauses 3.4 Lot boundary setbacks – All clauses 3.5 Site works and retaining walls – all clauses 3.6 Streetscape – C3.6.1, C3.6.2, C3.6.3, C3.6.4, C3.6.6, C3.6.7, C3.6.8, C3.6.9 3.7 Access – C3.7.1 and C3.7.2 3.9 Solar access for adjoining sites – all clauses 3.10 Visual privacy – all clauses | <p>Part B - Low density</p> <p><i>No additional</i></p> | <p>Part C - Medium density</p> <ul style="list-style-type: none"> 2.1 Size and layout of dwellings – C2.1.9 |

3.2.4b Modification of the R-Codes through a local development plan with WAPC approval

Notwithstanding clause **3.2.4a**, the local government may, with the approval of the **WAPC**, modify any other **deemed-to-comply** provision of the R-Codes Volume 1.

4.0 Special transitional arrangements (Part C only)

This section will cease to have effect from 1 September 2025, being 24 months after the gazettal date of the R-Codes Volume 1.

Certain **residential developments** and certain local planning instruments are subject to a special transition period and special transitional provisions for a duration of 24 months following the gazettal date of the R-Codes Volume 1.

4.1 Special transitional provisions for certain developments (Part C only)

For a **single house development** proposed on a **lot** that is subject to a **structure plan** (now referred to as a **standard structure plan**) and/or **local development plan** approved prior to the gazettal date of the R-Codes Volume 1, some **deemed-to-comply** provisions in Part C, Sections 1, 2 and 3 of the R-Codes Volume 1 are substituted with the special transitional deemed-to-comply provisions in Part C, Section 4 or are not required to be met, in accordance with **Table 4.1a**, for a period of 24 months following the gazettal date of the R-Codes Volume 1. All other design elements remain applicable.

These special transitional **deemed-to-comply** requirements will cease to have effect beyond the conclusion of the special transition period.

Table 4.1a Special transitional provisions for single house development subject to a structure plan and/or local development plan only

| Design Element | Standard deemed-to-comply requirement (Part C, Sections 1,2,3) | Special transitional deemed-to-comply requirement (Part C, Section 4) |
|----------------------------------|--|---|
| 1.1 Private open space | C1.1.1 | C4.1.1 |
| 1.2 Trees and landscaping | C1.2.1 | Not required to be met |
| | C1.2.2 | C4.2.1 |
| | C1.2.4 | |
| | C1.2.6 | Not applicable |
| 2.1 Size and layout of dwellings | C2.1.1 | Not required to be met |
| | C2.1.2 | C4.3.1 |
| | C2.1.4 | Not required to be met |
| | C2.1.5 | Not required to be met |
| | C2.1.9 | Not required to be met |
| | C2.1.10 | Not applicable |
| 2.2 Solar access and ventilation | C2.2.1-C2.2.4 | Not required to be met |
| 3.1 Site cover | C3.1.1 | Not required to be met, where the local planning framework includes a requirement for open space. |
| 3.3 Street setback | C3.3.4 for R30 and R35 only | C4.6.1 |
| 3.6 Streetscape | C3.6.3 | Not required to be met |

4.0 Special transitional arrangements (Part C only) (cont.)

4.2 Local planning framework transitional arrangements

Local planning instruments (or portions of) that apply to **residential development** in areas coded R30–R60, are subject to a special transitional arrangement. Note that this will also affect any local planning instruments created under the previous R-Codes Volume 2 (2019) that applied to apartments in R40–R60 areas.

Local planning instruments (or portions of) that apply to **residential development** in areas coded less than R30 are not impacted.

Local planning instruments (or portions of) that apply to development subject to the R-Codes Volume 2 are not impacted.

4.2.1 Special transition period for existing local planning policies

4.2.1a Existing local planning policies

A properly adopted **local planning policy** that was operational prior to gazettal of the R-Codes Volume 1 will continue to have the effect of amending, replacing and/or augmenting the **deemed-to-comply** provisions of the R-Codes Volume 1 until the conclusion of the special transition period being 24 months from the gazettal date of the R-Codes Volume 1. At the conclusion of the special transition period, the deemed-to-comply provisions of the R-Codes Volume 1 will prevail.

4.2.1b Continuation of existing local planning policies (beyond the conclusion of the special transition period)

Where it is intended that the provisions of a properly adopted **local planning policy** continue to have the effect of amending, replacing and/or augmenting the **deemed-to-comply** provisions of the R-Codes Volume 1 beyond the conclusion of the special transition period (24 months), the local government will need to make necessary modifications to the local planning policy before adopting it and where required (as set out in Section 3.2.3), obtaining **WAPC** approval.

Prior to adoption, the local government should also review the **local planning policy** in the context of the revised policy outcomes envisaged by the review of the R-Codes as articulated through the objectives and **design principles** and consider whether the local planning policy is still required or can be revoked.

Where an amended or new **local planning policy** modifies a **deemed-to-comply** provision that is already substituted or not required to be met in accordance with Part A, section 4.1, the R-Codes Volume 1 deemed-to-comply provisions in Part C, section 4 will prevail for an application entitled to the special transitional provision.

4.2.2 Transitional arrangements for existing structure plans, activity centre plans and local development plans

4.2.2a Transitional arrangements for structure plans

A properly adopted **structure plan** approved by the **WAPC** that amends, replaces and/or augments a **deemed-to-comply** provision of the R-Codes Volume 1, continues to have the effect of amending, replacing and/or augmenting the deemed-to-comply provisions of the R-Codes Volume 1 until the expiration of the approval period for that structure plan.

4.2.2b Transitional arrangements for precinct structure/ activity centre plans

A properly adopted **activity centre plan** approved by the **WAPC** prior to the gazettal date of the R-Codes Volume 1 and that amends, replaces and/or augments a **deemed-to-comply** provision of the R-Codes Volume 1, continues to have the effect of amending, replacing and/or augmenting the deemed-to-comply provisions of the R-Codes Volume 1 until the expiration of the approval period for that structure plan.

4.2.2c Transitional arrangements for local development plans

A properly adopted **local development plan** that came into effect prior to the gazettal date of the R-Codes Volume 1 and that amends, replaced or augments a **deemed-to-comply** provision of the R-Codes Volume 1, continues to have the effect of amending, replacing and/or augmenting the deemed-to-comply provisions of the R-Codes Volume 1 until the expiration of the approval period for that local development plan.

4.2.2d Transitional arrangements for open space requirements

Notwithstanding 4.2.2a–c, where a **structure plan**, **activity centre plan** or **local development plan** approved prior to the gazettal of the R-Codes Volume 1 amends, replaces and/or augments a **deemed-to-comply** provision for **open space** relating to design element 5.4.1 of the previous version of the R-Codes Volume 1 (gazetted 2 July 2021), that provision within that instrument will continue to have effect until the conclusion of the special transition period. Following the conclusion of the special transition period, the R-Codes Volume 1, Part C, design element 3.1 Site Cover will prevail to the extent of any inconsistency.

During the special transition period, where a **development** does not meet the **deemed-to-comply** provision for **open space** under the relevant instrument, the **decision-maker** should have due regard to the **design principles** for Part C, design element 3.1 Site Cover in determining an application.

PART B

Low density

| | | |
|-----|---------------------------|----|
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5.1 CONTEXT

OBJECTIVES

- A** To ensure **residential development** meets community expectations regarding appearance, use and density.
- B** To ensure designs respond to the natural and built features of the local context and, in the case of precincts undergoing transition, the desired future character as stated in the **local planning framework**.
- C** To ensure adequate provision of **sunlight** and **natural ventilation** for **buildings** and to limit the impacts of building bulk, overlooking, and overshadowing on **adjoining properties**.
- D** To ensure **open space** (private and communal) is provided on **site** that:
- is **landscaped** to enhance **streetscapes**;
 - complements nearby **buildings**; and
 - provides privacy, **sunlight** and recreational opportunities.
- E** To ensure that design and **development** is appropriately scaled, particularly in respect to bulk and height, and is sympathetic to the scale of the **street** and surrounding **buildings**, or in precincts undergoing transition, development achieves the desired future character identified in **local planning framework**.



5.1.2 Street setback

5.1.3 Lot boundary setbacks

5.1.4 Open space

5.1.5 Communal open space

5.1.6 Building height

5.1.1 Site Area

Clause 5.1.1 Site Area deleted and replaced by Part D, 1.1 Site Area by amendment dated 1 September 2023.

5.1.2 Street setback

DESIGN PRINCIPLES

Development demonstrates compliance with the following design principles (P)

- P2.1 Buildings** set back from **street boundaries** an appropriate distance to ensure they:
- contribute to, and are consistent with, an established **streetscape**;
 - provide adequate privacy and **open space** for **dwellings**;
 - accommodate **site** planning requirements such as parking, **landscape** and **utilities**; and
 - allow safety clearances for easements for essential service corridors.
- P2.2 Buildings** mass and form that:
- uses design features to affect the size and scale of the building;
 - uses appropriate **minor projections** that do not detract from the character of the **streetscape**;
 - minimises the proportion of the façade at ground level taken up by building services, vehicle entries and parking supply, blank walls, servicing infrastructure access and meters and the like; and
 - positively contributes to the prevailing or future **development** context and streetscape as outlined in the **local planning framework**.

DEEMED-TO-COMPLY

Development satisfies the following deemed-to-comply requirements (C)

- C2.1 Buildings**, excluding **carports, porches, balconies, verandahs**, or equivalent, set back from the **primary street boundary**:
- in accordance with **Table B**;
 - corresponding to the average of the **setback** of existing **dwellings** on each adjacent property fronting the same **street**;
 - reduced by up to 50 per cent provided that the area of any building, including a **garage** encroaching into the setback area, is compensated for by at least an equal area of **open space** that is located between the **street setback line** and a line drawn parallel to it at twice the setback distance (refer **Figure 2a** and **2c**);
 - in the case of areas coded R15 or higher, the **street setback** may be reduced to 2.5m, or 1.5m to a **porch, balcony, verandah** or the equivalent (refer **Figure 2e**), where:
 - a **grouped dwelling** has its main frontage to a **secondary street**; or
 - a **single house** results from subdivision of an original corner lot and has its frontage to the original secondary street; or
 - a single house or grouped dwelling (where that grouped dwelling is not adjacent to the **primary street**), has its main frontage to a **communal street, right-of-way** or shared pedestrian or vehicle access way (**Figure 2d**); and
 - to provide for registered easements for essential services.
- C2.2 Buildings** set back from the **secondary street boundary** in accordance with **Table B**.
- C2.3 Buildings** set back from the corner truncation boundary in accordance with the **secondary street setback** in **Table B**.
- C2.4** A **porch, verandah, unenclosed balcony** or the equivalent may (subject to the **NCC**) project forward of the **primary street setback line** to a maximum of half the required primary street setback without applying the compensating area of clause 5.2.1 **C2.1(iii)** (Refer **Figure 2e**).

5.1.3 Lot boundary setbacks

DESIGN PRINCIPLES

Development demonstrates compliance with the following design principles (P)

- P3.1** Buildings set back from lot boundaries or adjacent buildings on the same lot so as to:
- reduce impacts of building bulk on adjoining properties;
 - provide adequate sunlight and ventilation to the building and open spaces on the site and adjoining properties; and
 - minimise the extent of overlooking and resultant loss of privacy on adjoining properties.
- P3.2** Buildings built up to boundaries (other than the street boundary) where this:
- makes more effective use of space for enhanced privacy for the occupant/s or outdoor living areas;
 - does not compromise the design principle contained in clause 5.1.3 P3.1;
 - does not have any adverse impact on the amenity of the adjoining property;
 - ensures sunlight to major openings to habitable rooms and outdoor living areas for adjoining properties is not restricted; and
 - positively contributes to the prevailing or future development context and streetscape as outlined in the local planning framework.

DEEMED-TO-COMPLY

Development satisfies the following deemed-to-comply requirements (C)

- C3.1** Buildings which are set back in accordance with the following provisions, subject to any additional measures in other elements of the R-Codes:
- buildings set back from lot boundaries in accordance with Table B and Tables 2a and 2b (refer to Figure Series 3 and 4);
 - for carports, patios, verandahs or equivalent structures, the lot boundary setbacks in Table B and Tables 2a and 2b may be reduced to nil to the posts where the structure*:
 - is not more than 10m in length and 2.7m in height;
 - is located behind the primary street setback; and
 - has eaves, gutters and roofs set back at least 450mm from the lot boundary;

Note: Pillars and posts with a horizontal dimension of 450mm by 450mm, or less, do not constitute a boundary wall.

*Note: *There are separate building code requirements which may also apply.*

- unenclosed areas accessible for use as outdoor living areas, elevated 0.5m or more above natural ground level, set back in accordance with Table 2b as though they have a wall height of 2.4m above the floor level;
- separate single house, grouped or multiple dwelling buildings on the same lot, or facing portions of the same multiple dwelling building, set back from each other as though there were a lot boundary between them;
- minor projections such as a chimney, eaves overhang, or other architectural feature, not projecting more than 0.75m into a setback area; and
- the stated setback distances may be reduced by half the width of an adjoining right-of-way, pedestrian access way, communal street or battleaxe lot access leg, to a maximum reduction of 2m (refer to Figure 4f).

5.1.3 Lot boundary setbacks (cont.)

DEEMED-TO-COMPLY

Development satisfies the following deemed-to-comply requirements (C)

C3.2 **Boundary walls** may be built behind the **street setback** (specified in **Table B** and in accordance with clauses **5.1.2** and **5.2.1**), within the following limits and subject to the overshadowing provisions of clause **5.4.2** and **Figure Series 11**:

- i. where the **wall** abuts an existing or simultaneously constructed boundary wall of equal or greater dimension; or
- ii. in areas coded R20 and R25, walls not higher than 3.5m, up to a maximum length of the greater of 9m or one-third the length of the balance of the **site** boundary behind the front setback, to up to two site boundaries; or
- iii. *C3.2iii deleted by Amendment dated 1 September 2023.*
- iv. where both the subject site and the affected adjoining site are created in a plan of subdivision submitted concurrently for the proposed **development**, and the boundary walls are interfacing and of equal dimension.

(Refer **Figure Series 5**)

C3.3 Where the subject **site** and an affected adjoining site are subject to a different density code, in accordance with clause 5.1.3 **C3.2**, the length and height of the **boundary wall** on the boundary between them is determined by reference to the lower density code.

C3.4 Where **boundary walls** and retaining walls are proposed concurrently and the boundary wall is located immediately above the retaining wall:

- i. clause 5.3.7 does not apply; and
- ii. the boundary **wall height** is to include the height of the retaining wall for the purpose of clause 5.1.3 **C3.2**, with the exception of a retaining wall approved through a plan of subdivision.

*Note: Retaining walls do not constitute **boundary walls** for the purpose of this clause. **Setbacks** for retaining walls are to be calculated in accordance with clause 5.3.7.*

5.1.4 Open space

DESIGN PRINCIPLES

Development demonstrates compliance with the following design principles (P)

- P4** Development incorporates suitable **open space** for its context to:
- reflect the existing and/or desired **streetscape** character or as outlined under the **local planning framework**;
 - provide access to **sunlight** for the **dwelling**;
 - reduce **building** bulk on the **site**, consistent with the expectations of the applicable density code and/or as outlined in the local planning framework;
 - provide an attractive setting for the buildings, **landscape**, vegetation and streetscape;
 - provide opportunities for residents to use space external to the dwelling for outdoor pursuits and access within/around the site; and
 - provide space for **utilities** and essential facilities.

DEEMED-TO-COMPLY

Development satisfies the following deemed-to-comply requirements (C)

- C4** **Open space** provided in accordance with **Table B** (refer **Figure Series 6**). The site of the **grouped dwelling**, for the purpose of calculating the open space requirement, shall include the area allocated for the exclusive use of that **dwelling** and the proportionate share of any associated **common property**.

5.1.5 Communal open space

DESIGN PRINCIPLES

Development demonstrates compliance with the following design principles (P)

- P5.1** **Communal open space** associated with **grouped dwellings** is provided for residents' exclusive use.
- P5.2** The location and function of **communal open space** provides privacy to users and surrounding **dwellings**.

DEEMED-TO-COMPLY

Development satisfies the following deemed-to-comply requirements (C)

- C5** Where **communal open space** is provided as **common property** in a **grouped dwelling development**, the **open space** required for any grouped dwelling having legal and direct physical access to that open space may be reduced by up to 20 per cent of the required open space area provided that:
- i. the aggregate of deducted area does not exceed the area of communal open space; and
 - ii. the **outdoor living area** for any **dwelling** is not reduced in area.

5.1.6 Building height

DESIGN PRINCIPLES

Development demonstrates compliance with the following design principles (P)

- P6** **Building height** that creates no adverse impact on the **amenity of adjoining properties** or the **streetscape**, including road reserves and public open space reserves; and where appropriate maintains:
- adequate access to **sunlight** into **buildings** and appurtenant **open spaces**;
 - adequate **daylight** to **major openings** into **habitable rooms**; and
 - access to views of significance.

DEEMED-TO-COMPLY

Development satisfies the following deemed-to-comply requirements (C)

- C6** **Buildings** which comply with **Table 3** for category B area buildings, except where stated otherwise in the **scheme**, the relevant **local planning policy**, **structure plan** or **local development plan** (refer **Figure Series 7**).

5.2 STREETScape

OBJECTIVES

A To contribute towards the character of **streetscapes** including their views and vistas and provides security for occupants and passers-by, a **landscape** to ensure adequate shade, privacy and **open space** for occupants, and an attractive setting for the collection of **buildings**.



5.2.1 Setback of carports and garages
5.2.2 Garage width
5.2.3 Street surveillance

5.2.4 Street walls and fences
5.2.5 Sightlines
5.2.6 Appearance of retained dwelling

5.2.1 Setback of carports and garages

DESIGN PRINCIPLES

Development demonstrates compliance with the following design principles (P)

- P1.1** Carports and garages set back to maintain clear sightlines along the street, to not obstruct views of dwellings from the street and vice versa, and designed to contribute positively to streetscapes and to the appearance of dwellings.
- P1.2** Garages and/or carports set back to ensure any vehicle parking on a driveway does not impede on any existing or planned adjoining pedestrian, cycle or dual-use path.

DEEMED-TO-COMPLY

Development satisfies the following deemed-to-comply requirements (C)

- C1.1** Garages set back 4.5m from the primary street except that the setback may be reduced:
- in accordance with **Figure 8b** where the garage adjoins a dwelling provided the garage is at least 0.5m behind the dwelling alignment (excluding any porch, verandah or balcony); or
 - to 3m where the garage allows vehicles to be parked parallel to the street. The wall parallel to the street must include openings.
- C1.2** Carports set back in accordance with the primary street setback requirements of clause 5.1.2 C2.1(i), except that the setback may be reduced by up to 50 per cent of the minimum setback stated in **Table B** where:
- the width of the carport does not exceed 60 per cent of the frontage;
 - the construction allows an unobstructed view between the dwelling and the street, right-of-way or equivalent; and
 - the carport roof pitch, colours and materials are compatible with the dwelling.
- (Refer to **Figure 8a**)
- C1.3** Garages and carports built up to the boundary abutting a communal street or right-of-way which is not the primary or secondary street boundary for the dwelling, with manoeuvring space of at least 6m, located immediately in front of the opening to the garage or carport and permanently available.
- C1.4** Garages and carports set back 1.5m from a secondary street.

5.2.2 Garage width

DESIGN PRINCIPLES

Development demonstrates compliance with the following design principles (P)

- P2** Visual connectivity between the **dwelling** and the **streetscape** should be maintained and the effect of the **garage** door on the streetscape should be minimised whereby the streetscape is not dominated by garage doors.

DEEMED-TO-COMPLY

Development satisfies the following deemed-to-comply requirements (C)

- C2** A **garage** door and its supporting structures (or a **garage wall** where a garage is aligned parallel to the **street**) facing the **primary street** is not to occupy more than 50 per cent of the **frontage** at the **setback line** as viewed from the street (refer **Figure 8c**). This may be increased up to 60 per cent where an upper floor or **balcony** extends for more than half the width of the garage and its supporting structures (or a **garage wall** where a garage is aligned parallel to the street) and the entrance to the **dwelling** is clearly visible from the primary street.

5.2.3 Street surveillance

DESIGN PRINCIPLES

Development demonstrates compliance with the following design principles (P)

- P3** **Buildings** designed to provide for **passive surveillance** between individual **dwellings** and the **street** and between common areas and the street, which minimise opportunities for concealment and entrapment.

DEEMED-TO-COMPLY

Development satisfies the following deemed-to-comply requirements (C)

- C3.1** The **street** elevation(s) of the **dwelling** to address the street with clearly definable entry points visible and accessed from the street.
- C3.2** At least one **major opening** from a **habitable room** of the **dwelling** faces the **street** and the pedestrian or vehicular approach to the dwelling.
- C3.3** For **battleaxe lots** or sites with internal **driveway** access, at least one **major opening** from a **habitable room** of the **dwelling** faces the approach to the dwelling.

5.2.4 Street walls and fences

DESIGN PRINCIPLES

Development demonstrates compliance with the following design principles (P)

- P4** Front fences are low or restricted in height to permit **passive surveillance** (as per clause 5.2.3) and enhance **streetscape** (as per clause 5.1.2), with appropriate consideration to the need:
- for attenuation of traffic impacts where the **street** is designated as a primary or district distributor or integrator arterial; and
 - for necessary privacy or noise **screening** for **outdoor living areas** where the street is designated as a primary or district distributor or integrator arterial.

DEEMED-TO-COMPLY

Development satisfies the following deemed-to-comply requirements (C)

- C4.1** Front fences within the **primary street setback area** that are **visually permeable** above 1.2m of **natural ground level**, measured from the primary street side of the front fence (refer **Figure 12**).
- C4.2** Solid pillars that form part of front fences not more than 1.8m above **natural ground level** provided the horizontal dimension of the pillars is not greater than 400mm by 400mm and pillars are separated by **visually permeable** fencing in line with **C4.1** (refer **Figure 12**).

5.2.5 Sightlines

DESIGN PRINCIPLES

Development demonstrates compliance with the following design principles (P)

- P5** Unobstructed **sightlines** provided at vehicle access points to ensure safety and visibility along vehicle access ways, **streets, rights-of-way, communal streets, crossovers**, and footpaths.

DEEMED-TO-COMPLY

Development satisfies the following deemed-to-comply requirements (C)

- C5** **Walls, fences and other structures** truncated or reduced to no higher than 0.75m within 1.5m of where walls, fences, or other structures adjoin:
- a **driveway** that intersects a **street, right-of-way or communal street**;
 - a right-of-way or communal street that intersects a public street; and
 - two streets that intersect. (refer **Figure 9a**).

5.2.6 Appearance of retained dwelling

DESIGN PRINCIPLES

Development demonstrates compliance with the following design principles (P)

- P6** Dwellings retained as part of a **grouped** or **multiple dwelling development**, dwelling extension or redevelopment are to:
- enhance the **streetscape** appearance of the existing dwelling(s) retained; or
 - complement established or future built form in the locality as specified within the relevant **local planning framework**.

DEEMED-TO-COMPLY

Development satisfies the following deemed-to-comply requirements (C)

- C6** Where an existing **dwelling** is retained as part of a **grouped dwelling development**, the appearance of the retained dwelling is upgraded externally to an equivalent maintenance standard of the new (or the rest of) the development.

5.3 SITE PLANNING AND DESIGN

OBJECTIVES

- A** **Landscape** design should optimise function, useability, privacy, social opportunity, equitable access, respect neighbours' **amenity** and provide for practical establishment and maintenance.
- B** To ensure access to housing provides for security, safety, **amenity** and legibility to on-site car parking areas and footpaths for residents and visitors.
- C** To ensure each **development** makes a contribution to a **streetscape** by respecting the natural topography for each **site**, **adjoining properties** and the **amenity** of the locality.
- D** To reduce the economic, environmental and social impacts associated with site works to facilitate housing **development** (e.g. via soil disturbance, groundwater impact and water use for dust suppression).



5.3.1 Outdoor living areas

5.3.2 Landscaping

5.3.3 Parking

5.3.4 Design of car parking spaces

5.3.5 Vehicular access

5.3.6 Pedestrian access

5.3.7 Siteworks

5.3.9 Stormwater management

5.3.1 Outdoor living areas

DESIGN PRINCIPLES

Development demonstrates compliance with the following design principles (P)

- P1.1** A consolidated **outdoor living area** is provided to each **single house** and **grouped dwelling** which provides space for entertaining, leisure and connection to the outdoors that is:
- of sufficient size and dimension to be functional and usable;
 - capable of use in conjunction with a **primary living space** of the **dwelling**;
 - sufficient in uncovered area to allow for **winter solar gain** and **natural ventilation** into the dwelling;
 - sufficient in uncovered area to provide for **landscaping**, including the planting of a tree(s); and
 - optimises use of the northern aspect of the **site**.
- P1.2** **Multiple dwellings** to be designed to have direct access to a **balcony**, **courtyard** or equivalent **outdoor living area** that:
- i. is of sufficient size to be used by the intended number of **dwelling** occupants;
 - ii. is sited, oriented and designed for occupant **amenity**, including consideration of **solar access** and **natural ventilation** appropriate to the climatic region; and
 - iii. is capable of being used in conjunction with the **primary living space**.
- P1.3** Where provided within the **street setback area**, the **outdoor living area** to a **single house** or **grouped dwelling**:
- achieves the **design principles** of clause 5.3.1 **P1.1**
 - is designed to facilitate **street** surveillance between the **dwelling** and the street; and
 - minimises the use of visually impermeable or solid front fences above 1.2m in height.

DEEMED-TO-COMPLY

Development satisfies the following deemed-to-comply requirements (C)

- C1.1** An **outdoor living area** to be provided:
- i. in accordance with **Table B**;
 - ii. behind the **street setback area**;
 - iii. directly accessible from the **primary living space** of the **dwelling**;
 - iv. with a minimum length and width dimension of 4m; and
 - v. with at least two-thirds of the required area without permanent roof cover.
- (Refer **Figure 13**).
- C1.2** Each **multiple dwelling** is provided with at least one **balcony** or the equivalent, opening directly from the **primary living space** and with a minimum area of 10m² and minimum dimension of 2.4m.

*Note: Minimum dimension refers to the minimum length and width of all areas that contribute to the **outdoor living area** or **balcony** (or equivalent) space.*

5.3.2 Landscaping

DESIGN PRINCIPLES

Development demonstrates compliance with the following design principles (P)

P2 Landscaping of open spaces that:

- contribute to the appearance and **amenity** of the **development** for the residents;
- contribute to the **streetscape**;
- enhance security and safety for residents;
- contribute to positive local microclimates, including provision of shade and **solar access** as appropriate; and
- retains existing trees and/or provides new trees to maintain and enhance the tree canopy and local **sense of place**.

DEEMED-TO-COMPLY

Development satisfies the following deemed-to-comply requirements (C)

C2.1 Landscaping of **grouped** and **multiple dwelling common property** and **communal open spaces** in accordance with the following:

- i. the **street setback area** developed without car parking, except for visitors' bays;
- ii. pedestrian access providing wheelchair accessibility connecting entries to all ground floor **buildings** with the public footpath and car parking areas;
- iii. one tree to provide shade for every four uncovered car parking spaces (in addition to the trees required in **C2.2**), with the total number of trees to be rounded up to the nearest whole number;
- iv. lighting to pathways, and communal open space and car parking areas;
- v. bin storage areas conveniently located and **screened** from view;
- vi. trees which are greater than 3m in height shall be retained, in communal open space which is provided for the **development**;
- vii. adequate **sightlines** for pedestrians and vehicles;
- viii. clear line of sight between areas designated as communal open space and at least two **habitable room** windows; and
- ix. clothes drying areas which are secure and screened from view.

C2.2 Landscaping of **single houses, grouped dwellings** and **multiple dwellings** to include the following:

- i. the minimum number of trees and associated planting areas in the table below; and
- ii. landscaping of the **street setback area**, with not more than 50 per cent of this area to consist of **impervious surfaces**.

| Dwelling type | | Minimum tree requirement | Minimum tree planting area |
|---|---------------------------------|--------------------------|----------------------------|
| Single house and grouped dwelling (per tree area) | | 1 tree | 2x2m |
| Multiple dwelling (trees per site) | Less than 700m ² | 2 trees | |
| | 700-1000m ² | 3 trees | |
| | Greater than 1000m ² | 4 trees | |

Note:

- i. The minimum tree planting area is to be provided for each tree and shown on the **site plan** that is submitted with the application
- ii. The tree planting area is to be free of impervious surfaces and roof cover.

5.3.3 Parking

DESIGN PRINCIPLES

Development demonstrates compliance with the following design principles (P)

- P3.1** Adequate car parking is to be provided on **site** in accordance with projected need related to:
- the type, number and size of **dwellings**;
 - the availability of on-**street** and other off-street parking; and
 - the proximity of the proposed **development** to public transport and other facilities.
- P3.2** Consideration may be given to a reduction in the minimum number of on-**site** car parking spaces for **grouped** and **multiple dwellings** provided:
- available **street** parking in the vicinity is controlled by the local government; and
 - the **decision-maker** is of the opinion that a sufficient equivalent number of on-street spaces are available near the **development**.
- P3.3** Some or all of the required car parking spaces located off **site**, provided that these spaces will meet the following:
- the off-site car parking area is sufficiently close to the **development** and convenient for use by residents and/or visitors;
 - any increase in the number of **dwellings** or possible **plot ratio** being matched by a corresponding increase in the aggregate number of car parking spaces;
 - permanent legal right of access being established for all users and occupiers of dwellings for which the respective car parking space is to be provided; and
 - where off-site car parking is shared with other uses, the total aggregate parking requirement for all such uses, as required by the R-Codes and the **scheme** being provided. The number of required spaces may only be reduced by up to 15 per cent where the non-residential parking occurs substantially between 9am and 5pm on weekdays.

DEEMED-TO-COMPLY

Development satisfies the following deemed-to-comply requirements (C)

- C3.1** The following minimum number of on-**site** car parking spaces is to be provided for each **single house, grouped dwelling and special purpose dwelling** comprising the following number of bedrooms:

| Type of dwelling | Car parking spaces | |
|------------------------|--------------------|------------|
| | Location A | Location B |
| 1 bedroom | 1 | 1 |
| 2+ bedroom dwelling | 1 | 2 |
| Aged persons' dwelling | 1 | 1 |
| Ancillary dwelling | Nil | 1 |

Location A - includes all land located within:

- 800m **walkable catchment** of a train station on a **high frequency rail route**
- 250m walkable catchment of a transit stop:
 - on a high frequency transit route; or
 - that has multiple transit routes, that when combined stop every 15 minutes during weekday peak periods (7am – 9am and 5pm – 7pm).

Location B - includes all land that is not within Location A.

- C3.2** On-**site** visitors' car parking spaces for **grouped** and **multiple dwelling developments** provided at a rate of one space for each four **dwellings**, or part thereof in excess of four dwellings, served by a common access.

| Dwellings | Visitor bays |
|-----------|--|
| 0-4 | Nil |
| 5-8 | 1 |
| 9-12 | 2 |
| 13-16 | 3 |
| 17+ | 1 additional bay for every 4 dwellings or part thereof |

- C3.3** The minimum number of on-**site** car parking spaces is provided for each **multiple dwelling** as follows:

| Plot ratio area and type of multiple dwelling | Car parking spaces | |
|--|--------------------|------------|
| | Location A | Location B |
| Less than 110m ² and/or 1 or 2 bedrooms | 1 | 1.25 |
| 110m ² or greater and or 3 or more bedrooms | 1.25 | 1.5 |
| Visitors car parking spaces (per dwelling) | 0.25 | 0.25 |

For Location A and Location B guidance, refer to clause 5.3.3 C3.1.

5.3.4 Design of car parking spaces

DESIGN PRINCIPLES

Development demonstrates compliance with the following design principles (P)

- P4** Car, cycle and other parking facilities are to be designed and located on **site** to be conveniently accessed, secure, consistent with the **streetscape** and appropriately manage **stormwater** to protect the environment.

DEEMED-TO-COMPLY

Development satisfies the following deemed-to-comply requirements (C)

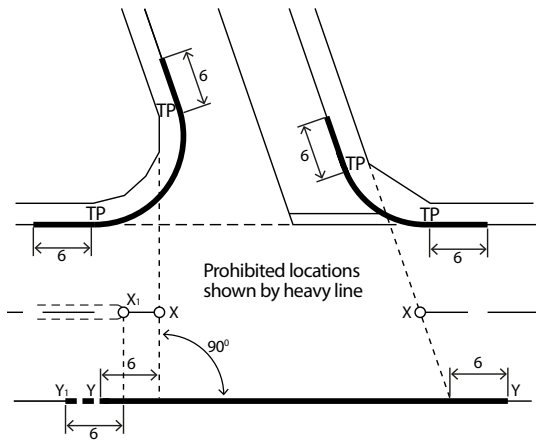
- C4.1** Car parking spaces and manoeuvring areas designed and provided in accordance with *AS2890.1*.
- C4.2** Visitor car parking spaces:
- marked and clearly signposted as dedicated for visitor use only, and located close to, or visible from, the point of entry to the **development** and outside any security barrier; and
 - provide an **accessible** path of travel for people with disabilities.
- C4.3** Car parking areas comprising six or more spaces provided with **landscaping** between each six consecutive external car parking spaces to include shade trees.

5.3.5 Vehicular access

DESIGN PRINCIPLES

Development demonstrates compliance with the following design principles (P)

- P5.1** Vehicular access provided for each **development site** to provide:
- vehicle access safety;
 - reduced impact of access points on the **streetscape**;
 - legible access;
 - pedestrian safety;
 - minimal **crossovers**; and
 - high quality **landscaping** features.
- P5.2** **Development** with potential to be subdivided to create 20 or more **green title lots, strata lots or survey strata lots** provides legible internal and external connections to the surrounding road network, accommodates traffic movement and volume, visitor parking, pedestrian access, **street shade trees, utility services and access for waste collection and emergency service vehicles.**



TP = Tangent point

Source: AS/NZS 2890.1:2004 (figure 3.1)

AS2890.1 - Prohibited locations of access driveways

DEEMED-TO-COMPLY

Development satisfies the following deemed-to-comply requirements (C)

- C5.1** Access to on-site car parking spaces to be provided:
- where available, from a **communal street** or **right-of-way** available for lawful use to access the relevant site and which is adequately paved and drained from the property boundary to a constructed **street**; or
 - from a **secondary street** where no right-of-way or communal street exists; or
 - from the **primary street frontage** where no secondary street, right-of way, or communal street exists.
- C5.2** **Driveways to primary or secondary street** provided as follows:
- driveways serving four **dwellings** or less not narrower than 3m at the **street boundary**;
 - no driveway wider than 6m at the street boundary and driveways in aggregate no greater than 9m for any one property.
- C5.3** **Driveways** shall be:
- no closer than 0.5m from a side **lot boundary** or **street pole**;
 - no closer than 6m to a street corner as required under AS2890.1;
 - aligned at right angles to the street alignment;
 - located so as to avoid street trees, or, where this is unavoidable, the street trees replaced at the applicant's expense or replanting arrangements to be approved by the **decision-maker**; and
 - adequately paved and drained.
- C5.4** **Driveways** designed for two way access to allow for vehicles to enter the **street** in forward gear where:
- the driveway serves five or more **dwellings**;
 - the distance from an on-site car parking space to the street is 15m or more; or
 - the street to which it connects is designated as a primary distributor or integrator arterial road.
- C5.5** **Driveways for multiple and grouped dwellings** where the number of **dwellings** is five or more, shall be:
- a minimum width of 4m; and
 - designed to allow vehicles to pass in opposite directions at one or more points.
- C5.6** **Driveways** designed for **multiple and grouped dwellings** may be reduced to no less than 3m where it is necessary to retain an existing **dwelling** and a passing bay or similar is provided.
- C5.7** Where any proposed **development** has potential to be subdivided to create 20 or more **green title lots, strata lots or survey strata lots**, with each of these lots obtaining **driveway** access from a **communal street**, a minimum total width of 12 metres is required for the communal street which includes a paved vehicular carriageway with a minimum width of 5.5 metres and a pedestrian path as required by clause 5.3.6.

Notes

1 Access to domestic driveways are excluded from the prohibition in respect of the kerb section marked Y-Y (see clause 3.2.3(a))

2 The points marked X₁ and X are respectively at the median end on a divided road and at the intersection of the main road centre-line and the extensions of the side road property lines shown as dotted lines, on an undivided road. On a divided road, dimension Y-Y extends to point Y₁.

5.3.6 Pedestrian access

DESIGN PRINCIPLES

Development demonstrates compliance with the following design principles (P)

- P6** Legible, safe, and direct access for pedestrians to move between communal car parking areas or public **streets** and individual **dwellings**.

DEEMED-TO-COMPLY

Development satisfies the following deemed-to-comply requirements (C)

- C6.1** Where a group of 10 or more **dwellings** is served by a **communal street**, between a public **street** or a communal car parking area and individual dwellings; a minimum 1.2m wide pedestrian path, separate from the vehicular access, is provided and designed according to *AS1428.1*.
- C6.2** Where a **communal street** serves more than two **dwellings** and is shared by pedestrians and vehicles, the configuration of the pedestrian and vehicular routes is to provide clear **sightlines**, adequate lighting and paving surfaces to slow traffic to ensure pedestrian safety.
- C6.3** A **communal street** or pedestrian path is to be no closer than 2.5m to any **wall** with a **major opening** unless privacy **screening** is provided to the communal street or pedestrian path.
- C6.4** For **multiple dwellings** with only stair access, staircases are designed to access no more than two **dwellings** per floor level and the stairs, landings and **porches** are to be protected from the weather.
- C6.5** Pedestrian paths provided as required by clause 5.3.2 **C2(ii)**.

5.3.7 Site works

DESIGN PRINCIPLES

Development demonstrates compliance with the following design principles (P)

- P7.1** **Development** that considers and responds to the natural features of the **site** and requires minimal excavation/fill.
- P7.2** Where excavation/fill is necessary, all finished levels respecting the **natural ground level** at the **lot boundary** of the **site** and as viewed from the **street**.
- P7.3** Retaining **walls** that result in land which can be effectively used for the benefit of residents and do not detrimentally affect **adjoining properties** and are designed, engineered and **landscaped** having due regard to clause 5.4.1.

DEEMED-TO-COMPLY

Development satisfies the following deemed-to-comply requirements (C)

- C7.1** Retaining **walls**, fill and excavation between the **street boundary** and the **street setback**, not more than 0.5m above or below the **natural ground level**, except where necessary to provide for pedestrian, **universal** and/or vehicle **access**, drainage works or natural light to a **dwelling**.
- C7.2** Retaining **walls**, fill and excavation within the **site** and behind the required **street setback** to comply with **Table 4**.

Table 4 Setback of site works and retaining walls

| Height of site works and/or retaining walls | Required minimum setback |
|---|--------------------------|
| 0.5m or less | 0m |
| 1m | 1m |
| 1.5m | 1.5m |
| 2m | 2m |
| 2.5m | 2.5m |
| 3m | 3m |

Notes:

- i. Take the nearest higher value for all height and length calculations.
 - ii. Measurement of the height of **site works** or retaining **walls** for the purpose of calculating **Table 4 setback** is to be taken from the **natural ground level** at the **lot boundary** adjacent to that point of the site works or retaining wall.
 - iii. Visual privacy provisions under clause 5.4.1 and overshadowing provisions under clause 5.4.2 apply.
 - iv. Where a **boundary wall** incorporates a retaining **wall** directly beneath the boundary wall, the retaining wall does not require assessment under clause 5.3.7 and is to be included in the **wall height** for the purpose of clause 5.1.3.
- C7.3** Subject to subclause **C7.2** above, all excavation or filling behind a **street setback line** and within 1m of a **lot boundary**, not more than 0.5m above the **natural ground level** at the lot boundary except where otherwise stated in the **scheme, local planning policy, structure plan** or **local development plan**.

Clause 5.3.8 Retaining walls deleted by amendment dated 2/7/2021

5.3.9 Stormwater management

DESIGN PRINCIPLES

Development demonstrates compliance with the following design principles (P)

- P9.1** Stormwater is managed on **site** wherever possible either by containment or infiltration, as permitted by the soil and other site conditions and which reduce the export of nutrients and sediments from the site into waterways or otherwise appropriately managed prior to off-site discharge.
- P9.2** Encourage the recovery and reuse of **stormwater** for non-potable water applications using integrated design and fit-for-purpose water applications.

DEEMED-TO-COMPLY

Development satisfies the following deemed-to-comply requirements (C)

- C9** All water draining from roofs, **driveways, communal streets** and other impermeable surfaces shall be directed to garden areas, sumps or rainwater tanks within the **development site** where climatic and soil conditions allow for the effective retention of **stormwater on site**.

5.4 BUILDING DESIGN

OBJECTIVES

- A** To design **buildings** and **landscape** to minimise adverse impact on the privacy of **adjoining dwellings** and **private open space**.
- B** To optimise comfortable living, access to sunlight and solar energy to facilitate sustainable housing **development** with particular regard for place and local conditions.
- C** To maintain the **amenity** of **streetscapes** and views along the street by ensuring that associated **outbuildings** and other fixtures attached to **buildings** do not detract from the **streetscape** and are not visually intrusive to neighbouring properties or adjoining public spaces.



- 5.4.1 Visual Privacy
- 5.4.2 Solar access for adjoining sites
- 5.4.3 Outbuildings
- 5.4.4 External fixtures, utilities and facilities

5.4.1 Visual privacy

DESIGN PRINCIPLES

Development demonstrates compliance with the following design principles (P)

- P1.1** Minimal direct overlooking of **active habitable spaces** and **outdoor living areas** of adjacent dwellings achieved through:
 - **building** layout and location;
 - design of **major openings**;
 - **landscape screening** of outdoor active habitable spaces; and/or
 - location of screening devices.
- P1.2** Maximum visual privacy to side and rear boundaries through measures such as:
 - offsetting the location of ground and first floor windows so that viewing is oblique rather than direct;
 - **building** to the boundary where appropriate;
 - setting back the first floor from the side boundary;
 - providing higher or opaque and fixed windows; and/or
 - **screen** devices (including **landscaping**, fencing, obscure glazing, timber screens, external blinds, window hoods and shutters).

DEEMED-TO-COMPLY

Development satisfies the following deemed-to-comply requirements (C)

- C1.1** **Major openings** and outdoor **active habitable spaces**, which have a floor level of more than 0.5m above **natural ground level** and overlook any part of any other residential property behind its **street setback line** are:
 - i. set back, in direct line of sight within the **cone of vision**, from the **lot boundary**, a minimum distance as prescribed in the table below (refer **Figure Series 10**):

| Types of habitable rooms / active habitable spaces | Location | |
|--|-------------------------------------|---|
| | Setback for area coded R50 or lower | Setback for areas coded higher than R50 |
| Major openings to bedrooms and studies | 4.5m | 3m |
| Major openings to habitable rooms other than bedrooms and studies | 6m | 4.5m |
| Outdoor active habitable spaces (with a floor level more than 0.5m above natural ground level) | 7.5m | 6m |

- or;
- ii. are provided with permanent **screening** to restrict views within the cone of vision from any major opening or an outdoor active habitable space.

- C1.2** **Screening** devices such as obscure glazing, timber screens, external blinds, window hoods and shutters are to be at least 1.6m in height, at least 75 per cent obscure, permanently fixed, made of durable material and restrict view in the direction of overlooking into any **adjoining property**.

Note:

- i. Where the subject **site** and an affected adjoining site are subject to a different R-Code the **setback** distance is determined by reference to the lower density code.
- ii. Line of sight **setback** distances shall be measured by application of the **cone of vision** set out in **Figure Series 10**.
- iii. Line of sight **setback** distances include the width of any adjoining **right-of-way, communal street or battleaxe leg** or the like.
- iv. These provisions apply to adjoining **sites** only where that land is zoned to allow for **residential development**.

5.4.2 Solar access for adjoining sites

DESIGN PRINCIPLES

Development demonstrates compliance with the following design principles (P)

- P2.1** Effective **solar access** for the proposed **development** and protection of the solar access.
- P2.2** **Development** designed to protect **solar access** for neighbouring properties taking account the potential to overshadow existing:
- **outdoor living areas;**
 - north facing **major openings** to **habitable rooms**, within 15 degrees of north in each direction; or
 - roof mounted **solar collectors**.

DEEMED-TO-COMPLY

Development satisfies the following deemed-to-comply requirements (C)

- C2.1** Notwithstanding the **lot boundary setbacks** in clause 5.1.3, **development** in **climate zones** 4, 5 and 6 of the State shall be so designed that its shadow cast at midday, 21 June, onto any other **adjoining property** does not exceed the following limits:
- on adjoining properties coded R25 and lower – 25 per cent of the **site area**;
 - on adjoining properties coded R30 to R40 inclusive – 35 per cent of the site area;
 - on adjoining properties coded higher than R40 – 50 per cent of the site area.

Note: With regard to clause 5.4.2 C2.1:

- o *dividing fences of up to 2.0 metres in height do not contribute to overshadowing calculations; and*
 - o *site area refers to the surface of the adjoining lot and is measured without regard to any building on it but taking into account its natural ground level.*
- C2.2** Where a **development site** shares its southern boundary with a **lot**, and that lot is bound to the north by another lot(s), the limit of shading for the development site set out in clause 5.4.2 **C2.1** shall be reduced proportionate to the percentage of the affected property's northern boundary that the development site abuts (refer to **Figure 11b**).

5.4.3 Outbuildings

DESIGN PRINCIPLES

Development demonstrates compliance with the following design principles (P)

- P3** Outbuildings that do not detract from the streetscape or the visual amenity of residents or neighbouring properties.

DEEMED-TO-COMPLY

Development satisfies the following deemed-to-comply requirements (C)

Minimum and average site area

- C3** Outbuildings associated with a dwelling site address either:
- i. the standards for small outbuildings (A. Small outbuilding); or
 - ii. the standards for large and multiple outbuildings (B. Large and multiple outbuildings).

| | |
|-----------------------------|---|
| A. Small outbuilding | <ol style="list-style-type: none"> i. no more than one outbuilding per dwelling site; ii. has no more than two boundary walls; iii. does not exceed 10m² in area iv. does not exceed a wall height of 2.7m; v. not located within the primary or secondary street setback area; and vi. does not reduce open space and outdoor living area requirements in Table B. |
|-----------------------------|---|

OR

| | |
|---|--|
| B. Large and multiple outbuildings | <ol style="list-style-type: none"> i. individually or collectively does not exceed 60m² in area or 10 percent in aggregate of the site area, whichever is the lesser; ii. set back in accordance with Table 2a; iii. does not exceed a wall height of 2.4m; iv. does not exceed a ridge height of 4.2m; v. not located within the primary or secondary street setback area; and vi. does not reduce the open space and outdoor living area requirements in Table B. |
|---|--|

Notes:

- i. An **outbuilding wall** that meets (ii) for small outbuildings does not contribute to the number or dimension of **boundary walls** under clause 5.1.3.
- ii. An existing **outbuilding** that meets the development standards for small outbuildings does not need to be set back in accordance with **Table 2a** for additional outbuildings that are proposed under B. Large and multiple outbuildings.
- iii. There are separate building code requirements that may also apply.

5.4.4 External fixtures, utilities and facilities

DESIGN PRINCIPLES

Development demonstrates compliance with the following design principles (P)

- P4.1** **Solar collectors**, aerials, antennas, satellite dishes, pipes and **utilities** integrated into the design of the **building** to not be visually obtrusive when viewed from the **street** and to protect the visual **amenity** of surrounding properties.
- P4.2** External location of storeroom, rubbish collection/bin areas, and clothes drying areas where these are:
- convenient for residents;
 - rubbish collection areas which can be accessed by service vehicles;
 - **screened** from view; and
 - able to be secured and managed.

DEEMED-TO-COMPLY

Development satisfies the following deemed-to-comply requirements (C)

- C4.1** **Solar collectors** installed on the roof or other parts of **buildings**.
- C4.2** Television aerials of the standard type, essential plumbing vent pipes above the roof line and external roof water down pipes.
- C4.3** Other **utilities** provided they are:
- not visible from the **primary street**;
 - are designed to integrate with the **building**; or
 - are located so as not to be visually obtrusive.
- C4.4** Antennas, satellite dishes and the like not visible from any **primary** and **secondary street**.
- C4.5** An **enclosed**, lockable **storage** area, constructed in a design and material matching the **dwelling** where visible from the **street**, accessible from outside the dwelling, with a minimum dimension of 1.5m when provided external to a **garage** and 1m when provided within a garage and an internal area of at least 4m², for each **grouped dwelling**.
- C4.6** Where rubbish bins are not collected from the **street** immediately adjoining a **dwelling**, there shall be provision of a communal pick-up area or areas which are:
- conveniently located for rubbish and recycling pick-up;
 - accessible to residents;
 - adequate in area to store all rubbish bins; and
 - fully **screened** from view from the **primary** or **secondary street**.
- C4.7** Clothes-drying areas **screened** from view from the **primary** and **secondary street**.

5.5 SPECIAL PURPOSE DWELLING

OBJECTIVES

- A** To ensure residential **development** is provided to accommodate people with or without special needs.
- B** To provide ancillary accommodation which is independent or semi-independent to residents of the **single house**.
- C** To ensure that **dwelling**s for aged persons and people with special needs can be provided within residential areas.
- D** To provide opportunities for affordable housing.



5.5.1 Ancillary dwellings

5.5.2 Aged and dependent persons' dwellings

5.5.3 Single bedroom dwellings

5.5.1 Ancillary dwellings

DESIGN PRINCIPLES

Development demonstrates compliance with the following design principles (P)

- P1.1** **Ancillary dwelling** is of a small scale and designed to support people living independently or semi-dependently to the residents of the **single house**, sharing some site facilities and services.
- P1.2** **Ancillary dwellings** to positively contribute to its setting, including the existing **single house** and, where visible from the **street** or **adjoining properties**, to the **amenity** of the **streetscape** and context.

DEEMED-TO-COMPLY

Development satisfies the following deemed-to-comply requirements (C)

- C1** **Ancillary dwelling** associated with a **single house** and on the same **lot** where:
- i. the lot is not less than 350m² in area;
 - ii. there is a maximum **internal floor area** of 70m²;
 - iii. parking is provided in accordance with clause 5.3.3 **C3.1**;
 - iv. ancillary dwelling is located behind the **street setback line**;
 - v. ancillary dwelling is designed to be compatible with the colour, roof pitch and materials of the single house on the same lot;
 - vi. ancillary dwelling does not preclude the single house from meeting the required minimum **open space** and **outdoor living area**; and
 - vii. ancillary dwelling complies with all other R-Code provisions, only as they apply to single houses, with the exception of clauses:
 - a. Part D, 1.1 *Site area*;
 - b. 5.2.3 Street surveillance (except where located on a lot with **secondary street** or **right-of-way** access); and
 - c. 5.3.1 Outdoor living areas.

5.5.2 Aged and dependent persons' dwellings

DESIGN PRINCIPLES

Development demonstrates compliance with the following design principles (P)

- P2** Aged or dependent persons' dwellings for the housing of aged or dependent persons designed to meet the needs of aged or dependent persons; and
- reduces car dependence, i.e. is located in close proximity to public transport and services;
 - has due regard to the topography of the locality in which the **site** is located in respect to access and mobility;
 - has due regard to the availability of community facilities including parks and open space;
 - does not impinge upon neighbour **amenity**; and
 - responds to a demand for aged or dependent persons' accommodation in the locality which is recognised in the **local planning framework**.

DEEMED-TO-COMPLY

Development satisfies the following deemed-to-comply requirements (C)

- C2.1** Aged or dependent persons' dwellings for the housing of aged or dependent persons shall comply with the following:
- a maximum **internal floor area** of:
 - in the case of **single houses** or **grouped dwellings** – 100m²; or
 - in the case of **multiple dwellings** – 80m²;
 - a minimum number of five **dwellings** within any single **development**;
 - visitors car parking spaces at the rate of one per four dwellings, with a minimum of one space;
 - the first visitors car space being a wheelchair accessible car parking space and a minimum width of 3.8m in accordance with AS4299, clause **3.7.1**;
 - an **outdoor living area** in accordance with the requirements of clause **5.3.1** but reducing the area required by **Table B** by one-third; and
 - comply with all other provisions of **Table B** and **Part B** as relevant.
- C2.2** All ground floor units, with a preference for all **dwellings**, to incorporate, as a minimum, the following:
- an **continuous path of travel** from the **street frontage**, car parking area or drop-off point in accordance with the requirements of AS4299 clause 3.3.2; and
 - level entry to the front entry door with preferably all external doors having level entries (diagrams, Figure C1 of AS4299).
- C2.3** All **dwellings** to incorporate, as a minimum, the following:
- all external and internal doors to provide a minimum 820mm clear opening. (AS4299 clause 4.3.3);
 - internal corridors to be a minimum 1,000mm wide, width to be increased to a minimum of 1,200mm in corridors with openings on side **walls**;
 - a visitable toilet (AS4299, clause 1.4.12), preferably located within a bathroom; and
 - toilet and toilet approach doors shall have a minimum 250mm nib wall on the door handle side of the door and provision for the installation of grab rails in accordance with AS4299, clause 4.4.4 (h).
- C2.4** At least one occupant is a disabled or physically **dependent person** or **aged person**, or is the surviving spouse of such a person, and the owner of the land, as a condition of **development** approval, lodging a section 70A notification on the certificate of title binding the owner, their heirs and successors in title requiring that this occupancy restriction be maintained.

5.5.3 Single bedroom dwellings

DESIGN PRINCIPLES

Development demonstrates compliance with the following design principles (P)

- P3** Alternative and affordable housing options for singles or couples where it can be demonstrated that the **development**:
- reduces car dependence, i.e. is located in close proximity to public transport and convenience shopping;
 - does not impinge upon neighbour **amenity**; and
 - responds to a demand for single bedroom accommodation in the locality which is recognised in the **local planning framework**.

DEEMED-TO-COMPLY

Development satisfies the following deemed-to-comply requirements (C)

- C3** **Single bedroom dwellings** shall comply with the following:
- a maximum **internal floor area** of 70m²;
 - open space** and **landscaping** in accordance with the requirements of clause 5.1.4 and 5.3.2;
 - parking provided in accordance with clause 5.3.3 **C3.1** and **C3.2**;
 - an **outdoor living area** in accordance with the requirements of clause 5.3.1 but reducing the area required by **Table B** by one-third; and
 - comply with all other elements of **Table B** and Part B as relevant.

TABLES

Table B Primary controls for all single house(s) and grouped dwellings in areas coded R25 and below; and multiple dwellings in areas coded R10 to R25

Columns 3-5 deleted and replaced by **PART D, Table D** by Amendment dated 1 September 2023.

| 1 R-Code | 2 Dwelling Type | 6 Open Space | | 7 Minimum Setbacks (m) | | |
|-------------|----------------------------------|-----------------------|--------------------------------------|---------------------------|--------------------|--------------|
| | | Min total (% of site) | Min outdoor living (m ²) | Primary Street | Secondary Street ● | Other / rear |
| R2 | Single house or grouped dwelling | 80 | - | 20 | 10 | 10 |
| R2.5 | Single house or grouped dwelling | 80 | - | 15 | 7.5 | 7.5 |
| R5 | Single house or grouped dwelling | 70 | - | 12 | 6 | */6 |
| R10 | Single house or grouped dwelling | 60 | - | 7.5 | 3 | */6 |
| | Multiple dwelling | 60 | - | 7.5 | 3 | */6 |
| R12.5 | Single house or grouped dwelling | 55 | - | 7.5 | 2 | */6 |
| | Multiple dwelling | 55 | - | 7.5 | 2 | */6 |
| R15 | Single house or grouped dwelling | 50 | - | 6 | 1.5 | */6 |
| | Multiple dwelling | 50 | - | 6 | 1.5 | * |
| R17.5 | Single house or grouped dwelling | 50 | 36 | 6 | 1.5 | * |
| | Multiple dwelling | 50 | - | 6 | 1.5 | * |
| R20 | Single house or grouped dwelling | 50 | 30 | 6 | 1.5 | * |
| | Multiple dwelling | 50 | - | 6 | 1.5 | * |
| R25 | Single house or grouped dwelling | 50 | 30 | 6 | 1.5 | * |
| | Multiple dwelling | 50 | - | 6 | 1.5 | * |

Legend

| | |
|---|--|
| ● | Secondary street: includes communal street, private street, right-of-way as street |
| - | Indicated not applicable |
| * | See Tables 2a and 2b and clause 5.1.3 |

Table 2a Boundary setbacks – walls with no major openings

| | | Wall Length | | | | | | | | | | | | |
|-----------------|-----------|-------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|---------|
| | 9 or less | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 25 | Over 25 |
| Wall height (m) | | | | | | | | | | | | | | |
| 3.5 or less* | 1 | 1 | 1 | 1 | 1 | 1 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 |
| 4.0 | 1.1 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.6 | 1.6 | 1.6 | 1.6 | 1.7 | 1.7 | 1.8 |
| 4.5 | 1.1 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.6 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.8 | 2.0 |
| 5.0 | 1.1 | 1.5 | 1.5 | 1.5 | 1.5 | 1.6 | 1.7 | 1.8 | 1.8 | 1.8 | 1.8 | 1.9 | 2.0 | 2.3 |
| 5.5 | 1.2 | 1.5 | 1.5 | 1.5 | 1.6 | 1.7 | 1.8 | 1.9 | 1.9 | 2.0 | 2.0 | 2.1 | 2.3 | 2.5 |
| 6.0 | 1.2 | 1.5 | 1.5 | 1.5 | 1.6 | 1.8 | 1.9 | 2.0 | 2.0 | 2.1 | 2.1 | 2.2 | 2.4 | 2.8 |
| 6.5 | 1.2 | 1.5 | 1.5 | 1.6 | 1.7 | 1.9 | 2.0 | 2.1 | 2.1 | 2.2 | 2.2 | 2.3 | 2.7 | 3.0 |
| 7.0 | 1.2 | 1.5 | 1.5 | 1.6 | 1.8 | 2.0 | 2.1 | 2.2 | 2.2 | 2.3 | 2.4 | 2.5 | 2.8 | 3.3 |
| 7.5 | 1.3 | 1.5 | 1.6 | 1.7 | 1.9 | 2.1 | 2.2 | 2.3 | 2.3 | 2.4 | 2.5 | 2.6 | 3.0 | 3.5 |
| 8.0 | 1.3 | 1.5 | 1.6 | 1.7 | 1.9 | 2.1 | 2.2 | 2.4 | 2.4 | 2.5 | 2.6 | 2.7 | 3.1 | 3.8 |
| 8.5 | 1.4 | 1.6 | 1.7 | 1.8 | 2.0 | 2.2 | 2.3 | 2.5 | 2.6 | 2.7 | 2.8 | 2.9 | 3.3 | 4.1 |
| 9.0 | 1.4 | 1.7 | 1.7 | 1.8 | 2.0 | 2.3 | 2.4 | 2.6 | 2.7 | 2.8 | 2.9 | 3.0 | 3.6 | 4.3 |
| 9.5 | 1.4 | 1.7 | 1.8 | 1.9 | 2.1 | 2.4 | 2.5 | 2.7 | 2.8 | 2.9 | 3.0 | 3.2 | 3.8 | 4.6 |
| 10.0 | 1.5 | 1.8 | 1.9 | 2.0 | 2.2 | 2.4 | 2.6 | 2.8 | 2.9 | 3.0 | 3.1 | 3.3 | 4.0 | 4.8 |

Take the nearest higher value for all intermediate height and length values.

* Possible nil setback in accordance with clause 5.1.3.

Table 2b Boundary setbacks – walls with major openings

| | | Wall Length | | | | | | | | | | | | |
|-----------------|-----------|-------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|---------|
| | 9 or less | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 25 | Over 25 |
| Wall height (m) | | | | | | | | | | | | | | |
| 3.5 or less* | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 |
| 4.0 | 1.8 | 2.0 | 2.2 | 2.4 | 2.5 | 2.7 | 2.8 | 3.0 | 3.1 | 3.3 | 3.4 | 3.6 | 4.5 | 5.0 |
| 4.5 | 2.0 | 2.2 | 2.4 | 2.6 | 2.8 | 3.0 | 3.1 | 3.2 | 3.4 | 3.7 | 3.8 | 4.0 | 4.8 | 5.4 |
| 5.0 | 2.3 | 2.5 | 2.6 | 2.8 | 3.0 | 3.2 | 3.3 | 3.5 | 3.7 | 3.9 | 4.0 | 4.2 | 5.1 | 5.7 |
| 5.5 | 2.5 | 2.7 | 2.9 | 3.1 | 3.3 | 3.5 | 3.6 | 3.7 | 3.9 | 4.2 | 4.4 | 4.6 | 5.5 | 6.0 |
| 6.0 | 2.8 | 3.0 | 3.1 | 3.3 | 3.5 | 3.8 | 3.9 | 4.0 | 4.2 | 4.5 | 4.7 | 4.9 | 5.7 | 6.3 |
| 6.5 | 3.0 | 3.2 | 3.4 | 3.6 | 3.8 | 4.0 | 4.1 | 4.2 | 4.4 | 4.7 | 4.9 | 5.2 | 6.1 | 6.6 |
| 7.0 | 3.3 | 3.5 | 3.7 | 3.8 | 4.1 | 4.3 | 4.4 | 4.6 | 4.8 | 5.0 | 5.2 | 5.5 | 6.4 | 7.0 |
| 7.5 | 3.5 | 3.7 | 3.9 | 4.2 | 4.4 | 4.6 | 4.7 | 4.9 | 5.1 | 5.3 | 5.5 | 5.7 | 6.6 | 7.3 |
| 8.0 | 3.8 | 4.0 | 4.2 | 4.4 | 4.6 | 4.8 | 5.0 | 5.2 | 5.4 | 5.6 | 5.8 | 6.0 | 7.0 | 7.7 |
| 8.5 | 4.0 | 4.3 | 4.5 | 4.7 | 4.9 | 5.2 | 5.3 | 5.5 | 5.7 | 5.9 | 6.1 | 6.3 | 7.3 | 8.0 |
| 9.0 | 4.3 | 4.5 | 4.7 | 5.0 | 5.2 | 5.4 | 5.6 | 5.8 | 6.0 | 6.2 | 6.4 | 6.6 | 7.6 | 8.3 |
| 9.5 | 4.6 | 4.8 | 5.0 | 5.2 | 5.4 | 5.7 | 5.8 | 6.0 | 6.2 | 6.4 | 6.6 | 6.9 | 8.0 | 8.7 |
| 10.0 | 4.8 | 5.0 | 5.2 | 5.4 | 5.7 | 6.0 | 6.1 | 6.3 | 6.5 | 6.7 | 6.9 | 7.2 | 8.2 | 9.0 |

Take the nearest higher value for all intermediate height and length values.

Table 3 Maximum building heights

| Building category | Maximum height of wall (m) | Maximum total building height (m) | |
|-------------------|----------------------------|------------------------------------|-------------------------|
| | | Gable, skillion and concealed roof | Hipped and pitched roof |
| Category A | 3.5 | 5 | 7 |
| Category B | 7 | 8 | 10 |
| Category C | 9 | 10 | 12 |

i. Category B will apply unless a **scheme**, the **relevant local planning policy**, **structure plan** or **local development plan** requires the application of category A (generally single level **development**) or category C (development on three levels) or an alternative standard.

FIGURES

Figure Series 2 - Street setbacks

Intent

The purpose of Figure Series 2 is to illustrate how to determine **street setbacks** for the purposes of clause 5.1.2.

Development within the **street setback** is to be designed to limit the visual intrusion into views from neighbouring **dwellings** into the **street** and from along the street.

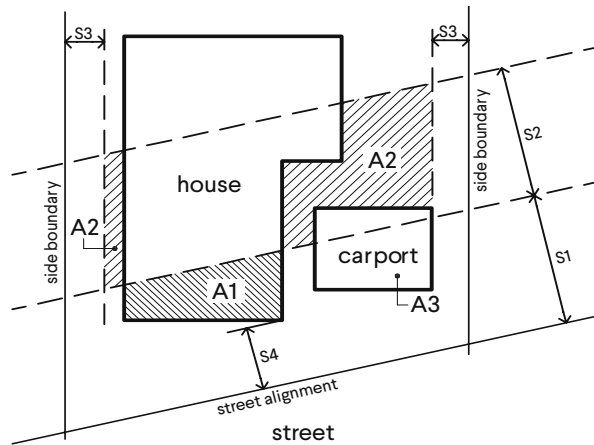


Figure 2b - Measuring minor projections into primary street setback (clause 5.1.2 C2.4)

Figure 2b - Measuring minor projections into primary street setback (clause 5.1.2 C2.4) (deleted by amendment dated 2/7/2021)

- A1 Area of **building** forward of **primary street setback**
- A2 Compensating **open space** behind **primary street setback**
- A3 The **carport** in S1 does not need to be compensated for in S2
- S1 **Primary street setback** distance (Table B)
- S2 Distance behind the **primary street setback**, equal to S1
- S3 Side boundary **setback** (Table 2a and 2b)
- S4 Maximum reduced **primary street setback** (half of S1)

Figure 2a - Measuring primary street setbacks (clause 5.1.2 C2.1 (iii))

Figure Series 2 - Street setbacks (cont.)

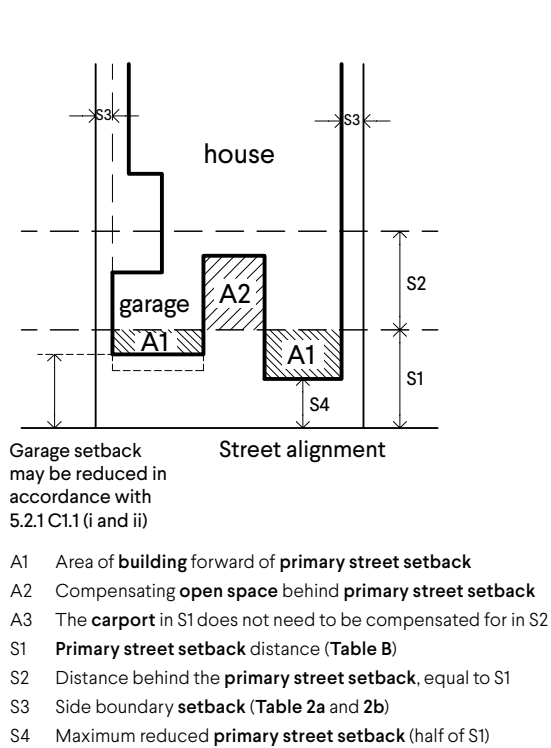


Figure 2c - Measuring street setback for garages (clause 5.1.2 and 5.2.1)

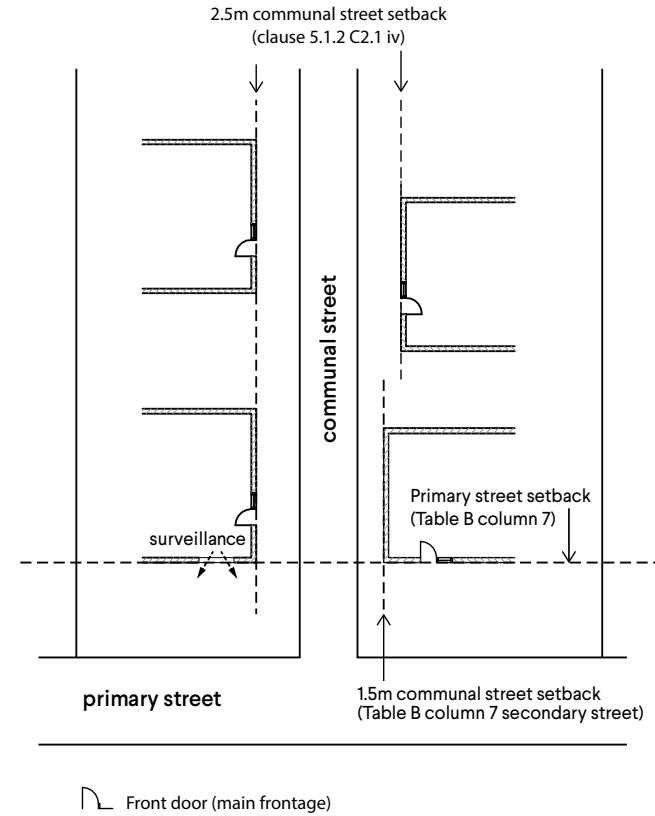
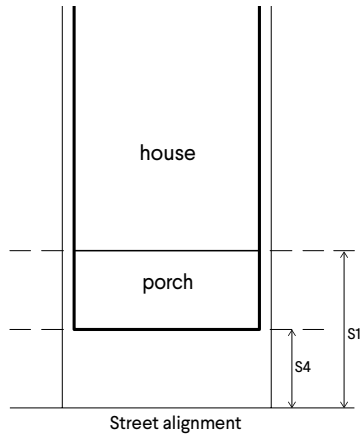


Figure 2d - Measuring communal street setbacks (clause 5.1.2 C2.1 (iv))

Figure Series 2 - Street setbacks (cont.)



- S1 **Primary street setback** distance (Table B)
- S4 Maximum reduced **primary street setback** (half of S1)

Note: a **porch, balcony, verandah** or equivalent is not subject to the compensating area requirement stated in 5.1.2 C2.1 (iii).

Figure 2e - Measuring minor projections into primary street setback (clause 5.1.2 C2.4)

Figure Series 3 - Wall height for lot boundary setbacks

Intent

The purpose of Figure Series 3 is to illustrate the correct method for measuring the **height** of various **walls** and **buildings** for the purposes of clause 5.1.3 C3.1(i).

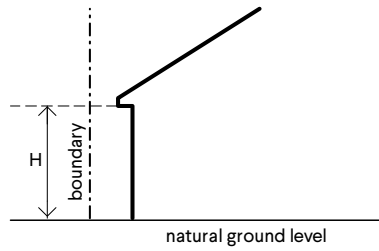


Figure 3a - Cross section, flat site

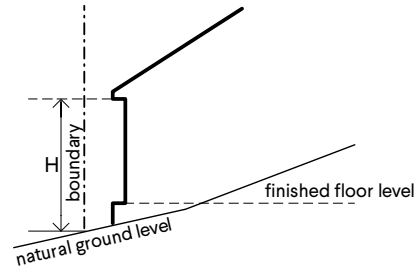


Figure 3b - Cross section, sloping site

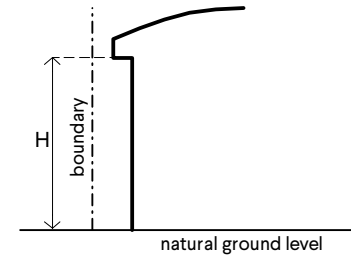


Figure 3c - Cross section, flat site

Notes

H = The height of the **wall** for the measurement of **setbacks** is measured from the **natural ground level** at the **lot boundary** adjacent to the wall at the highest point of the **building** vertically above that point where the wall touches the underside of the eave/gutter (Figures 3a-3g).

Where the **lot boundary** adjacent to the **wall** is lower than **natural ground level** at the base of the wall, the greater height is used (3b, 3d and 3f).

Where the **lot boundary** adjacent to the **wall** is higher than the **natural ground level** at the base of the **wall**, the lesser height is used (Figure 3e).

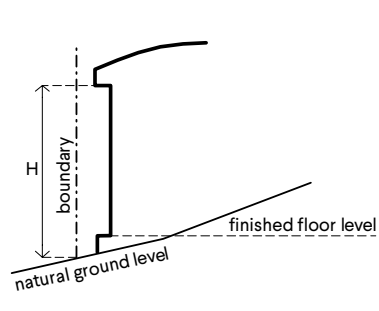


Figure 3d - Cross section, sloped site

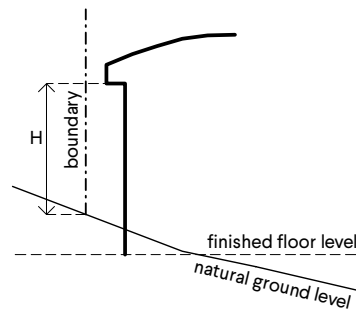


Figure 3e - Cross section, sloped site

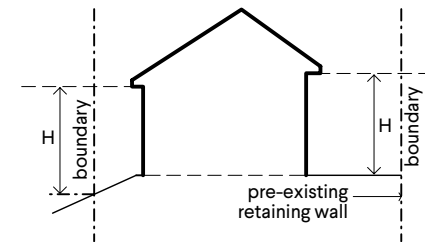


Figure 3f - Cross section, alternate levels with existing retaining wall

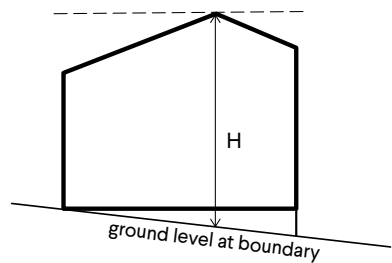


Figure 3g - Skillion roof

Notes

H = The **height** of the **wall** for the measurement of **setbacks** is measured from the **natural ground level** at the **lot boundary** adjacent to the wall to the highest point of the **building** vertically above that point where the wall touches the underside of the eave/ gutter (**Figures 3a-g**)

Where the **lot boundary** adjacent to the **wall** is lower than the **natural ground level** at the base of the wall, the greater **height** is used (**Figures 3b, 3d and 3f**)

Where the **lot boundary** adjacent to the **wall** is higher than the **natural ground level** at the base of the wall the lesser **height** is used (**Figure 3e**)

Figure Series 4 - Wall length for lot boundary setbacks

Intent

The purpose of Figure Series 4 is to illustrate the method for measuring the appropriate **setback** for a length of **wall** adjacent to a **lot boundary** for the purposes of clause 5.1.3 C3.1.

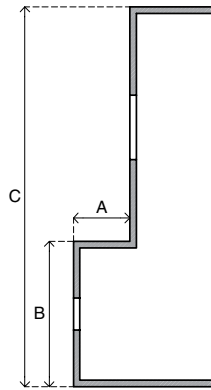


Figure 4a - Articulated walls with major openings (where wall height exceeds 3.5m)

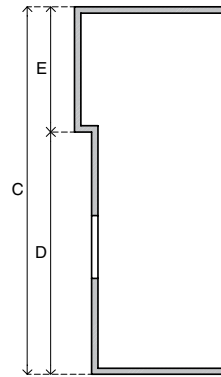


Figure 4b - Portions of wall without major openings

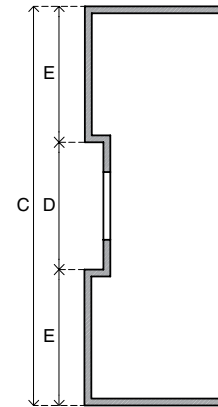


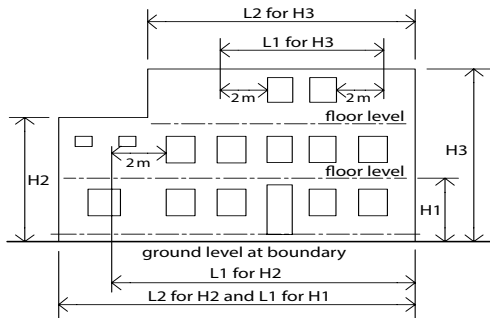
Figure 4c - Wall with multiple articulations

Notes

For the purposes of calculating **setback**, the length of **wall** means the total horizontal dimension of the side of the **building** nearest the **lot boundary**. Setbacks shall be determined in accordance with the following and with reference to **Tables 2a and 2b**, subject to the privacy requirements of clauses 5.4.1:

- 4a Where A is more than 3m, B shall be treated as a separate **wall**, providing that the length C shall be the basis for determining the **setback** of the rest of the side of the building.
- 4b Where the side of a **building** includes one portion of a **wall** without a **major opening** (such as E), the **setback** shall be determined independently providing the setback of the rest of that side of the building (D) is determined on the basis of the total length C.
- 4c Where the side of the **building** includes two or more portions of a **wall** without a **major opening** (such as E) their **setbacks** shall be determined independently of each other provided they are separated from one another by a distance (D) of more than 4m (in the case of **wall heights** of 6m or less) and an additional 1m for every 3m increase in height.

The **setback** of D shall be determined on the basis of the total length (C).



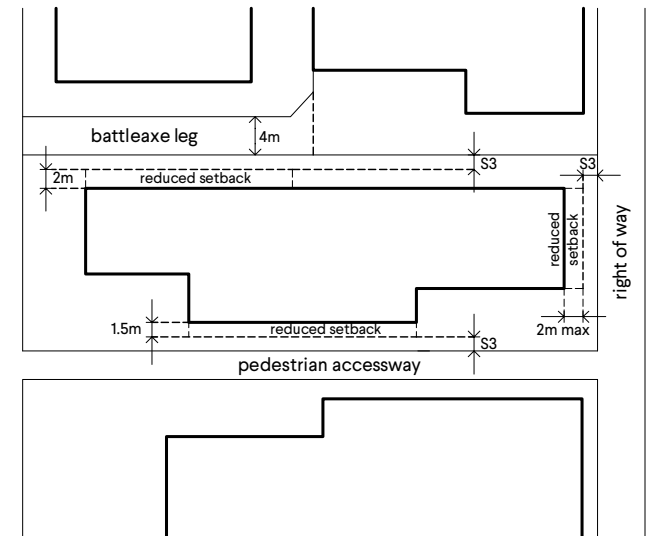
Notes

- L1 Length of walls on the ground floor is determined as per Figures 4a-c.
- Length of walls with major openings on upper floors is determined as the lesser of the actual length of wall or from a point 2m beyond each major opening.
- Length for walls without major openings on upper floors is determined as per Figures 4a-c.

Figure 4d - Measurement of length of upper floor walls for calculating setbacks

Figure 4e - Boundary setbacks for walls greater than Table 2a and 2b

Figure 4e – Boundary setbacks for walls greater than Table 2a and 2b (deleted by amendment dated 2/7/2021)



Notes

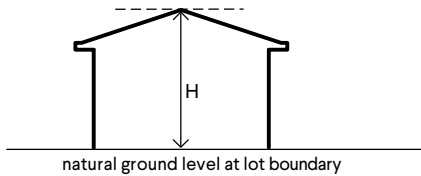
- S3 Side boundary setbacks (Tables 2a and 2b)
Setbacks can be reduced by half the width of adjoining battleaxe lot legs, pedestrian access ways or rights-of-way to a maximum of 2m.

Figure 4f - Reduced boundary setbacks (clause 5.1.3 C3.1 (i) and (vi))

Figure Series 5 - Lot boundary walls

Intent

The purpose of Figure Series 5 is to illustrate the correct method for measuring the height of various **walls** for the purposes of clause 5.1.3 of clause 5.1.3 C3.1.

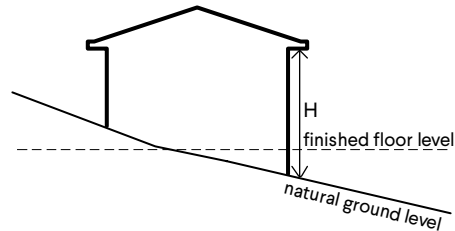


Notes

The height of a **lot boundary wall** shall be measured to the point immediately above the **natural ground level** below.

- 5a Where the **boundary wall** is not consistent in **height** for its length, or comprises a pitch, the height shall be measured as the midpoint between the lowest point immediately above the **natural ground level** below and the highest point immediately above the natural ground level below.

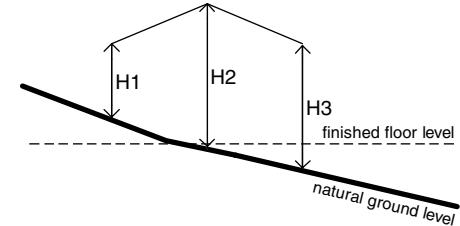
Figure 5a - Elevation - flat site



Notes

The height shall be the **height** of the **wall** at its highest point above the **natural ground level**.

Figure 5b - Elevation - sloped site



Notes

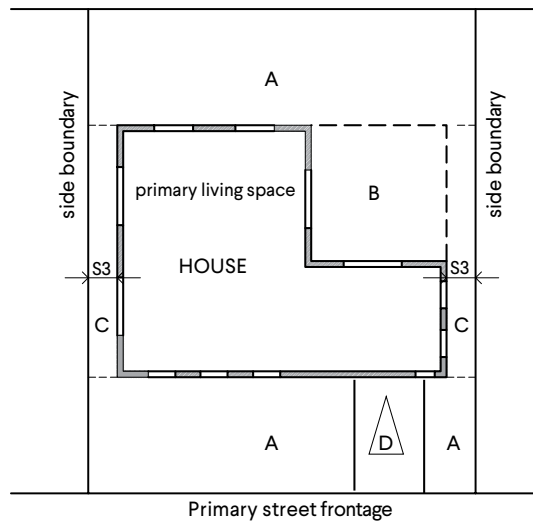
Where the boundary is sloped and the **boundary wall** is not consistent in **height** for its length, or comprises a pitch, the **height** shall be the average of H1, H2, and H3, where H2 is the maximum height above **natural ground level**, and H1 and H3 are the height above natural ground level at each end of the **wall**.

Figure 5c - Elevation - sloped site

Figure Series 6 - Open space

Intent

The purpose of Figure Series 6 is to illustrate the appropriate design and functionality of portions of the **site** which may be used for **open space**.



Notes

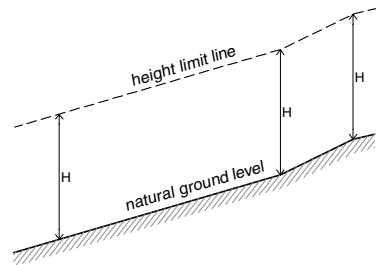
- S3 Side boundary (Tables 2a and 2b)
 - A Uncovered open space
 - B Unenclosed, covered outdoor living area (to a maximum 10 per cent site area or 50m², whichever is lesser)
 - C Side setback area
 - D Undercovered driveway or uncovered car parking spaces
- OPEN SPACE = A+B+C+D**

Figure 6a - Measuring open space (clause 5.1.4 C4)

Figure Series 7 - Building height

Intent

The purpose of Figure Series 6 is to show how to measure **building height** for the purposes of clause 5.1.6.



Notes

The **height** of a **building** is taken as the highest point at any part of the **development** immediately above **natural ground level**.

Where **natural ground level** varies across the site, deemed natural ground level is to be used.

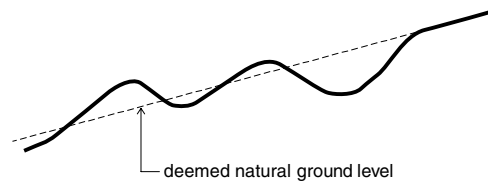
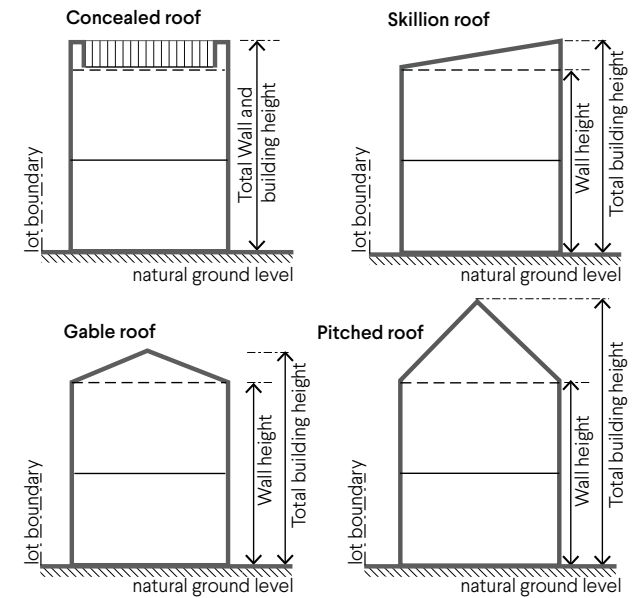


Figure 7a - Measuring building height

Figure 7b - Deemed natural ground level



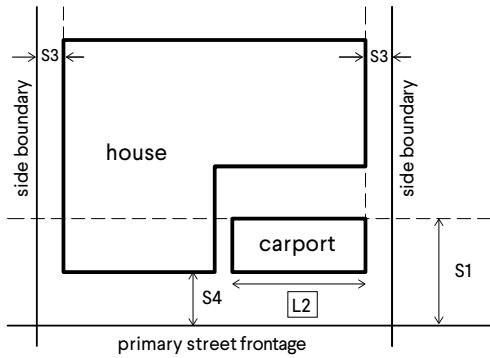
Two storey example for wall and building height

Figure 7c - Building height calculations (clause 5.1.6)

Figure Series 8 - Garages and carports

Intent

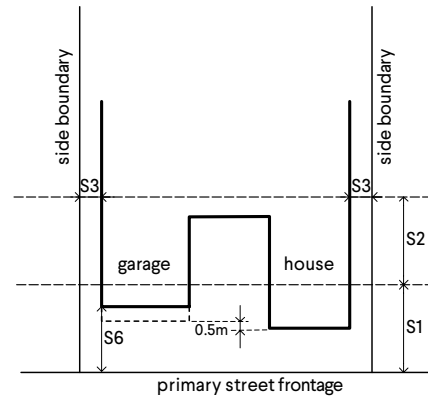
The purpose of Figure Series 8 is to illustrate the determination of **primary street setbacks** and the measurement of width for **garages** and **carports** for the purposes of clauses 5.2.1 and 5.2.2.



Notes

- S1 **Primary street setback** distance (Table B)
- S3 Side boundary **setback** (Tables 2a and 2b)
- S4 Maximum reduced **setback** (half S1)
- L2 Maximum 50 per cent of **frontage**

Figure 8a - Carport setbacks (clause 5.2.1 C1.2)



Notes

- S2 Distance behind **primary street setback** equal to S1.
- S6 The area of the **garage** forward of the **primary street setback** is to be compensated by **open space** behind the setback in accordance with clause 5.1.2 C2.1 and Figure 2a.

Figure 8b - Garage setbacks (clause 5.2.1 C1.1)

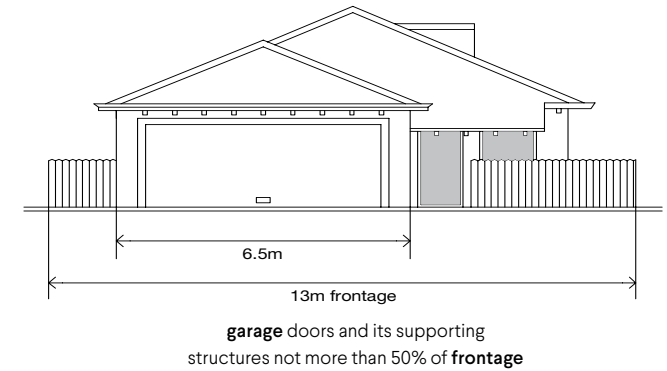


Figure 8c - Garage doors (clause 5.2.2 C2)

Figure Series 9 - Sight lines

Intent

The purpose of Figure Series 8 is to illustrate areas to be kept clear for the purposes of clause 5.2.5 C5.

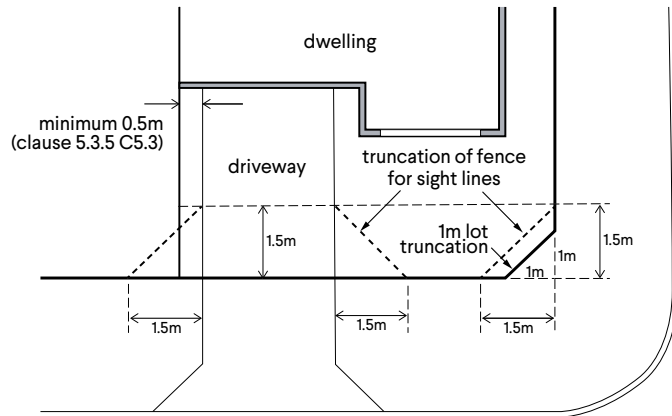


Figure 10c - Locations of truncations or reduced fence height

Figure Series 10 - Privacy

Intent

The purpose of Figure Series 8 is to illustrate areas to be kept clear for the purposes of clause 5.2.5 C5.

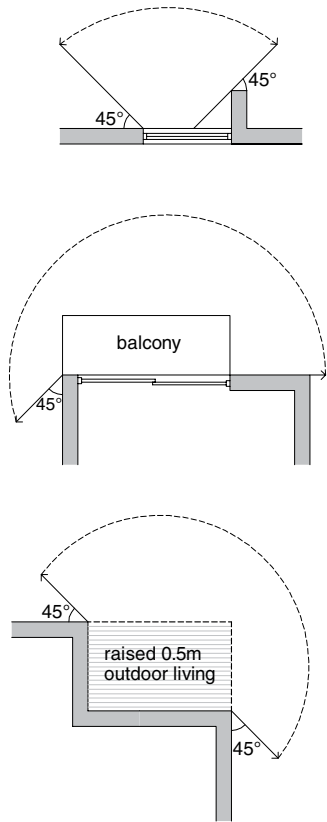


Figure 10c - Establishing the horizontal component of cone of vision

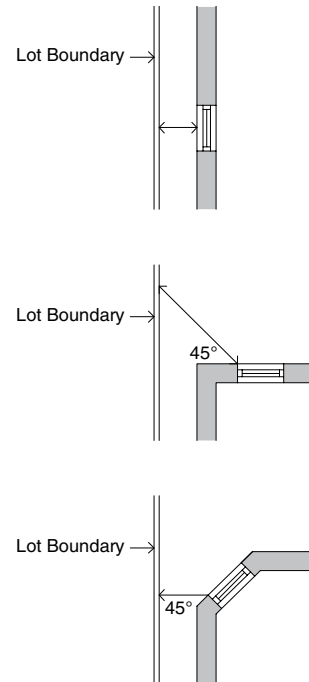


Figure 10b - Measurement of minimum privacy separation distances

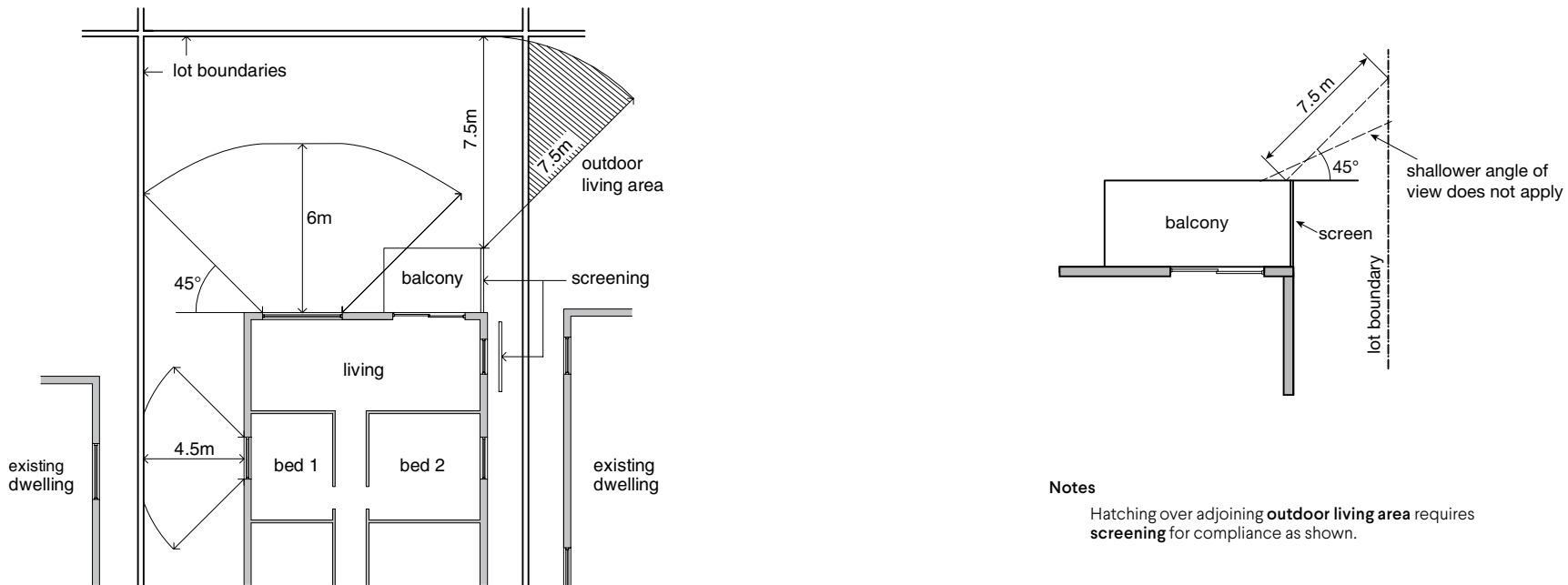


Figure 10c - Measuring privacy setbacks using the cone of vision

Figure Series 11 - Overshadowing

Intent

The purpose of Figure Series 11 is to illustrate the correct way of measuring overshadowing for the purposes of clause 5.4.2.

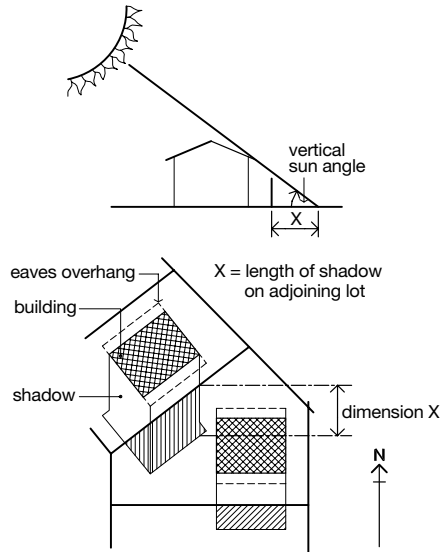


Figure 11a - Calculation of overshadowing (clause 5.4.2 C2.1)

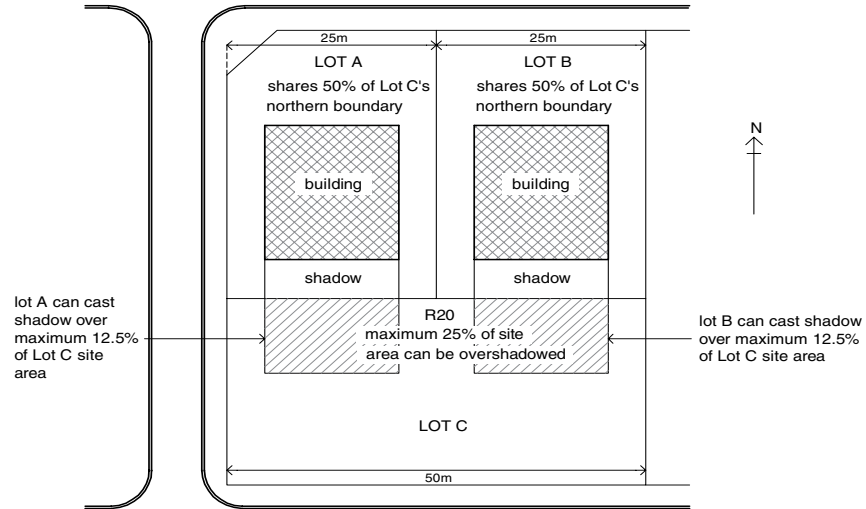
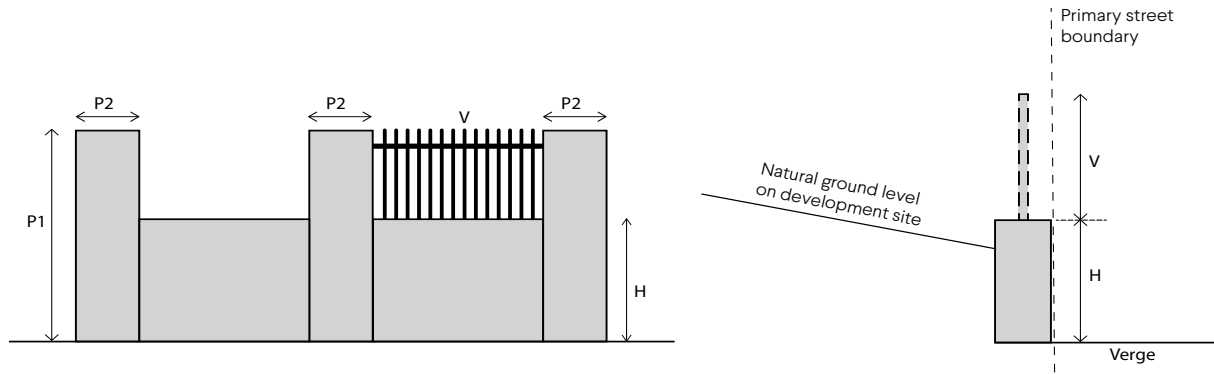


Figure 11b - Proportionate limits from shared northern boundaries (clause 5.4.2 C2.2)

Figure Series 12 - Fences



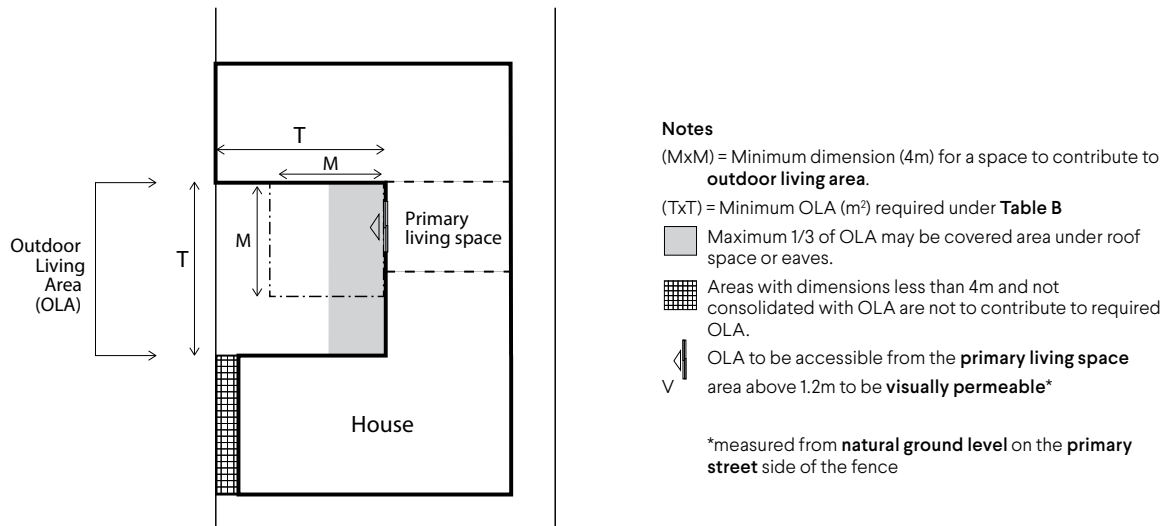
Notes

- H maximum **height** of visually impermeable fencing 1.2m*
- P1 maximum pillar height of 1.8m*
- P2 pillar dimension 400mm x 400mm maximum
- V area above 1.2m to be **visually permeable***

*measured from **natural ground level** on the **primary street** side of the fence

Figure 12 - Measuring visually permeable fences above 1.2m (clause 5.2.4)

Figure Series 13 - Outdoor living areas



Notes

(MxM) = Minimum dimension (4m) for a space to contribute to **outdoor living area**.

(TxT) = Minimum OLA (m²) required under **Table B**

■ Maximum 1/3 of OLA may be covered area under roof space or eaves.

▨ Areas with dimensions less than 4m and not consolidated with OLA are not to contribute to required OLA.

↔ OLA to be accessible from the **primary living space** area above 1.2m to be **visually permeable***

*measured from **natural ground level** on the **primary street side** of the fence

Figure 13 - Dimensions and calculations for outdoor living areas (clause 5.3.1 C1.1)

PART C

Medium Density

| | | |
|-----|---------------------------------|-----|
| 1.0 | THE GARDEN | 64 |
| 2.0 | THE BUILDING | 72 |
| 3.0 | NEIGHBOURLINESS | 88 |
| 4.0 | SPECIAL TRANSITIONAL PROVISIONS | 112 |
| | TABLES | 116 |



1.0 THE GARDEN

OBJECTIVES

- 1A** To ensure **dwelling**s are provided with functional outdoor **amenity** and outlook.
- 1B** To support tree retention and re-establishment of the urban tree canopy with the aim of reducing the impact of heat island effect.
- 1C** To enable **solar access** and **natural ventilation** to the **dwelling** through the provision of **open space**.
- 1D** To ensure that **landscape** design responds to the key natural features and landscape character of the location.
- 1E** To effectively manage **stormwater**, reducing potential for flooding and to reduce the impact of urban **development** on natural water systems and ecosystem health.



- 1.1 Private open space
- 1.2 Trees and landscaping
- 1.3 Communal open space
- 1.4 Water management and conservation

1.1 Private Open Space

DESIGN PRINCIPLES

Development demonstrates compliance with the following design principles (P)

- P1.1.1** Dwellings are designed to have direct access to **private open space** which provides for entertaining, leisure and connection to the outdoors that is:
- of sufficient size and dimension to be functional and usable for the intended number of **dwelling** occupants;
 - is sited, oriented and designed for occupant **amenity**, including consideration of **solar access** and **natural ventilation** appropriate to the climatic region; and
 - capable of use in conjunction with a **primary living space** of the dwelling.
- P1.1.2** **Private open space** allows for sufficient uncovered area to:
- permit winter sun and **natural ventilation** into the **dwelling**; and
 - provide for **soft landscaping**, including the planting of a tree(s) and **deep soil area**.
- P1.1.3** **Balconies** balance the need for outlook, **solar access** and **natural ventilation** with:
- visual privacy considerations;
 - acoustic and noise impacts; and
 - local climatic considerations such as high winds.

Related elements

- 1.2 Trees and landscaping
- 1.3 Communal open space
- 2.2 Solar access and natural ventilation
- 3.1 Site cover

DEEMED-TO-COMPLY

Development satisfies the following deemed-to-comply requirements (C)

Primary garden area – single houses and grouped dwellings only.

C1.1.1 For **single houses** and **grouped dwellings**, a single consolidated **primary garden area** provided behind the **primary street setback**, in accordance with **Table 1.1a**.

Table 1.1a Primary garden area requirements

| Site area (m ²) | Minimum primary garden area (m ² per dwelling) | Maximum permanent roof cover ¹ | Minimum dimension ² |
|-----------------------------|---|---|--------------------------------|
| Greater than 220 | 40 | One-third of the primary garden area provided | 3m |
| 191-220 | 35 | | |
| 161-190 | 30 | | |
| 131-160 | 25 | 0m ² (open to the sky) | |
| 100-130 | 20 | | |

Site area rounded up to the nearest whole number.

¹ Permanent roof cover excludes **minor projections** (eaves).

² Minimum dimension refers to the minimum length and width of the **primary garden area**. Refer to **Figure 1.1a** for dimensions and calculations of primary garden areas.

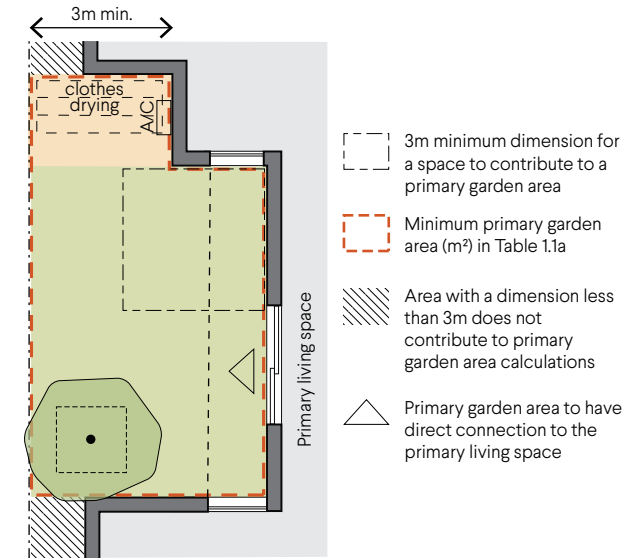


Figure 1.1a Primary garden area minimum dimensions

1.1 Private Open Space (cont.)

DESIGN PRINCIPLES

Development demonstrates compliance with the following design principles (P)

- P1.1.4** Increasing the area of **communal open space** commensurate with a decrease in **private open space** may be appropriate where there is an explicit intent to facilitate communal living and it can be demonstrated that the communal open space:
- is of high **amenity** and provided with quality **landscaping**;
 - is easily accessible and equitable for all **dwellings** within the **development**; and
 - meets the needs of the occupants and provides opportunities for social interaction.

DEEMED-TO-COMPLY

Development satisfies the following deemed-to-comply requirements (C)

- C1.1.2** Notwithstanding **C1.1.1**, for **grouped dwellings** with a **site area** of 161m² or greater, the required **primary garden area** in accordance with **Table 1.1a** may be reduced by 10m², where a secondary ground level **private open space** is provided with:
- a minimum area of 10m² and minimum dimension of 3m (refer **Figure 1.1b**);
 - uncovered and open to the sky (excluding minor projections); and
 - an additional small tree provided in addition to the minimum tree requirements of **Table 1.2a**.

Private open space and balconies

- C1.1.3** **Multiple dwellings** to provide a minimum of one **private open space** area provided for the exclusive use of each multiple dwelling in accordance with **Table 1.1b**.

- C1.1.4** **Balconies** are to be unscreened for at least 25% of the total perimeter of the balcony (refer **Figure 1.1c**).

Note: Provisions of element 3.10 Visual Privacy apply.

Table 1.1b Private open space requirements

| Dwelling size | Minimum private open space area (per dwelling) | Minimum private open space dimension |
|-----------------------|--|--------------------------------------|
| Studio / 1 bedroom | 8m ² | 2m |
| 2 bedrooms | 10m ² | 2.4m |
| 3 or more bedrooms | 12m ² | 2.4m |
| Ground floor dwelling | 15m ² | 3m |

When calculating the extent of private open space for multiple dwellings, exclude service areas such as bin storage, clothes drying, air conditioning units and the like.

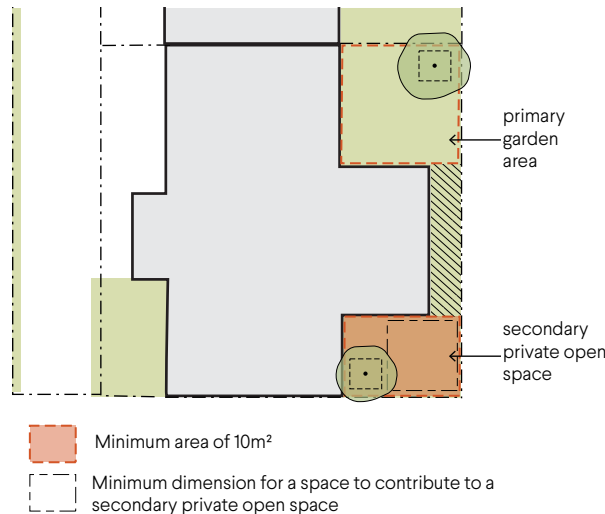
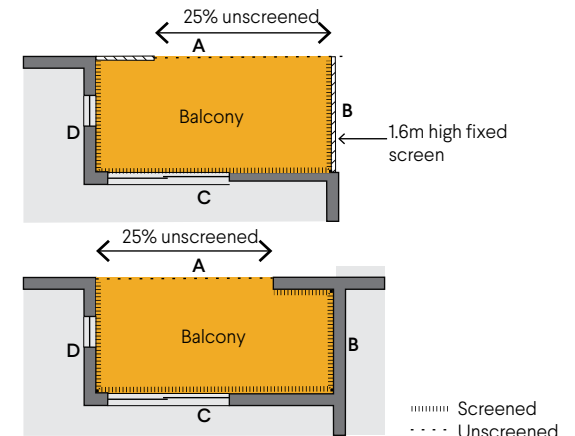


Figure 1.1b Secondary private open space minimum dimensions (grouped dwellings)



Note:
Boundary perimeter length = A + B + C + D
Minimum 25% of balcony perimeter to be unscreened
Total balcony perimeter to include sides that abut building walls

Figure 1.1c Extent of screening to private open space

1.2 Trees and Landscaping

DESIGN PRINCIPLES

Development demonstrates compliance with the following design principles (P)

P1.2.1 Site planning allows for:

- i. **site responsive** and **sustainable landscape** design; and
- ii. the retention of existing trees on the subject site and **adjoining properties**.

P1.2.2 Provision of trees and high quality landscaping:

- i. enhances the built form, **streetscape** and pedestrian **amenity**, as viewed from the **street**;
- ii. provides shade and amenity for **communal streets** and parking areas; and
- iii. contributes to the visual appeal, comfort and amenity of the **development**, in particular **private open space** and **communal open space** and outlook from **habitable rooms**.

P1.2.3 Development provides sufficient **deep soil area** to sustain healthy tree and plant growth, providing for an increase in urban tree canopy over time, and assist in managing the quantity and quality of **stormwater**.

DEEMED-TO-COMPLY

Development satisfies the following deemed-to-comply requirements (C)

Landscaping

C1.2.1 Development to provide a minimum 15% **soft landscaping** per site with a minimum dimension of 1m (refer **Figure 1.2a**).

C1.2.2 The **primary street setback area** is to provide a minimum 30% **soft landscaping** (**Figure 1.2b**).

C1.2.3 The **communal street** (including any adjoining **setbacks**) and **communal open space** is **landscaped** and provided with adequate lighting to pathways and vehicle access areas.

Tree Canopy

C1.2.4 A minimum number of trees to be planted in accordance with **Tables 1.2a** and provided with the required **deep soil area** per tree in accordance with **Table 1.2b**.

C1.2.5 For **grouped** and **multiple dwellings**, uncovered **at-grade** car parking to include shade trees planted at a minimum ratio of one small tree for every four car spaces, with the total required number of trees to be rounded up to the nearest whole number.

*Note: These trees are in addition to the trees required in accordance with **C1.2.4**.*

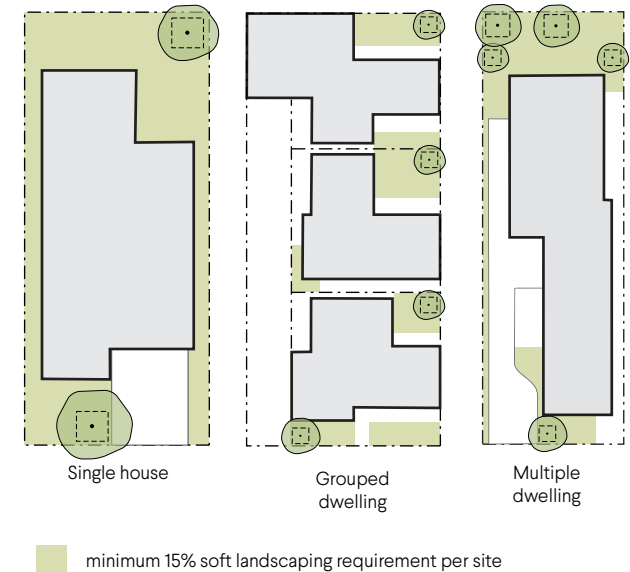


Figure 1.2a Soft landscaping minimum requirement per site

Related elements

- 1.1 Private open space
- 1.3 Communal open space
- 2.3 Parking
- 3.3 Street setbacks
- 3.6 Streetscape

1.2 Trees and Landscaping (cont.)

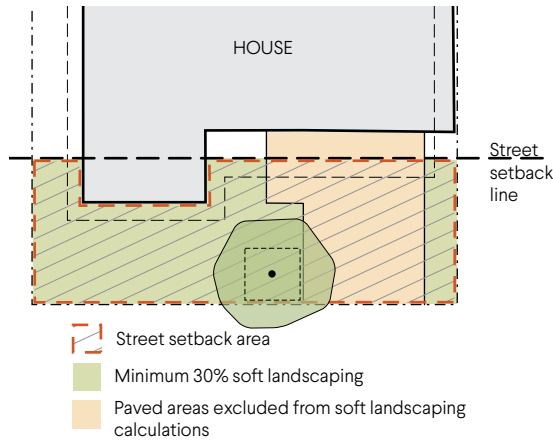


Figure 1.2b Soft landscaping requirement for street setback area

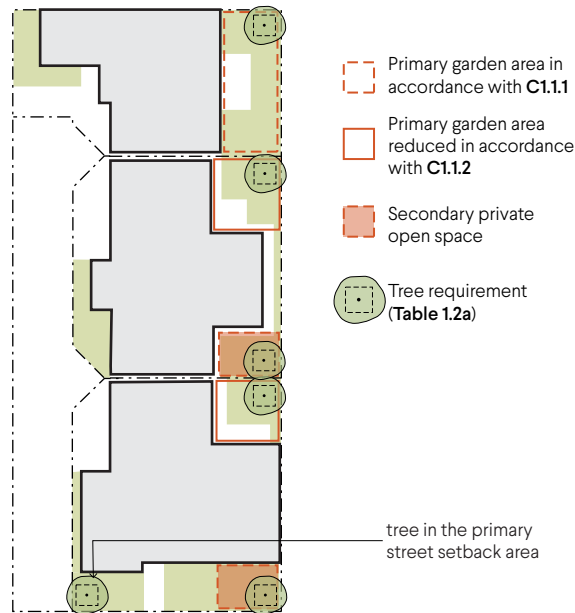


Figure 1.2c Tree planting requirements

DEEMED-TO-COMPLY

Development satisfies the following *deemed-to-comply* requirements (C)

C1.2.6 For **single houses** and **grouped dwellings**, the **soft landscaping** requirement of C1.2.1 may be reduced to 10% where a **significant existing tree** is retained on site.

Note: The reduction of soft landscaping only applies to the site on which the tree is retained. A retained tree replaces a tree requirement in Table 1.2a on a like-for-like basis.

C1.2.7 Where a **significant existing tree** is retained on **site**, a tree protection zone is to be provided in accordance with AS4970.

Landscaping plan

C1.2.8 For **multiple dwellings**, or five or more **grouped dwellings**, provide a landscaping plan in accordance with **Appendix A3**.

Table 1.2a Minimum tree requirements

| Dwelling Type | Minimum tree requirements | |
|---|--|--|
| Single house (per dwelling) | 1 small tree | Where the primary street setback is 1.5m or greater: - frontages less than 20m: 1 small tree in the primary street setback area; or - frontages 20m or greater: 1 small tree in the primary street setback area per 10m frontage ¹ . |
| Grouped dwellings (per dwelling) | 1 small tree OR 2 small trees where primary garden area is reduced in accordance with C1.1.2 | |
| Multiple dwellings (per lot) | Sites less than 700m ² | 1 medium tree and 2 small trees |
| | Sites of 700-1000m ² | 2 medium trees <u>or</u> 1 large tree and 1 small tree |
| | Sites greater than 1000m ² | 2 medium trees <u>or</u> 1 large tree and 1 small tree PLUS 1 medium tree per 400m ² in excess of 1000m ² or part thereof |

*Trees required within the **street setback** area are in addition to trees required per **dwelling** and where providing a secondary **private open space**.*
¹Frontage to be rounded down to the nearest 10m.
 Tree requirements exclude **ancillary dwellings**.
 Refer to **Figure 1.2c** for **grouped dwelling** tree requirements.

1.2 Trees and Landscaping (cont.)

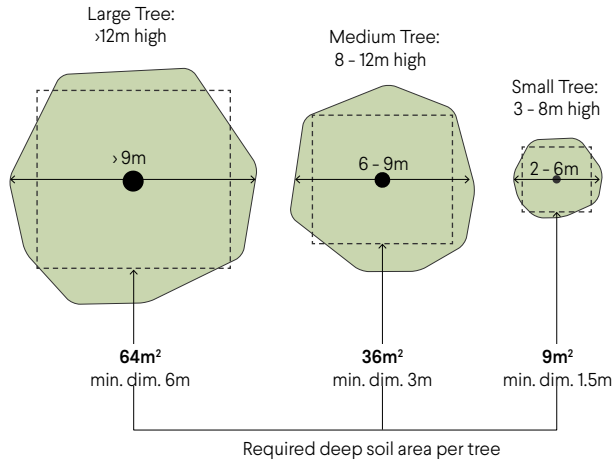


Figure 1.2d Deep soil area requirements by tree size

DEEMED-TO-COMPLY

Development satisfies the following *deemed-to-comply* requirements (C)

Table 1.2b Tree size and deep soil area

| Tree size | Tree specifications | | | |
|-----------|-----------------------------|-------------------------|------------------------|----------------------------------|
| | Canopy diameter at maturity | Tree height at maturity | Minimum deep soil area | Minimum deep soil area dimension |
| Small | 2-6m | 3-8m | 9m ² | 1.5m |
| Medium | 6-9m | 8-12m | 36m ² | 3m |
| Large | > 9m | >12m | 64m ² | 6m |

Refer to **Figure 1.2d** for the provision of **deep soil area** for tree requirements.

1.3 Communal open space

DESIGN PRINCIPLES

Development demonstrates compliance with the following design principles (P)

P1.3.1 Communal open space provides:

- i. good quality **landscaping**, trees and **deep soil areas**;
- ii. safe, accessible and high **amenity** spaces for social interaction;
- iii. adequate space for its intended use and function, proportionate to the number of **dwellings** and number of occupants the dwellings are designed to accommodate; and
- iv. adequate measures to mitigate against adverse amenity impacts including visual, noise and odour.

DEEMED-TO-COMPLY

Development satisfies the following deemed-to-comply requirements (C)

Communal open space - multiple dwellings only

C1.3.1 Communal open space is provided for **multiple dwelling development** in accordance with **Table 1.3a** and the following:

- i. located in **common property** and behind the **primary street setback line**;
- ii. to be **universally accessible** to all occupants of the development; and
- iii. exclusive to the residential component of **mixed use development**.

C1.3.2 Communal open space is separated or **screened** from potential sources of noise and odour, such as bins, vents, air conditioning units, and vehicle circulation areas.

C1.3.3 Communal open space is designed and oriented to minimise the impacts of noise, odour, lightspill and overlooking on the **habitable rooms** and **private open spaces** within the **site** and of **adjoining properties**.

Table 1.3a Provision of communal open space

| Development size | Minimum communal open space requirement | Minimum accessible/hard landscape area <i>(included in overall requirement)</i> | Minimum communal open space dimension | Maximum covered roof area |
|--|--|--|---------------------------------------|--------------------------------------|
| Up to 10 dwellings | No requirement | | | |
| More than 10 dwellings | 6m ² per dwelling up to maximum 300m ² | 2m ² per dwelling up to 100m ² | 4m | 25% of each communal open space area |
| <i>Communal open spaces can be co-located with deep soil areas, soft landscaping area and/or co-indoor communal spaces</i> | | | | |

Related elements

- 1.1 Private open space
- 1.2 Trees and landscaping
- 3.10 Visual privacy

1.4 Water management and conservation

DESIGN PRINCIPLES

Development demonstrates compliance with the following design principles (P)

- P1.4.1** Flooding risk is reduced to limit the impact of **major rainfall events**.
- P1.4.2** **Stormwater** is managed on **site** wherever possible either by containment or infiltration, as permitted by the soil and other site conditions, or otherwise appropriately treated to reduce the export of nutrients, sediments and other pollutants, prior to off site discharge.
- P1.4.3** **Development** incorporates water sensitive urban design mechanisms, including water conservation approaches and **site** appropriate **stormwater** collection, retention, treatment and reuse.

DEEMED-TO-COMPLY

Development satisfies the following deemed-to-comply requirements (C)

- C1.4.1** **Stormwater** runoff draining from roofs, **driveways**, **communal streets** and other **impervious surfaces** generated by a **small rainfall event** to be retained on **site**, with run-off directed to garden areas, rainwater tanks and infiltration cells (e.g. soakwells), appropriate to climatic, local soil and groundwater conditions.
- C1.4.2** Notwithstanding **C1.4.1**, **stormwater** may be directed to a district or local **stormwater** drainage system where required by the **decision-maker** due to climatic, local soil or groundwater conditions.

Related elements

- [1.2 Trees and landscaping](#)

2.0 THE BUILDING

OBJECTIVES

- 2A** To promote the **development** of a range of housing options to suit the needs of the community.
- 2B** To optimise comfortable living, **natural ventilation** and **winter solar gain** to facilitate **sustainable** housing with particular regard for place and local climatic conditions.
- 2C** To ensure **dwellings** have adequately sized rooms and functional **storage** space.
- 2D** To support provision of well-considered and designed car parking that is appropriate to the location and that minimises the impact on the **development** and **streetscape**.
- 2E** To ensure ancillary structures and **service areas** are appropriately designed, located and integrated into the **development**.



INDOOR AMENITY

- 2.1 Size and layout of dwellings
- 2.2 Solar access and natural ventilation

FUNCTION

- 2.3 Parking
- 2.4 Waste management
- 2.5 Utilities
- 2.6 Outbuildings

HOUSING DIVERSITY

- 2.7 Universal design
- 2.8 Ancillary dwellings
- 2.9 Small dwellings
- 2.10 Housing on lots less than 100m²

2.1 Size and layout of dwellings

DESIGN PRINCIPLES

Development demonstrates compliance with the following design principles (P)

P2.1.1 Dwellings have a primary living space that:

- i. is proportionate to the type and size of the dwelling and intended number of occupants;
- ii. has a physical and visual relationship with the **primary garden area, private open space** and/or public open space; and
- iii. incorporates environmental design principles, including passive solar design and appropriate **daylighting** and shading, appropriate for the climate.

P2.1.2 Ceiling heights and room dimensions provide for well-proportioned spaces that facilitate good **natural ventilation** and **daylighting**.

P2.1.3 The size and layout of dwellings:

- i. is functional with the ability to flexibly accommodate furniture;
- ii. is appropriate to the intended number of occupants; and
- iii. ensures functional, high **amenity** spaces.

P2.1.4 **Development** provides a mix of **dwelling** types, sizes and configurations that cater for diverse household types and changing community demographics, appropriate to the existing and/or future context of the locality.

Related elements

- 1.1 Private Open Space
- 2.2 Solar access and natural ventilation
- 3.4 Lot boundary setbacks

DEEMED-TO-COMPLY

Development satisfies the following deemed-to-comply requirements (C)

Primary living space

C2.1.1 Each **dwelling** is to have one room that is the designated **primary living space** and can accommodate a dimension of at least 3.8m x 3.8m¹ (refer **Figure 2.1a**).

¹Exclusive of built-in cabinetry along walls.

C2.1.2 For **single house** and **grouped dwellings**:

- i. where the **primary living space** is provided on the ground floor, it is to have direct physical and visual access to the **primary garden area**; or
- ii. where the primary living space is provided on an upper floor, it is to have direct physical and visual access to a **private open space** (such as a **balcony** or rooftop **terrace**) in accordance with **Table 1.1b**.

C2.1.3 For **multiple dwellings**, the **primary living space** is to have direct physical and visual access to **private open space** in accordance with **Table 1.1b**.

C2.1.4 The maximum depth¹ of a **single aspect primary living space** shall be a maximum three times (3x) the ceiling height (refer **Figure 2.1b**).

¹Exclusive of built-in cabinetry along walls.

Note: Additional living spaces (such as a second lounge room) are not subject to the requirements of C2.1.1 – C2.1.4

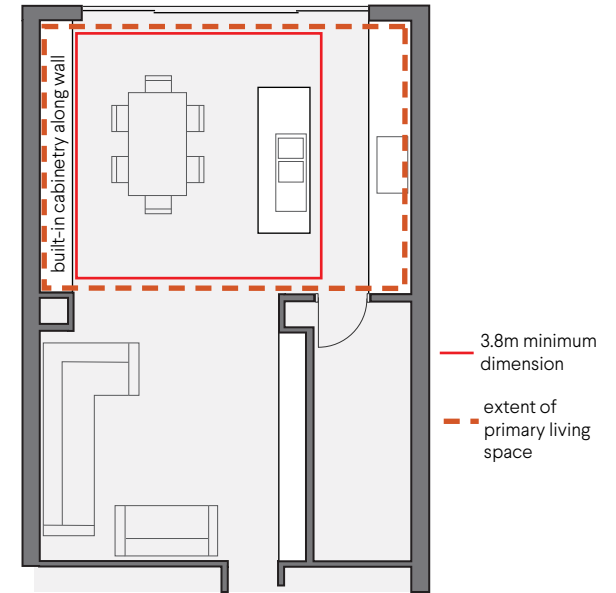


Figure 2.1a Calculating primary living space minimum dimensions

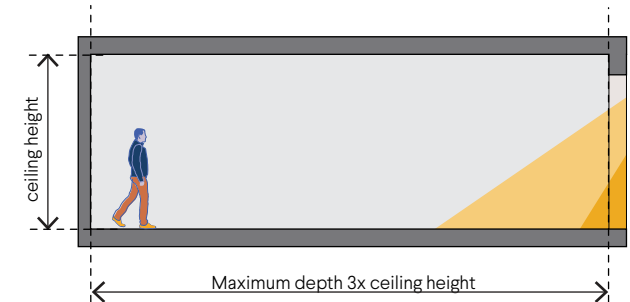


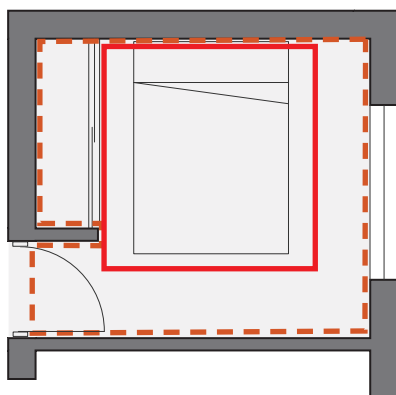
Figure 2.1b Single aspect primary living space depth and ceiling height

2.1 Size and layout of dwellings (cont.)

DESIGN PRINCIPLES

Development demonstrates compliance with the following design principles (P)

- P2.1.5** Each dwelling provides adequate, conveniently located **storage** for large items that are:
 - i. proportionate to the size of the dwelling and intended number of occupants; and
 - ii. integrated into the design of the **building** and/or **screened** from view to ensure that it is not visually intrusive when viewed from the **street**.
- P2.1.6** The siting and layout of **dwellings** minimizes potential impacts on **amenity** and provide appropriate visual and acoustic privacy to **habitable rooms** by:
 - i. locating, orienting or setting back habitable rooms;
 - ii. providing adequate landscape **screening** as a buffer; and/or
 - iii. providing acoustic treatments to reduce noise transfer.



— 2.7m minimum dimension
 - - 9m² minimum internal floor area

Figure 2.1c Calculating bedroom minimum dimensions

DEEMED-TO-COMPLY

Development satisfies the following deemed-to-comply requirements (C)

Habitable rooms

C2.1.5 Bedrooms have a minimum **internal floor area** of 9m² and can accommodate a minimum dimension of 2.7m x 2.7m (refer **Figure 2.1c**).

Minimum area is inclusive of built-in robes and cabinetry, however the minimum dimension excludes built-in robes and cabinetry.

C2.1.6 Measured from the finished floor level to the ceiling level, minimum ceiling heights for **multiple dwellings** are:

- i. 2.65m for **habitable rooms**; and
- ii. 2.4m for **non-habitable** rooms.

All other ceilings meet the requirements of the **NCC**.

Dwelling size and mix

C2.1.7 **Multiple dwellings** are to provide minimum **internal floor areas** in accordance with **Table 2.1a**.

*Note: No dwelling size requirements apply to **single houses** and **grouped dwellings**.*

C2.1.8 Where more than 10 **multiple dwellings** are proposed, no more than 80 per cent of **dwellings** have the same number of bedrooms.

Table 2.1a Minimum dwelling size requirements for multiple dwellings

| Dwelling Size | Minimum internal floor area |
|----------------|-----------------------------|
| Studio | 37m ² |
| 1 bed | 47m ² |
| 2 bed x 1 bath | 67m ² |
| 2 bed x 2 bath | 72m ² |
| 3 bed x 1 bath | 90m ² |
| 3 bed x 2 bath | 95m ² |

An additional 3m² shall be provided for designs that include an additional separate toilet, and 5m² for designs that include an additional bathroom.

*Minimum **internal floor area** excludes storerooms where they are accessed external to the **dwelling**.*

2.1 Size and layout of dwellings (cont.)

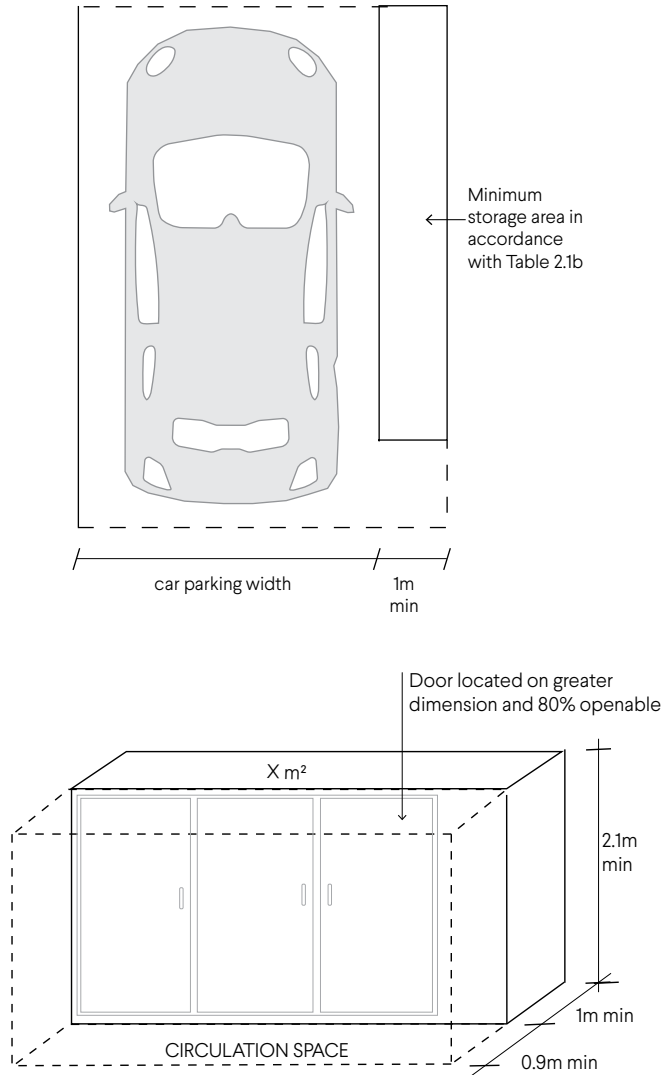


Figure 2.1d Minimum storage dimensions with adjacent circulation space

DEEMED-TO-COMPLY

Development satisfies the following *deemed-to-comply* requirements (C)

Storage

C2.1.9 Each dwelling has exclusive use of a dedicated, weatherproof storage area in accordance with Table 2.1b, that is located behind the primary street setback and accessible via an opening that does not open inwards.

C2.1.10 Notwithstanding C2.1.9, minimum storage area dimension can be reduced to 1m where:

- i. it can be demonstrated that an adjacent circulation space achieves 0.9m clearance;
- ii. the door or opening is located on the greater dimension and is openable for a minimum 80 per cent of the length; and
- iii. the minimum storage area is still achieved (refer Figure 2.1d).

Managing impacts on amenity

C2.1.11 Major openings to ground floor multiple dwellings facing directly onto car parking areas and/or non-residential components of a mixed use development are set back a minimum 3m and are designed to ensure visual privacy and manage noise intrusion and light spill.

C2.1.12 For multiple dwellings, potential noise sources such as garage doors, service areas, active communal open space, communal waste storage areas and non-residential components of a mixed use development are not located within;

- i. 1m to the external wall of habitable rooms; and
- ii. 3m of a window to a bedroom.

Table 2.1b Storage requirements

| Dwelling Size | Minimum storage area | Minimum storage area dimension | Minimum storage area height |
|--|---|--------------------------------|-----------------------------|
| Studio / 1 bedroom dwelling | 3m ² | 1.5m ¹ | 2.1m |
| 2 bedroom dwelling | 4m ² | | |
| 3+ bed bedroom dwelling | Single houses and grouped dwellings: 4m ² Multiple dwellings: 5m ² | | |
| <p><i>Minimum dimension refers to the minimum length and width of the storage area.</i></p> <p><i>Storage can be co-located within a garage or carport but must provide a dedicated area.</i></p> <p><i>Dimensions and areas are exclusive of services, plant, utilities, bin storage, bicycle parking and fixtures and facilities.</i></p> <p>¹Minimum dimension can be reduced in accordance with C2.1.10</p> | | | |

2.2 Solar access and natural ventilation

DESIGN PRINCIPLES

Development demonstrates compliance with the following design principles (P)

- P2.2.1** In climate zones 4, 5 and 6 the development is sited, oriented and designed to optimise **winter solar gain** whilst limiting summer **sunlight** into:
- the **primary living space** and **habitable rooms**; and
 - private open spaces**, including the **primary garden area**;

while balancing **site** constraints, outlook and views of significance.

- P2.2.2** Windows to **habitable rooms** are designed and positioned to optimize **daylight**, **natural ventilation** and outlook, while maintaining a reasonable level of visual privacy.

- P2.2.3** Dwellings optimize **natural ventilation** to **habitable rooms** (and bathrooms where possible) that is responsive to **site** and local climatic conditions.

DEEMED-TO-COMPLY

Development satisfies the following deemed-to-comply requirements (C)

Windows and openings

- C2.2.1** Every **habitable room** has a minimum of one openable external window:
- visible from all parts of the room;
 - with an aggregate glazed area not less than 10 per cent of the habitable room **internal floor area**; and
 - comprising a minimum of 50 per cent of transparent glazing.

Note: 3.10 Visual privacy provisions may still apply.

- C2.2.2** Where a **courtyard** is the only source of **daylight** to a **habitable room**, the courtyard must be uncovered and open to the sky¹ with a:

- minimum dimension of 0.5 times the **wall height**; and
- minimum area of 4m² (refer **Figure 2.2a**).

¹Excludes *minor projections*

- C2.2.3** Bathrooms located on external **walls** (excluding **boundary walls**) must have a minimum of one openable window for **natural ventilation**.

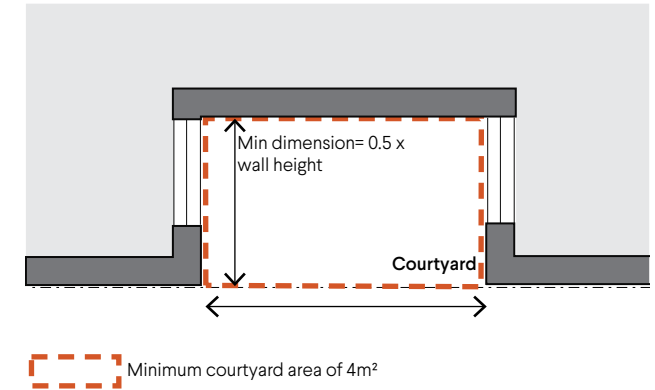


Figure 2.2a Courtyard minimum dimensions

Related elements

- 1.1 Private Open Space
- 2.1 Size and layout of dwellings
- 3.2 Building height
- 3.4 Lot boundary setbacks
- 3.10 Visual privacy

2.2 Solar access and natural ventilation (cont.)

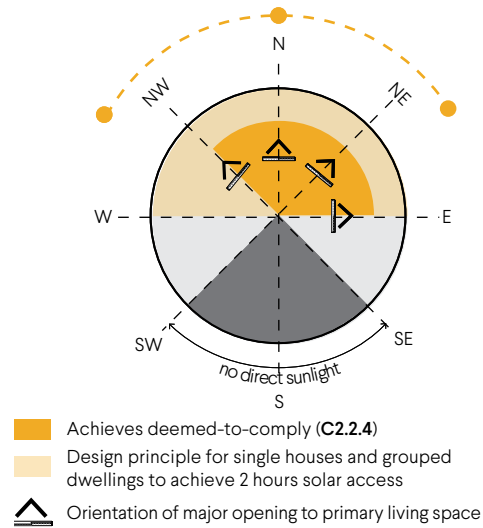


Figure 2.2b Orientation of major opening to the primary living space

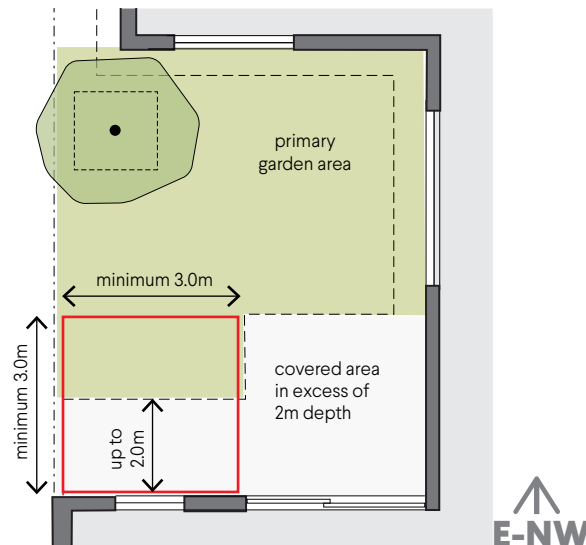


Figure 2.2c Minimum dimension of an uncovered open area

DEEMED-TO-COMPLY

Development satisfies the following deemed-to-comply requirements (C)

Orientation of major openings

Note: No orientation requirements apply to primary living areas located in climate zones 1 and 3.

C2.2.4 For single houses and grouped dwellings in climate zones 4, 5 and 6, a major opening to the primary living space is oriented between north-west and east in accordance with Figure 2.2b, with an adjoining uncovered open area with:

- i. a minimum dimension 3m x 3m¹ in accordance with Figure 2.2c; and
- ii. the exception of shading devices up to 2m depth.

¹The centre line of the minimum 3m x 3m area must be contained within the glazed area of the major opening (Figure 2.2d).

C2.2.5 For multiple dwellings in climate zones 4, 5 and 6:

- i. a minimum of 70 per cent of dwellings have a primary living space that achieves at least 2 hours direct sunlight between 9am and 3pm on 21 June; and
- ii. a maximum of 15 per cent of dwellings in a building receiving no direct sunlight to the primary living space between 9am and 3pm on 21 June.

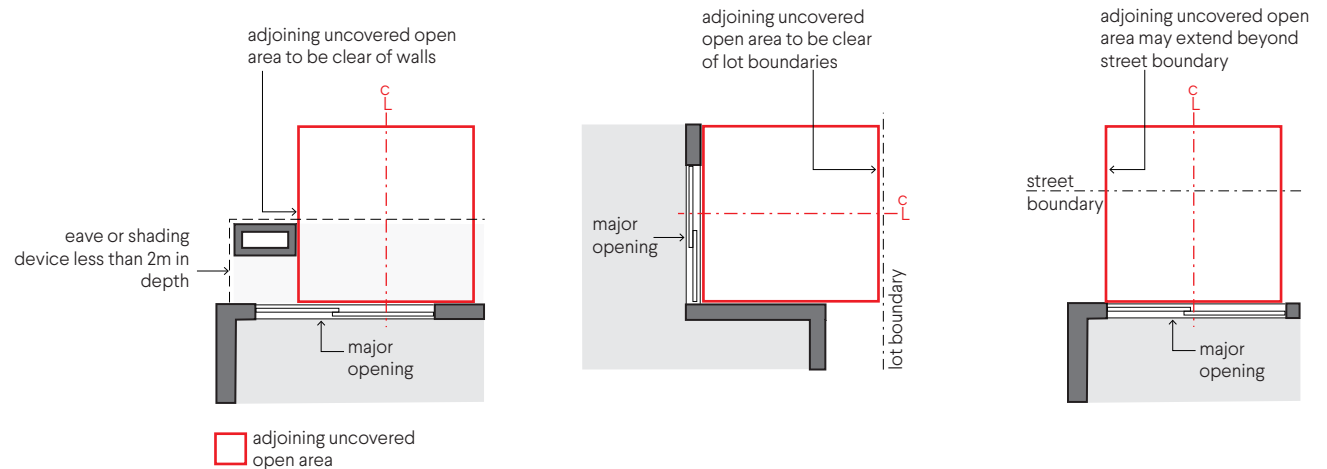


Figure 2.2d Adjoining uncovered open areas

2.3 Parking

DESIGN PRINCIPLES

Development demonstrates compliance with the following design principles (P)

- P2.3.1** Siting and the extent of parking does not dominate the **development** or **streetscape** and responds to the context and **local character** by:
- i. supporting the efficient use of the **site**; and
 - ii. minimising the extent of paving for parking and vehicle access.
- P2.3.2** Adequate parking is provided for various modes of transport, including bicycles, motorcycles, scooters and cars, that has regard to the following considerations:
- i. the proximity of the proposed **development** to public transport, **activity centres**, areas of **amenity** and other facilities;
 - ii. the type, size and number of **dwellings**; and
 - iii. the availability of on-**street** and other off-street parking.
- P2.3.3** Parking spaces are designed for flexibility and adaptability having regard for:
- i. the needs of occupants, including consideration of **universally accessible** parking spaces; and
 - ii. the ability to use the space for alternative purposes.

DEEMED-TO-COMPLY

Development satisfies the following deemed-to-comply requirements (C)

Occupant parking

- C2.3.1** Occupant car parking is provided on **site** and in accordance with **Table 2.3a**.
- C2.3.2** Motorcycle/scooter parking for **multiple dwellings** is provided on site in accordance with **Table 2.3a**.
- C2.3.3** Car spaces and manoeuvring areas designed and provided in accordance with *AS2890.1*.

Visitor parking

- C2.3.4** Visitor car parking for **grouped** and **multiple dwellings** is provided on **site** and in accordance with **Table 2.3a**.
- C2.3.5** Visitor car parking spaces to be:
- i. marked and clearly signposted as dedicated for visitor use only;
 - ii. located on **common property**; and
 - iii. connected to **building** entries via a **continuous path of travel**.

Related elements

- 3.3 Street setbacks
- 3.6 Streetscape
- 3.7 Access

2.3 Parking (cont.)

DEEMED-TO-COMPLY

Development satisfies the following **deemed-to-comply** requirements (C)

Table 2.3a Car parking requirements

| | Location A | Minimum parking space(s) (per dwelling) | Maximum garage and carport parking (per dwelling) |
|--|----------------------|---|--|
| | Occupant car parking | Ancillary dwelling | 0 |
| Studio and 1 bedroom dwelling | | 0 | 1 |
| 2 bedroom dwelling | | 0 | 2 |
| 3+ bedroom dwelling | | 1 | 2 |
| Location B | | Minimum parking space(s) (per dwelling) | Maximum garage and carport parking (per dwelling) |
| Ancillary dwelling | | 0 | 1 |
| Studio and 1 bedroom dwelling | | 1 | 1 |
| 3+ bedroom dwelling | | 1 | 2 |
| Visitor carparking | Number of dwellings | Minimum Parking | |
| | 0-4 dwellings | No visitor car parking required | |
| | 5-8 dwellings | 1 | |
| | 9-12 dwellings | 2 | |
| | 13 or more dwellings | 3, plus 1 additional space per four dwellings or part thereof | |
| Motorcycle /scooter parking (multiple dwellings only) | 0-19 dwellings | No motorcycle/scooter parking required | |
| | 20 or more dwellings | One motorcycle/scooter space for every 10 car parking spaces | |

Minimum parking applies to all types of parking on site including (but not limited to) **garages, carports, uncovered spaces, undercroft and basement parking.**

Maximum carparking applies to **garages and carports.** Additional parking may be provided as uncovered spaces, undercroft or **basement parking.**

LOCATION A – includes all land located within:

- 800m **walkable catchment** of a train station on a **high-frequency rail route;**
- 250m walkable catchment of a transit stop:
 - o on a high-frequency transit route; or
 - o that has multiple transit routes, that when combined stop every 15 minutes during weekday peak periods (7am –9am and 5pm – 7pm); or
- the defined boundaries of an **activity centre.**

LOCATION B – includes all land that is not within Location A.

2.3 Parking (cont.)

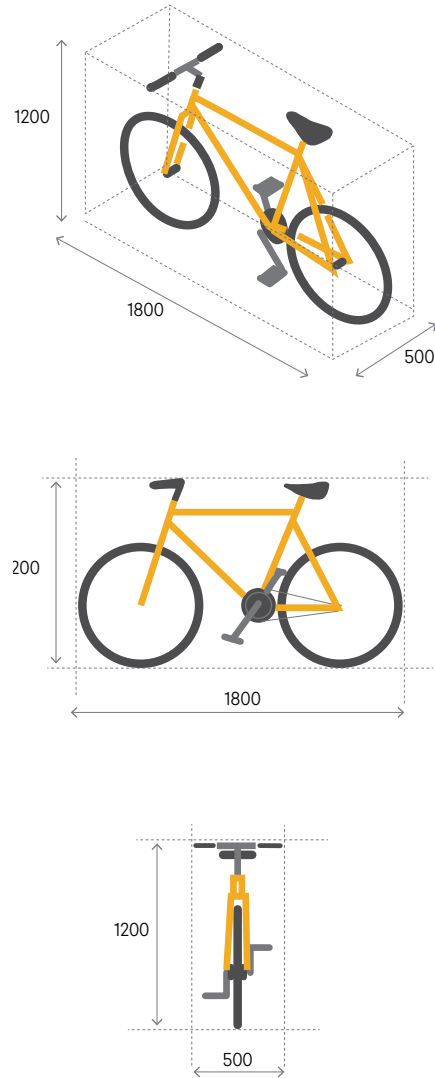


Figure 2.3a Bicycle parking

DEEMED-TO-COMPLY

Development satisfies the following **deemed-to-comply** requirements (C)

Bicycle parking

C2.3.6 Bicycle parking is provided on **site** and in accordance with **Table 2.3b** and **Figure 2.3a**.

Table 2.3b Minimum bicycle parking requirements

| | | Minimum number of bicycle spaces | | |
|---------------------------------|----------------------|-------------------------------------|-------------------|-------------------------------------|
| | | Single houses | Grouped dwellings | Multiple dwellings |
| Occupant bicycle parking | | No minimum requirement | | 0.5 x the total number of dwellings |
| Visitor bicycle parking | 0-9 dwellings | No visitor bicycle parking required | | |
| | 10 or more dwellings | No visitor bicycle parking required | | 0.1 x the total number of dwellings |

Where the bicycle parking calculation results in a fraction of a space, the requirement is to be rounded up to the nearest whole number.

2.4 Waste Management

DESIGN PRINCIPLES

Development demonstrates compliance with the following design principles (P)

- P2.4.1** Sufficient space for waste storage is provided that:
- i. is convenient for residents;
 - ii. has collection areas which can be accessed by service vehicles; and
 - iii. can be secured and managed where required.
- P2.4.2** Waste management facilities are located and **screened** to minimise negative impacts on the **streetscape**, communal areas, **building entries**, **major openings**, and the local **amenity**.

DEEMED-TO-COMPLY

Development satisfies the following deemed-to-comply requirements (C)

- C2.4.1** A dedicated and accessible space is provided to accommodate the required number and type of waste storage bins for the **development**, in line with requirements of the local government and separate from any waste storage areas associated with the non-residential component of a **mixed use development**.
- C2.4.2** Where **multiple dwellings**, or five or more **grouped dwellings** are proposed, a waste management plan to the satisfaction of the **decision-maker**, is to be provided.
- C2.4.3** Waste storage bins are **screened** from view from communal areas, the **street**, public open space, and other areas accessible to the public.
- C2.4.4** Where a communal waste storage area is provided, it is to be separated or **screened** from **major openings, primary garden areas** and **communal open space** to avoid the adverse impact of potential sources of noise and odour.

Related elements

- 2.1 Size and layout of dwellings
- 3.6 Streetscape

2.5 Utilities

DESIGN PRINCIPLES

Development demonstrates compliance with the following design principles (P)

- P2.5.1** The **site** is serviced with **utilities** that that are fit for purpose and meet current performance and access requirements of service providers, addressing access, maintenance and safety considerations.
- P2.5.2** **Utilities** balance operational requirements with the need to minimise:
- i. visual, noise, heat and air quality impacts on **habitable rooms** and **private open space** both on the **development site** and **adjoining properties**; and
 - ii. the visual impact on the **streetscape**.

DEEMED-TO-COMPLY

Development satisfies the following deemed-to-comply requirements (C)

- C2.5.1** **Service utilities** are designed and located such that they:
- i. are accessible and can be safely maintained;
 - ii. maintain clear **sightlines** for vehicle access; and
 - iii. integrated into the design of the **development** and/or **screened** from view of the street.

Note: Where required by the NCC, fire service infrastructure is located to be visible, and with unobstructed access for its required use during an emergency.

- C2.5.2** **Functional utilities** (with the exception of **solar collectors** and electric vehicle charging):
- i. are located behind the **primary street setback** and not visible from the **primary street**;
 - ii. are designed to integrate with the **development**; and
 - iii. are located and/or **screened** so that they are not visually obtrusive and minimise the impact of noise sources to **habitable rooms** and **private open space** both on the **development site** and **adjoining properties**.
- C2.5.3** Where provided, **solar collectors** are located on the roof or other parts of buildings, and prioritise functional performance.

Related elements

- 1.1 Private open space
- 3.3 Street setbacks
- 3.6 Streetscape

2.6 Outbuildings

DESIGN PRINCIPLES

Development demonstrates compliance with the following design principles (P)

- P2.6.1** Outbuildings do not negatively impact the **amenity** for residents of the **development**, **adjoining properties** or the **streetscape**.
- P2.6.2** Siting and size of **outbuildings** does not compromise the ability to provide adequate **primary garden area**, **soft landscaping**, trees and **deep soil areas**.

DEEMED-TO-COMPLY

Development satisfies the following deemed-to-comply requirements (C)

- C2.6.1** Any **outbuilding**:
- i. individually or collectively does not exceed 60m² per **site**;
 - ii. is not located within the **primary** or **secondary street setback area**;
 - iii. does not exceed a **wall height** of 3m;
 - iv. does not exceed a ridge height of 4.2m;
 - v. is set back or built up to **lot boundaries** in accordance with **C3.4.1**, **C3.4.4** or **C3.4.5**;
 - vi. does not exceed the maximum allowable **site cover** in accordance with **C3.1.1**;
 - vii. does not reduce the minimum **primary garden area** required in accordance with **C1.1.1**;
 - viii. does not reduce the minimum **soft landscaping** required in accordance with **C1.2.1**; and
 - ix. does not reduce the minimum tree requirement and associated **deep soil area** in accordance with **C1.2.4**.
- C2.6.2** Notwithstanding **C2.6.1(iii)**, where an **outbuilding** is designed to be compatible with the colour and materials of the **dwelling** on the same **site**, the **wall height** may be increased to 3.5m.
- Outbuildings will need to comply with the NCC requirements, including but not limited to fire separation.*

Related elements

- 1.1 Private open space
- 1.2 Trees and landscaping
- 3.1 Site cover
- 3.4 Lot boundary setbacks

2.7 Universal design

DESIGN PRINCIPLES

Development demonstrates compliance with the following design principles (P)

- P2.7.1** Development provides **accessible housing** or **adaptable dwellings** that are proportionate in number to the size of the development and intended occupancy.
- P2.7.2** **Accessible housing** and **adaptable dwellings** provide housing options for people with disabilities and/or limited or reduced mobility, facilitate ageing in place, and are designed in accordance with the **universal design** requirements:
- i. of the *Livable Housing Design Guidelines*;
 - ii. of the *Australian Building Codes Board Livable Housing Design Standard (2022)*;
 - iii. of *AS4299*; and/or
 - iv. to suit the specific needs of the occupant.

DEEMED-TO-COMPLY

Development satisfies the following deemed-to-comply requirements (C)

- C2.7.1** Where 10 or more **grouped** or **multiple dwellings** are proposed, a minimum 20 per cent¹ of all dwellings are:
- i. designed and constructed to a minimum silver level **universal design** in accordance with **A4 Universal design requirements**, or
 - ii. certified Livable Housing Australia to a minimum silver level of performance.
- Note: No universal design requirements apply for **single houses** or **grouped** and **multiple dwellings** development with less than 10 dwellings.*
- All other provisions of the R-Codes still apply.*
- ¹Where calculations result in a fraction of a **dwelling**, the requirement is to be rounded up to the nearest whole number.
- C2.7.2** **Accessible dwellings** that seek to apply the gold level **universal design** site area variation as per Part D, **C1.1.6** or **C1.1.7** shall;
- i. be designed and constructed in accordance with the gold level universal design requirements of **A4 Universal design requirements**, or are certified Livable Housing Australia to a minimum gold level of performance; and
 - ii. have a maximum **internal floor area** of:
 - a. in the case of **single houses** and **grouped dwellings** – 110m²; or
 - b. in the case of **multiple dwellings** – 90m².
- Note: All other provisions of the R-Codes still apply.*

Related elements

- Part D – 1.1 Site area
- 2.1 Size and layout of dwellings

2.8 Ancillary dwellings

DESIGN PRINCIPLES

Development demonstrates compliance with the following design principles (P)

- P2.8.1** The size of an **ancillary dwelling** allows for adequate internal **amenity** whilst remaining incidental to the primary **dwelling**.
- P2.8.2** **Ancillary dwellings** allow for diversity of housing without having an adverse impact on the **amenity** of:
 - i. **adjoining properties**;
 - ii. **streetscape** and **local character**; and
 - iii. the primary **dwelling**.

DEEMED-TO-COMPLY

Development satisfies the following deemed-to-comply requirements (C)

C2.8.1 An **ancillary dwelling** in accordance with **Table 2.8a**, provided that it:

- i. does not preclude the primary **dwelling** from meeting the maximum **site cover** and the minimum required **private open space, soft landscaping, trees and deep soil area**; and
- ii. complies with the following design elements as relevant:
 - 2.2 Solar access and natural ventilation
 - 2.3 Parking
 - 2.5 Utilities
 - 3.1 Site cover
 - 3.2 Building height
 - 3.3 Street setbacks
 - 3.4 Lot boundary setbacks
 - 3.5 Site works and retaining walls
 - 3.6 Streetscape
 - 3.7 Access
 - 3.9 Solar access for adjoining sites
 - 3.10 Visual privacy

Table 2.8a Ancillary dwelling requirements

| Dwelling type | | Ancillary dwelling type | Maximum ancillary dwellings | Maximum internal floor area |
|---|----------------------|----------------------------------|--|-----------------------------|
| Single house and grouped dwellings | | All types of ancillary dwellings | 1 per site | 70m ² |
| Multiple dwellings | 1-19 dwellings | Dual key dwelling only | 1 per development | 70m ² |
| | 20 or more dwellings | | 2 per development and 1 per additional 10 dwellings ¹ | 70m ² |
| <i>¹Rounded down to the nearest 10 dwellings</i> | | | | |

*Note: The above provisions relate to the **ancillary dwelling** portion of the **development**, with the exception of 3.1 Site cover, 3.4 Lot boundary setbacks and 3.9 Solar access for adjoining sites which would need to be assessed in combination with the primary **dwelling**. The primary dwelling would still need to comply with all relevant provisions of the R-Codes.*

Related elements

- 1.1 Private open space
- 1.2 Trees and landscaping
- 3.1 Site cover

2.9 Small dwellings

DESIGN PRINCIPLES

Development demonstrates compliance with the following design principles (P)

- P2.9.1** The design of **small dwellings** ensures adequate indoor and outdoor **amenity** for occupants.
- P2.9.2** Alternative and affordable housing options are provided for small households where it can be demonstrated that the **development**:
 - i. is located in an area that has good access to public transport, public open space, local retailing, and other community infrastructure;
 - ii. responds to a demand for **small dwellings** in the locality which may be recognised in the **local planning framework**;
 - iii. provides an adequate mix of **dwelling sizes**; and
 - iv. is consistent with the existing and/or future intended **streetscape** and **local character**.

DEEMED-TO-COMPLY

Development satisfies the following deemed-to-comply requirements (C)

Small Dwellings – Part D, C1.1.6 and C1.1.7 applies and provides a site area concession

- C2.9.1** **Small dwellings** subject to the site area concession of Part D, **C1.1.6** or **C1.1.7** shall comply with the following:
 - i. for **single houses** and **grouped dwellings**, a maximum **internal dwelling floor area** of 70m², or for **multiple dwellings** a maximum internal floor area of 60m²;
 - ii. parking provided in accordance with **Table 2.3a**; and
 - iii. all other provisions of the R-Codes.

Related elements

- *Part D – 1.1 Site area*
- *2.1 Size and layout of dwellings*

2.10 Housing on lots less than 100m²

Housing on lots less than 100m² – applies to single houses and grouped dwellings in areas coded R100-SL only.

DESIGN PRINCIPLES

Development demonstrates compliance with the following design principles (P)

- P2.10.1** Housing on **lots** less than 100m² are integrated with the **streetscape** and surrounding **development** and does not form the predominant housing type in a **street**.
- P2.10.2** Housing on **lots** less than 100m² are designed to a high standard to contribute to the desired **streetscape** character and do not adversely impact the **amenity** of **adjoining properties**.

DEEMED-TO-COMPLY

Development satisfies the following deemed-to-comply requirements (C)

- C2.10.1** **Single houses** and **grouped dwellings** in areas coded R100-SL are to comply with the following:
 - i. dwellings to front a **primary street**, **secondary street**, or public **right-of-way**; and
 - ii. all provisions of the R-Codes to apply, subject to the modifications in **Table 2.10a**.

Related elements

- *Part D – 1.1 Site area*

2.10 Housing on lots less than 100m² (cont.)

DEEMED-TO-COMPLY

Development satisfies the following *deemed-to-comply* requirements (C)

Table 2.10a Modified provisions for housing on lots less than 100m²

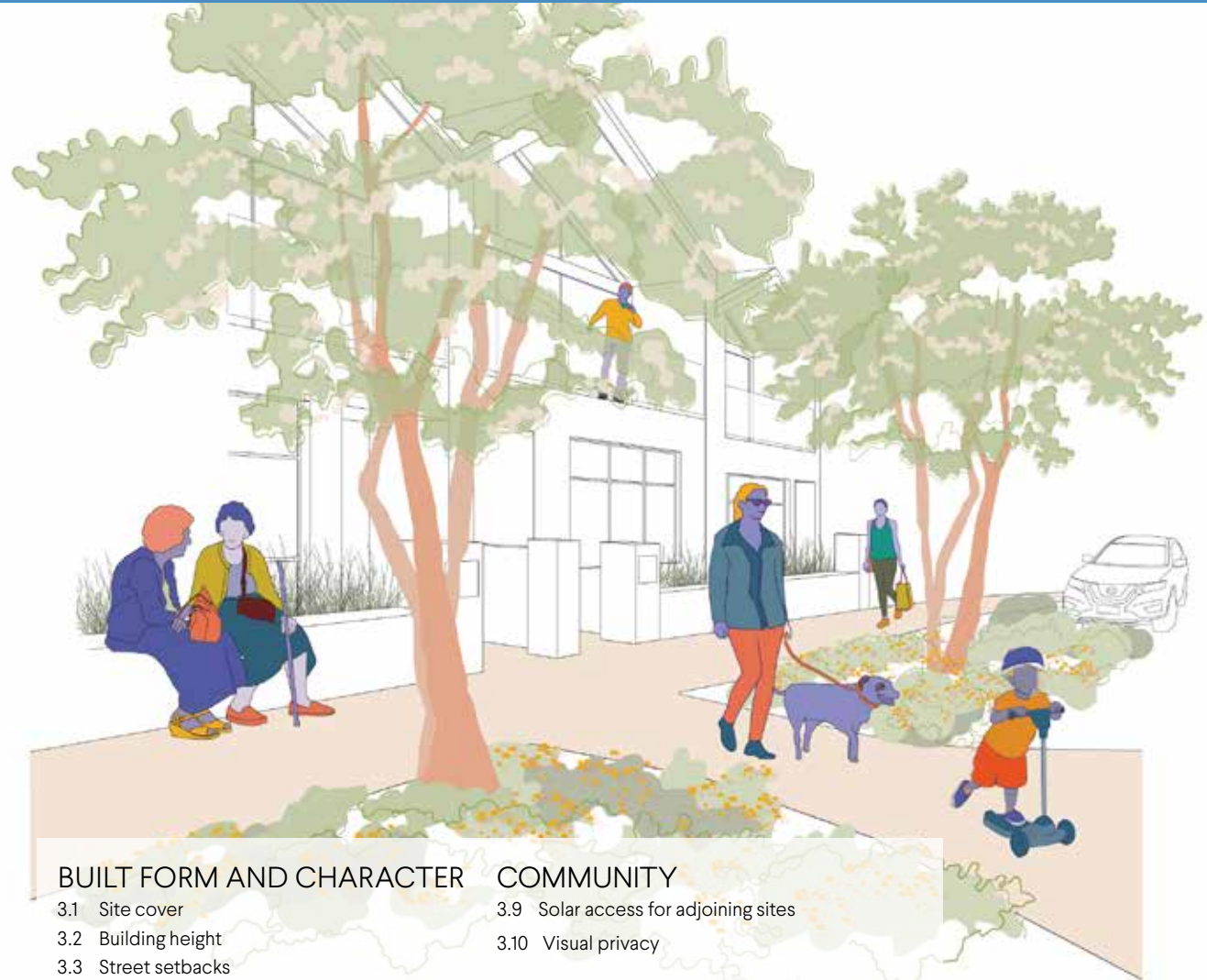
| R-Code Element (Part C) | Clauses | Modified provision |
|---|----------------------------|---|
| 1.1 Private open space | C1.1.1 | Dwellings to provide: <ul style="list-style-type: none"> - a single consolidated uncovered primary garden area with a minimum area of 15m² and a minimum dimension of 3m; OR - one private open space (such as a balcony or roof terrace) in accordance with Table 1.1b. |
| 1.2 Trees and landscaping | C1.2.1 C1.2.2 C1.2.4 | Landscaping <ul style="list-style-type: none"> - minimum of 10% of the site to be provided as soft landscaping, with a minimum dimension of 1m; and - no minimum landscaping of the street setback area. Trees <ul style="list-style-type: none"> - no minimum tree requirements |
| 2.1 Size and layout | C2.1.6 | Measured from the finished floor level to the ceiling level, minimum ceiling heights for dwellings are: <ul style="list-style-type: none"> - 2.65m for habitable rooms; and - 2.4m for non-habitable rooms. All other ceilings meet the requirements of the NCC . |
| 3.1 Site cover | C3.1.1 | Maximum site cover of 85% |
| 3.2 Building height | C3.2.1 | Minimum two storey building height . Maximum four storey building height in accordance with Table 3.2a . |
| 3.3 Street setbacks | C3.3.1 | Primary or secondary street <ul style="list-style-type: none"> - 1m primary and secondary street setback Right-of-way <ul style="list-style-type: none"> - 0.5m setback to adjoining right-of-way; and - nil street setback for upper floors |
| 3.4 Lot boundary setbacks ¹ | C3.4.4 | Boundary walls permitted: <ul style="list-style-type: none"> - behind the street setback; and - to a maximum boundary wall height of 13m. |
| 3.6 Streetscape | C3.6.7 | Street fences to not exceed 900mm in height. |
| 3.9 Solar access for adjoining sites ¹ | All | No overshadowing requirements apply. |
| 3.10 Visual privacy ¹ | All | No visual privacy requirements apply. |

¹Where *development* abuts an *adjoining property* not coded R100-SL, the modified provisions of **Table 2.10a** do not apply.

3.0 NEIGHBOURLINESS

OBJECTIVES

- 3A** To deliver **amenity** and liveability for residents of new **development** and **adjoining properties**, with regard to **sunlight, solar access, natural ventilation** and visual privacy.
- 3B** To ensure that **development** is appropriately scaled, particularly in respect to **building** bulk and height, and is sympathetic to the scale of the **street** and surrounding buildings, or for precincts undergoing a transition, the desired future character of the area as identified in the **local planning framework**.
- 3C** To contribute to place responsive, attractive **streetscapes**.
- 3D** To ensure that safe, legible access is provided to **dwellings** for pedestrians, bicycle riders and vehicles.



BUILT FORM AND CHARACTER

- 3.1 Site cover
- 3.2 Building height
- 3.3 Street setbacks
- 3.4 Lot boundary setbacks
- 3.5 Site works and retaining walls
- 3.6 Streetscape
- 3.7 Access
- 3.8 Retaining existing dwellings

COMMUNITY

- 3.9 Solar access for adjoining sites
- 3.10 Visual privacy

3.1 Site cover

DESIGN PRINCIPLES

Development demonstrates compliance with the following design principles (P)

- P3.1.1** The **site cover** of the **development** is suitable for its context to:
- i. achieve appropriate **building bulk** on the **site**, consistent with the intent of the applicable density code and/or as outlined in the **local planning framework**;
 - ii. ensure sufficient outdoor space for **landscaping** including trees and **deep soil areas**;
 - iii. ensure adequate **solar access** and **natural ventilation** into the **dwelling**;
 - iv. provide opportunities for residents to use space external to the dwelling for outdoor pursuits and access within and around the **site**;
 - v. provide space for **utilities** and essential facilities; and
 - vi. be compatible with the existing and/or desired **streetscape** and **local character**.

DEEMED-TO-COMPLY

Development satisfies the following deemed-to-comply requirements (C)

- C3.1.1** **Development** on each **site** does not exceed the maximum **site cover** percentages of **Table 3.1a**.

Table 3.1a Maximum site cover requirements

| R30 | R35 | R40 | R50 | R60 | R80 |
|---|-----|-----|-----|-----|-----|
| 60% | 60% | 65% | 65% | 70% | 70% |
| <i>R80 Code standards apply to single houses and grouped dwellings in areas coded R100, R160 and R-AC.</i> | | | | | |

Related elements

- 1.1 Private open space
- 1.2 Trees and landscaping
- 2.2 Solar access and natural ventilation

3.2 Building height

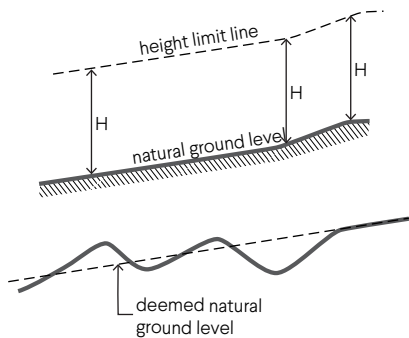
DESIGN PRINCIPLES

Development demonstrates compliance with the following design principles (P)

P3.2.1 Building height, bulk and scale is appropriate for the existing and/or desired future **streetscape** and **local character** of the area and nearby **development**.

P3.2.2 Building height is considerate of the impact on the **amenity of adjoining properties** or the **streetscape**, including road reserves and public open space reserves, and where appropriate maintains:

- i. adequate **solar access** into indoor and outdoor **active habitable space** and **solar collectors**; and
- ii. access to views of significance.



Notes
 The height of a building is taken as the highest point at any part of the development immediately above natural ground level.
 Where natural ground level varies across the site, deemed natural ground level is to be used.

Figure 3.2a Measuring building height and natural ground level

Related elements

- 3.4 Lot boundary setbacks
- 3.6 Streetscape
- 3.9 Solar access for adjoining sites

DEEMED-TO-COMPLY

Development satisfies the following deemed-to-comply requirements (C)

C3.2.1 Building height complies with **Table 3.2a**.

Table 3.2a Maximum building heights

| R-Coding | Maximum number of storeys | Concealed or skillion roof | Pitched, hipped or gabled roof | |
|----------|---------------------------|----------------------------|--------------------------------|-------------------------------|
| | | Maximum building height | Maximum height of wall | Maximum total building height |
| R30 - 40 | 2 | 8m | 7m | 10m |
| R50 - 60 | 3 | 11m | 10m | 13m |
| R80 | 4 | 14m | 13m | 16m |

R80 Code standards apply to single houses, grouped dwellings in areas coded R100, R160 and R-AC

Refer Figure 3.2a for building height and natural ground level measurement guidance.

Refer Figure 3.2b for wall height and total building height guidance.

This table provides a maximum building height only and development will need to consider other elements such as 3.9 Solar access for adjoining sites.

Where roof top terraces are proposed, the concealed or skillion roof controls apply.

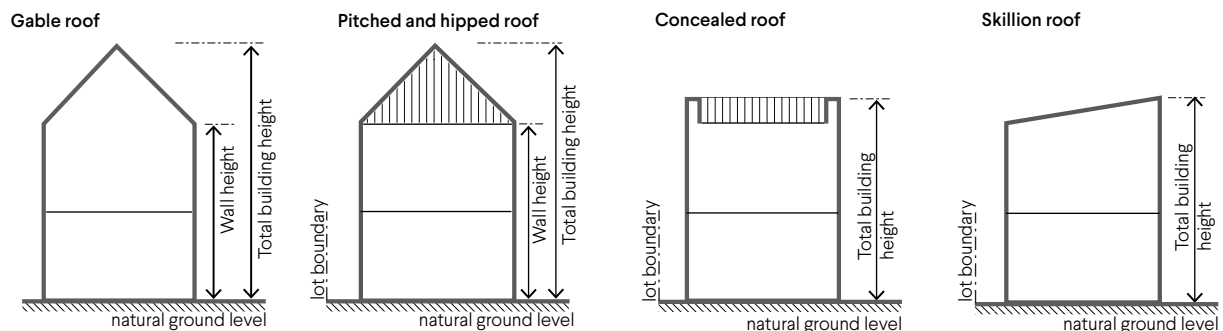


Figure 3.2b Measurement of total building height

3.3 Street setbacks

DESIGN PRINCIPLES

Development demonstrates compliance with the following design principles (P)

- P3.3.1 Buildings** are set back from **street boundaries** an appropriate distance to ensure they:
- i. are consistent with the existing or future **streetscape** and **local character**;
 - ii. provide sufficient space for tree planting and other **landscaping**, as well as community interaction;
 - iii. provide adequate privacy to the **dwellings**;
 - iv. accommodate **site** planning requirements such as parking and **utilities**; and
 - v. allow safety clearances for easements for essential service corridors and **sightlines**.
- P3.3.2 Buildings** mass and form that:
- i. uses design features to affect the size and scale of the building;
 - ii. provide the opportunity for building articulation, such as well-defined entries, varying **setbacks** across the **building width**, **verandahs**, **porches** and **balconies**;
 - iii. uses appropriate minor projections that do not detract from the character of the **streetscape**;
 - iv. minimises the proportion of the **façade** at ground level taken up by building services, vehicle entries, parking supply, blank walls, servicing infrastructure access, meters and the like; and
 - v. positively contributes to the prevailing or future **development** context and streetscape as outlined in the **local planning framework**.

Related elements

- 1.2 Trees and landscaping
- 2.3 Parking
- 3.4 Lot boundary setbacks
- 3.6 Streetscape

DEEMED-TO-COMPLY

Development satisfies the following deemed-to-comply requirements (C)

Setback of buildings

C3.3.1 Buildings are set back from the **street boundary** in accordance with **Table 3.3a**.

Minor projections, such as chimneys, eaves, window hoods and other architectural features, are acceptable provided they do not project more than 0.75m into the **street setback**.

Note: Minor projections will need to comply with the NCC requirements.

C3.3.2 Notwithstanding **C3.3.1**, the following reductions are permitted:

- i. in areas coded R30, R35 and R40, the **primary street setback line** may be reduced by up to 1m for a total of 30 per cent of the **frontage** width (refer **Figure 3.3a**); and/or
- ii. for a **porch**, **verandah**, **unenclosed balcony** or equivalent the primary street setback may be reduced up to half the required primary street setback as specified in **Table 3.3a**, up to the full **building width** (refer **Figure 3.3b**).

C3.3.3 Buildings set back from a corner lot truncation boundary in accordance with the **secondary street setback line** in **Table 3.3a**.

Table 3.3a Minimum setback of buildings from the street

| Street type | R30 | R35 | R40 | R50 | R60 | R80 |
|---|------|------|-----|-----|-----|-----|
| Primary street | 4m | 4m | 3m | 2m | 2m | 2m |
| Secondary street | 1.5m | 1.5m | 1m | 1m | 1m | 1m |
| Adjoining communal street | 0.5m | | | | | |
| Adjoining laneway or right-of way where it is the primary street to the dwelling ¹ | 2m | | | | | |
| Adjoining laneway or right-of way | 0.5m | | | | | |

R80 Code standards apply to single houses and grouped dwellings in areas coded R100, R160 and RAC.

Where road widening is required, street setbacks are to be calculated from the adjusted street boundary.

¹ Does not apply to ancillary dwellings.

3.3 Street setbacks (cont.)

DESIGN PRINCIPLES

Development demonstrates compliance with the following design principles (P)

P3.3.3 Garages and/or carports are set back to:

- i. contribute positively to the streetscape and appearance of dwellings;
- ii. maintain clear sightlines along the street, to not obstruct views of dwellings from the street and vice versa; and
- iii. ensure vehicle parking on a driveway only occurs where space permits and does not impede on any existing or planned adjoining pedestrian, cycle, or dual-use path.

DEEMED-TO-COMPLY

Development satisfies the following deemed-to-comply requirements (C)

Setback of garages and carports

C3.3.4 Garages are set back from the primary street boundary in accordance with Table 3.3b.

Table 3.3b Setback of garages from the primary street

| R-Coding | Primary street setback |
|---------------|--|
| R30-R35 | Minimum 5.0m ¹ (Refer Figure 3.3c) |
| R40 and above | In accordance with Table 3.3a |

¹ The garage setback from the primary street may be reduced to 4.5m where an existing or planned footpath, shared path or road alignment is located more than 1m from the street boundary.

C3.3.5 Carports are set back from the primary street boundary in accordance with Table 3.3a. This setback may be reduced by up to 50 per cent where:

- i. the carport is set back from the lot boundary in accordance with C3.4.3;
- ii. the carport width does not exceed the requirement of C3.6.6;
- iii. the carport is free of walls (excluding pillar and posts with a horizontal dimension of 450mm by 450mm or less) for all portions that project forward of the primary street setback line; and
- iv. the construction allows an unobstructed view between the dwelling and the street, right-of-way or equivalent.

C3.3.6 Garages and carports are set back from a secondary street, right-of-way and communal street in accordance with Table 3.3a.

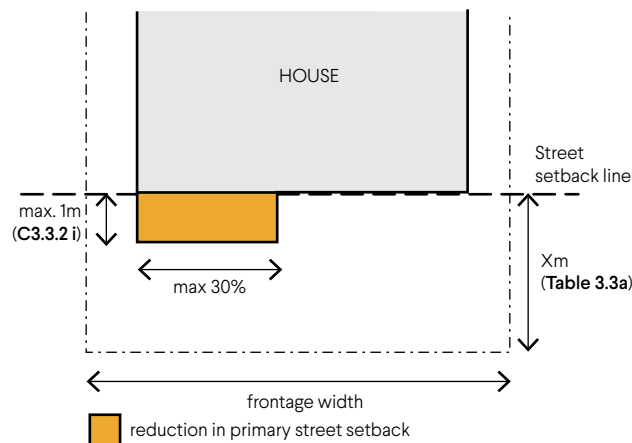


Figure 3.3a Reduction in primary street setback for R30, R35 and R40 coded lots

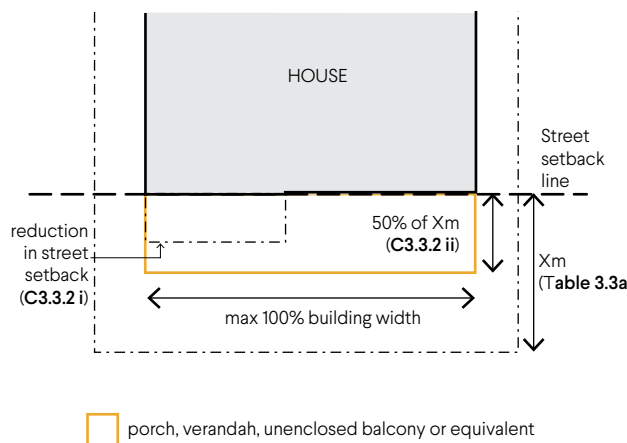


Figure 3.3b Reduction in primary street setback for porch, verandah and unenclosed balcony

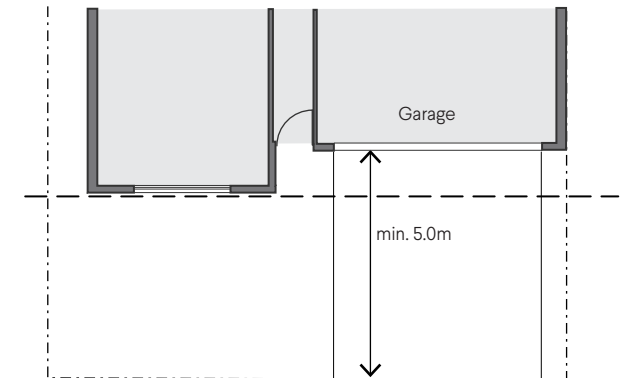


Figure 3.3c Setback of garage from the primary street

3.4 Lot boundary setbacks

DESIGN PRINCIPLES

Development demonstrates compliance with the following design principles (P)

- P3.4.1 Lot boundary setbacks** reinforce the location's streetscape character and are consistent with the existing or desired built form local character.
- P3.4.2** The setback of development from lot boundaries provides a transition between sites with different land uses or intensity of development.
- P3.4.3 Buildings** are set back from lot boundaries or adjacent buildings on the same lot to:
 - i. provide adequate solar access and natural ventilation to the building and open spaces on the site and adjoining properties; and
 - ii. address the potential for overlooking and resultant loss of privacy on adjoining properties.

DEEMED-TO-COMPLY

Development satisfies the following deemed-to-comply requirements (C)

Lot boundary setbacks

C3.4.1 Buildings are set back from lot boundaries in accordance with Table 3.4a. Refer Figure 3.4a, b and c.

Minor projections, such as chimneys, eaves, window hoods and other architectural features, are acceptable provided they do not project more than 0.75m into the lot boundary setback.

Note: Minor projections will need to comply with the NCC requirements.

Table 3.4a Lot boundary setbacks

| Wall height ¹ | Minimum lot boundary setback |
|--------------------------|------------------------------|
| Up to 3.5m | 1m |
| 3.6 – 7m | 1.5m |
| 7.1 – 10m | 3m |
| 10.1m and above | 3m |

¹Rounded to the nearest 0.1m

Related elements

- 3.2 Building height
- 3.3 Street setbacks
- 3.9 Solar access for adjoining sites
- 3.10 Visual privacy

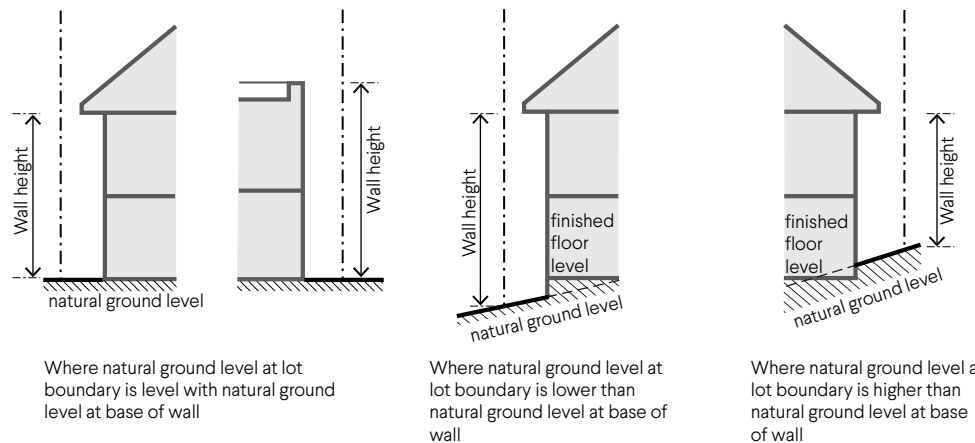


Figure 3.4a Measuring wall height for lot boundary setbacks

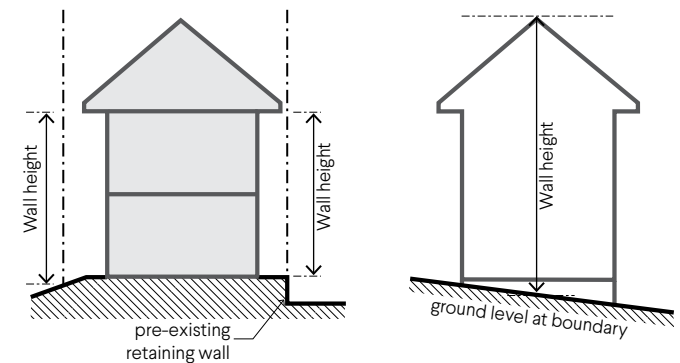


Figure 3.4b Measuring wall height with an existing retaining wall **Figure 3.4c** Measuring wall height to a gable

3.4 Lot boundary setbacks (cont.)

DESIGN PRINCIPLES

Development demonstrates compliance with the following design principles (P)

P3.4.4 Buildings are built up to lot boundaries where this:

- i. makes more effective use of space for **primary garden areas** and/or **private open space**;
- ii. maintains adequate **solar access** to **major openings** and private open space of **adjoining properties**; and
- iii. contributes positively to the prevailing or future **development** context and **streetscape** as outlined in the **local planning framework**.

DEEMED-TO-COMPLY

Development satisfies the following deemed-to-comply requirements (C)

C3.4.2 The second storey of walls shall be set back in accordance with **Table 3.4a** for a maximum wall length of 14m (including any **balconies**). For a portion of wall exceeding 14m in length:

- i. the wall is to be set back 3m from the **lot boundary** for the remainder of its length; or
- ii. contain a minimum 3m x 3m separation measured from the lot boundary (Refer **Figure 3.4d**).

Note: This applies only to two storey walls as three and four storey walls are already required to be set back 3m.

C3.4.3 Carports, patios, verandahs or equivalent structures are permitted to be built up to the **lot boundary** where the:

- i. structures are less than 10m in length;
- ii. structures do not exceed an equivalent **wall height** of 3m (measured to the top of pillar and/or post, refer **Figure 3.4e**);
- iii. structures do not exceed a ridge height of 4.2m; and
- iv. pillar and posts on the boundary are of a horizontal dimension of 450mm by 450mm or less.

*Note: Carports, patios, verandahs or equivalent structures will need to comply with the **NCC** requirements, including but not limited to fire separation and noncombustible materials.*

*Pillars or posts located on the **boundary** with a horizontal dimension of 450mm or less are to be excluded from the calculations of boundary **wall** length.*

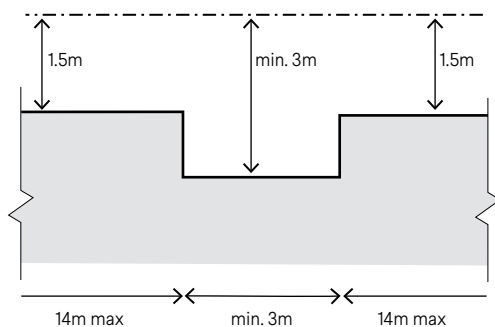


Figure 3.4d Setbacks for two storey walls

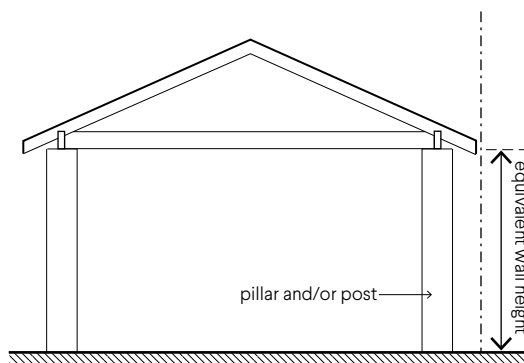


Figure 3.4e Measuring equivalent wall height for carports, patios, verandahs or equivalent structures

Boundary walls

C3.4.4 Boundary walls may be built in accordance with **Table 3.4b** provided:

- i. boundary walls are located behind the **street setback**;
- ii. overshadowing does not exceed the limits of **C3.9.1**, **C3.9.2** and **C3.9.3**; and
- iii. they are finished to an equivalent standard to the rest of the development, to the satisfaction of the **decision-maker**.

C3.4.5 Where the **boundary wall** abuts an existing or simultaneously constructed wall of similar or greater dimension, that boundary wall may exceed the requirements of **C3.4.4** up to the extent of **height** and length of the existing boundary wall.

3.4 Lot boundary setbacks (cont.)

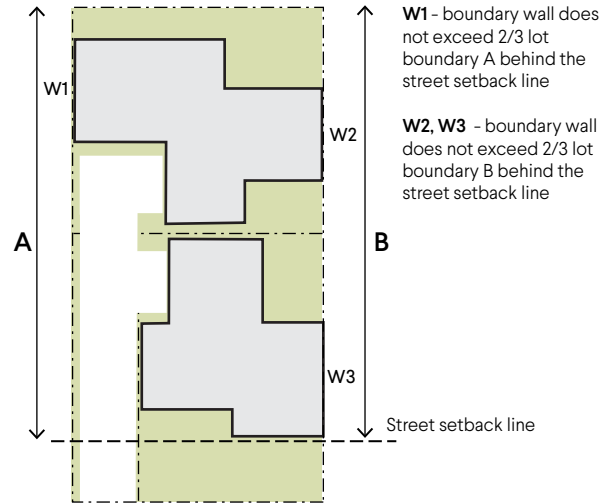


Figure 3.4f Single storey boundary walls- two lot boundaries

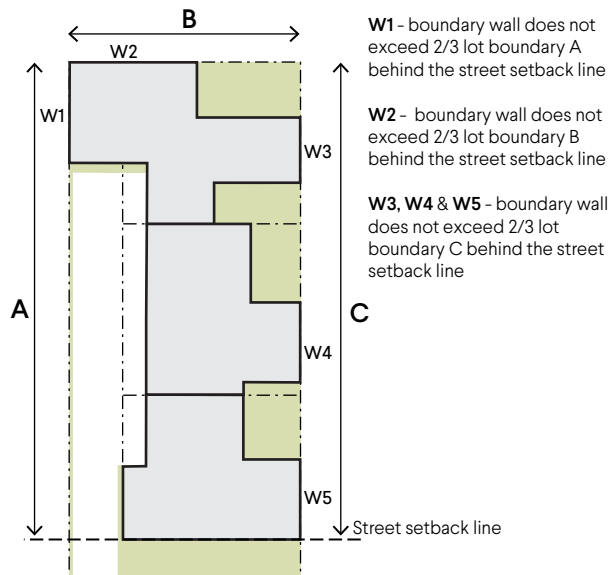


Figure 3.4g Boundary walls – all lot boundaries

DEEMED-TO-COMPLY

Development satisfies the following deemed-to-comply requirements (C)

Table 3.4b Lot boundary setbacks

| R-Coding | | Maximum boundary wall height | Maximum boundary wall length | Related figure |
|-----------|-------------------------------------|------------------------------|--|----------------------|
| R30 – R35 | | 3.5m | Maximum two-thirds the length of the lot boundary the wall abuts, measured from behind the street setback line. Applicable up to two lot boundaries. | Figure 3.4f |
| R40 | | 3.5m | Maximum two-thirds the length of the lot boundary the wall abuts, measured from behind the street setback line. Applicable to all lot boundaries. | Figure 3.4g |
| R50 – R80 | Where frontage is 8.5m or less | 7m | Maximum 14m length, at which point the wall is to be set back a minimum of 3m measured from the lot boundary for a minimum length of 3m. Applicable to all lot boundaries. | Figure 3.4h |
| | Where frontage is greater than 8.5m | 7m | Maximum 14m length, at which point the wall is to be set back a minimum of 3m measured from the lot boundary for a minimum length of 3m, with a cumulative maximum of two-thirds the length of the lot boundary the wall abuts measured from behind the street setback line. Applicable to all lot boundaries. | Figure 3.4g and 3.4h |

R80 Code standards apply to single houses and grouped dwellings in areas coded R100, R160 and R-AC.

Where the subject site is adjacent to a site with a lower density code, the maximum wall length and height of the boundary wall between them is determined by the lower density code.

Where a boundary wall incorporates a retaining wall directly beneath the boundary wall, the retaining wall does not require assessment under clause C3.5.2 and is to be included in the wall height for the purpose of clause C3.4.4 (refer Figure 3.4i).

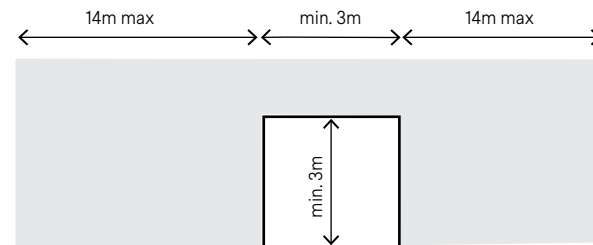


Figure 3.4h Two storey boundary wall setbacks

3.4 Lot boundary setbacks (cont.)

DEEMED-TO-COMPLY

Development satisfies the following *deemed-to-comply* requirements (C)

Grouped and multiple dwellings on the same lot

C3.4.6 For grouped dwellings on the same lot, the lot boundary provisions of C3.4.1 to C3.4.5 are to apply to internal site boundaries as if they were lot boundaries (refer Figure 3.4j).

C3.4.7 For multiple dwellings, buildings on the same lot or facing portions of the same building are to be set back from each other as though there is a lot boundary between them (refer Figure 3.4k).

Note: Visual privacy setbacks may also apply.

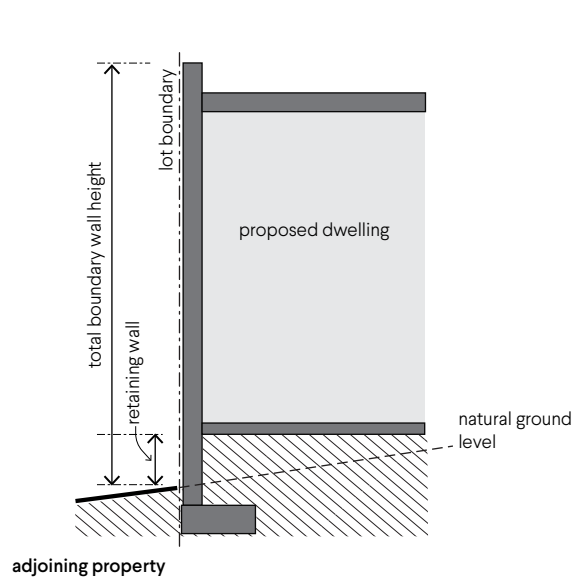


Figure 3.4i Total boundary wall height with retaining wall below

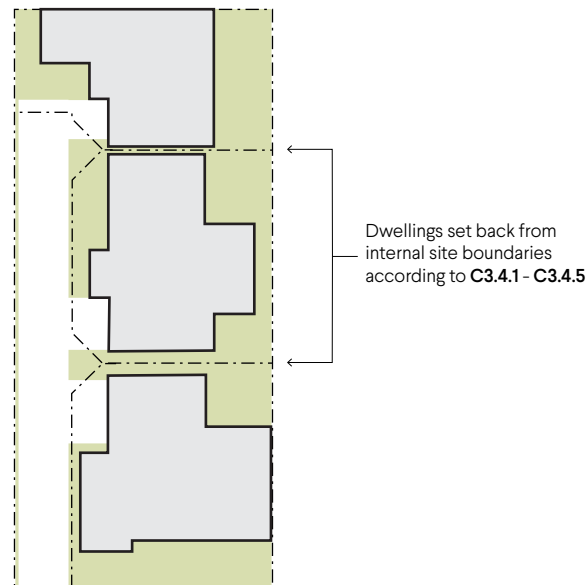


Figure 3.4j Setbacks to internal lot boundaries

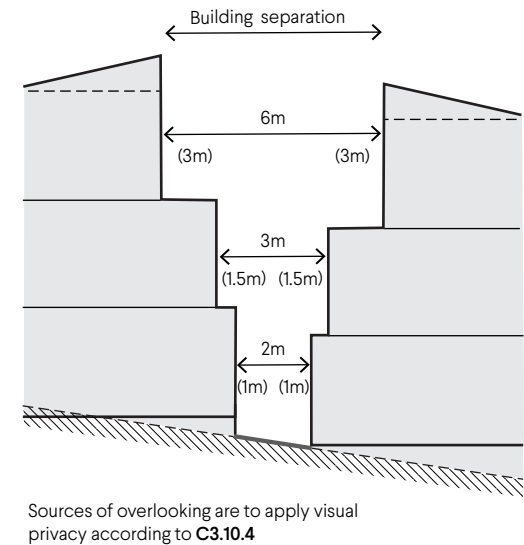


Figure 3.4k Building separation for multiple dwellings

3.5 Site works and retaining walls

DESIGN PRINCIPLES

Development demonstrates compliance with the following design principles (P)

- P3.5.1** **Development** that considers and responds to the natural features of the **site** and requires minimal excavation/fill.
- P3.5.2** Where excavation/fill is necessary, all finished levels respect the **natural ground level** at the **lot boundary** of the **site** and as viewed from the **street**.
- P3.5.3** Retaining **walls** that result in land which can be effectively used for the benefit of residents, do not detrimentally affect the **amenity** of **adjoining properties** in the opinion of the **decision-maker**, and are designed, engineered and **landscaped** having due regard to the provisions of element 3.10 *Visual privacy*.

DEEMED-TO-COMPLY

Development satisfies the following deemed-to-comply requirements (C)

- C3.5.1** Retaining **walls**, fill and excavation forward of the **street setback line**, not more than 0.5m above or below the **natural ground level**, except where necessary to provide for pedestrian **universal access** and/or vehicle access, drainage works, or natural light to a **dwelling**.
- C3.5.2** Retaining **walls** and fill within the **site** and behind the **street setback** to comply with **Table 3.5a**.
- C3.5.3** Excavation within the **site** is permitted behind the **street setback line** and may be constructed up to the **lot boundary**.

Note: NCC and engineering requirements may apply.

Table 3.5a Setback of retaining walls and fill

| Height of retaining walls and fill ¹ <i>As measured from natural ground level</i> | Setback required |
|---|------------------|
| 1m or less | 0m |
| 1.5m | 1.5m |
| 2m | 2m |
| 2.5m | 2.5m |
| 3m + | 3m |

¹ Take the nearest higher value for all **height** calculations.

Measurement of the **height** of **site** works or retaining **walls** for the purpose of calculating **Table 3.5a setback** is to be taken from the **natural ground level** at the **lot boundary** adjacent to that point of the site works or retaining wall.

The relevant provisions of 3.9 *Solar access for adjoining sites* and 3.10 *Visual privacy* apply.

Related elements

- 3.2 *Building height*
- 3.4 *Lot boundary setbacks*
- 3.9 *Solar access for adjoining sites*
- 3.10 *Visual privacy*

3.6 Streetscape

DESIGN PRINCIPLES

Development demonstrates compliance with the following design principles (P)

- P3.6.1** The design of **dwelling facades, street walls** and fences in the **street setback area** contributes positively to **streetscape, context and local character**.
- P3.6.2** The **building design** addresses **street frontages** and provides opportunity for **passive surveillance** and social interaction.
- P3.6.3** **Dwelling and building entries** are:
 - i. accessible and protected from the weather;
 - ii. well-lit for safety and **amenity**, without opportunity for concealment, and designed to enable **passive surveillance** of the entry from within the lot.
- P3.6.4** Visual connectivity between the **dwelling** and the **streetscape** should be maintained and the effect of the **garage** on the streetscape should be minimised whereby the streetscape is not dominated by garages.
- P3.6.5** The height of **street walls** and fences allows for **passive surveillance** of the street from the **development** whilst balancing the need for privacy of **private open space** and the impact of traffic noise, where located on a primary distributor, district distributor or integrator arterial road.

Related elements

- 2.3 Parking
- 3.3 Street setbacks
- 3.7 Access

DEEMED-TO-COMPLY

Development satisfies the following deemed-to-comply requirements (C)

Addressing the street

- C3.6.1** **Single houses and grouped dwellings** to address the **street** (including a **communal street** or **right-of-way** where this is the primary frontage) in accordance with the following:
 - i. the primary entrance to each **dwelling** must be readily identifiable from the street; and
 - ii. provide at least one **major opening** on the dwelling frontage with an outlook to the street.
- C3.6.2** For **multiple dwellings**, upper level **balconies** and/or windows overlook the **street** and public domain areas.
- C3.6.3** For **single houses and grouped dwellings**, front doors to be protected from the weather (for example by a **porch, verandah, building over** or similar), with a minimum dimension of 1.2m (refer **Figure 3.6a**).

Note: Minimum dimension refers to the minimum length and width.

- C3.6.4** Ground floor **multiple dwellings** fronting the **street** are provided with separate pedestrian access from the street.
- C3.6.5** A **garage door** and its supporting structures (or a **garage wall** where a garage is aligned parallel to the **street**) facing the **primary street** is not to occupy more than 50 per cent of the **frontage** at the **setback line** as viewed from the street.

This may be increased up to 60 per cent where an upper floor or **balcony** extends for more than half the width of the garage and its supporting structures (or a garage wall where a garage is aligned parallel to the street) and the entrance to the **dwelling** is clearly visible from the primary street (refer **Figure 3.6b**).

- C3.6.6** **Carports** and supporting structure shall not exceed 60 per cent of the frontage where projected forward of the **primary street setback line** in accordance with **C3.3.5**.

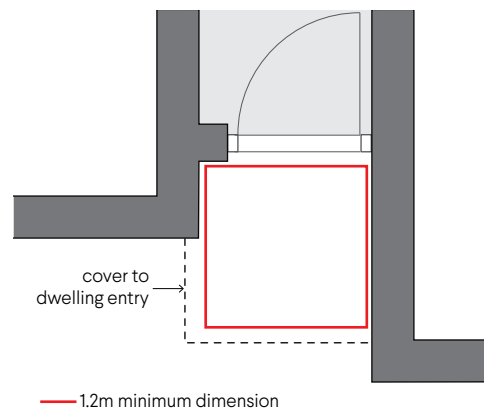


Figure 3.6a Covered primary dwelling entrance

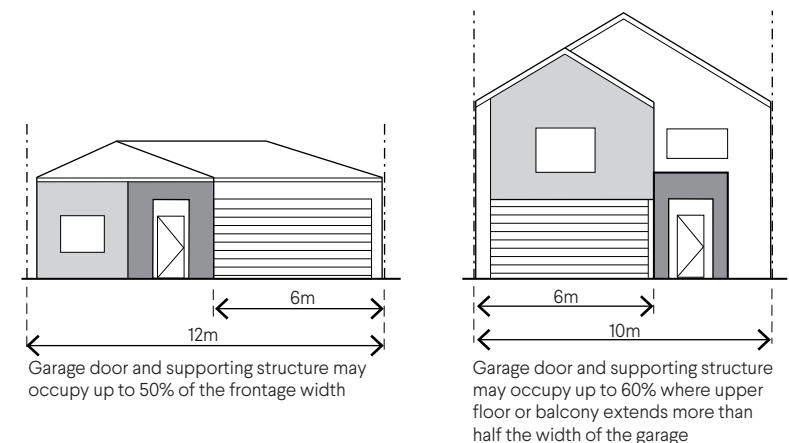


Figure 3.6b Maximum garage width calculation

3.6 Streetscape (cont.)

DEEMED-TO-COMPLY

Development satisfies the following *deemed-to-comply* requirements (C)

Street walls and fences

C3.6.7 When provided, fences or walls within the **primary street setback area** are to be:

- i. a maximum height of 1.8m; and
- ii. **visually permeable** above 1.2m (refer **Figure 3.6c**);

measured from **natural ground level** on the primary street side of the fence or wall.

C3.6.8 Solid pillars that form part of front fences or walls are not more than 1.8m above **natural ground level**, provided the horizontal dimension of the pillars is not greater than 450mm by 450mm and pillars are separated by **visually permeable** fencing in line with **C3.6.7** (Refer **Figure 3.6c**).

C3.6.9 For sites on street corners, street fences or walls within the **secondary street setback area** are to be designed in accordance with **C3.6.7** and **C3.6.8** for a minimum 50 per cent of the **street boundary** behind the **primary street setback** (refer **Figure 3.6d**).

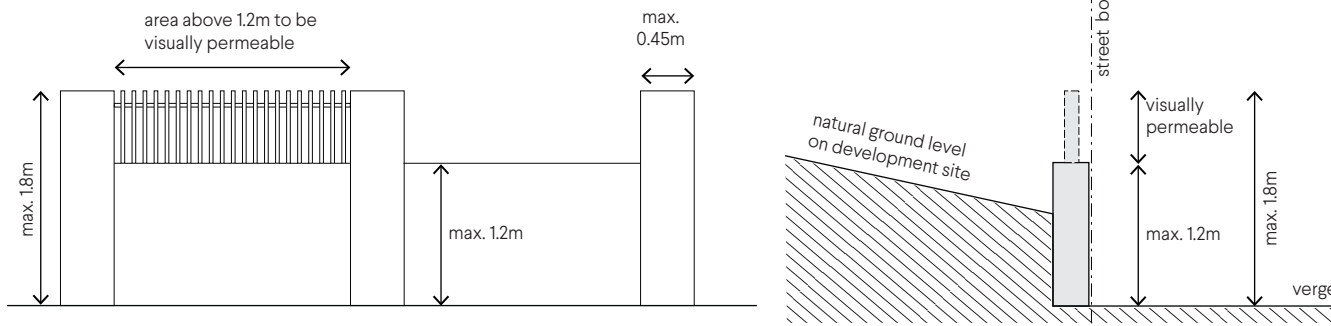


Figure 3.6c Visually permeable fencing above 1.2m



Figure 3.6d Corner lot fence requirements

3.7 Access

DESIGN PRINCIPLES

Development demonstrates compliance with the following design principles (P)

- P3.7.1** Access for each **development site** is to:
- balance pedestrian and cyclist safety while providing safe vehicle access;
 - minimise the extent of **impervious surfaces**;
 - provide legible access; and
 - include high quality **landscaping** features.
- P3.7.2** Vehicle access is designed and located to:
- minimise the number and width of vehicle access points and the impact on the **streetscape**;
 - provide access to the street with the lowest volume of traffic; and
 - accommodate sloping sites and retaining **walls**.
- P3.7.3** The width of the **communal street** or **battleaxe leg** may be reduced where it is necessary to retain an existing **dwelling** provided:
- safe vehicle access, setbacks or clearances and **sightlines** are achieved; and
 - it is only reduced for the portion required to retain the dwelling.

Related elements

- 1.2 Trees and landscaping
- 2.3 Parking

DEEMED-TO-COMPLY

Development satisfies the following deemed-to-comply requirements (C)

Vehicle access

- C3.7.1** Vehicle access to on **site** car parking spaces to be provided via the lowest available **street** in the hierarchy, as follows:
- where available, from a **right-of-way** or **communal street** available for lawful use to access the relevant site and which is trafficable and drained from the property boundary to a constructed **street**; or
 - from the **secondary street** or **primary street** where no **right-of-way** or **communal street** exists.
- C3.7.2** Vehicle access points are limited to one per **lot** (refer **Figure 3.7a**) except where:
- an existing **dwelling** is being retained that has an established access point that is not able to serve the other dwellings;
 - dwellings front the **street** and access is not available from a **communal street** or rear **right-of-way**, whereby a maximum of one vehicle access point is permitted per dwelling; or
 - the lot **frontage** exceeds 40m, two vehicle access points are permitted.

Driveways

- C3.7.3** Driveways must be:
- a minimum 3m wide;
 - a maximum 6m wide at the **street boundary**;
 - set back 0.3m from a side **lot boundary** or **street pole**;
 - set back 6m to a street corner (refer **Figure 3.7b**);
 - aligned at right angles to the road carriageway; and
 - adequately trafficable and drained.
- C3.7.4** Driveways designed to allow vehicles to exit to the **street** in forward gear where the driveway:
- serves five or more **dwellings**;
 - the distance from an on **site** car parking space to the **street boundary** is 30m or more; or
 - the street to which it connects is a designated primary distributor or integrator arterial.

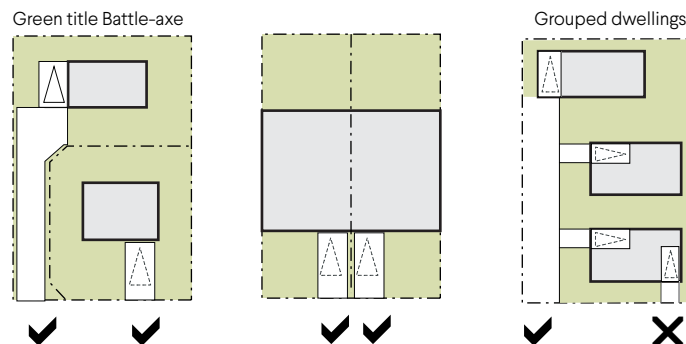


Figure 3.7a One vehicle access point per lot

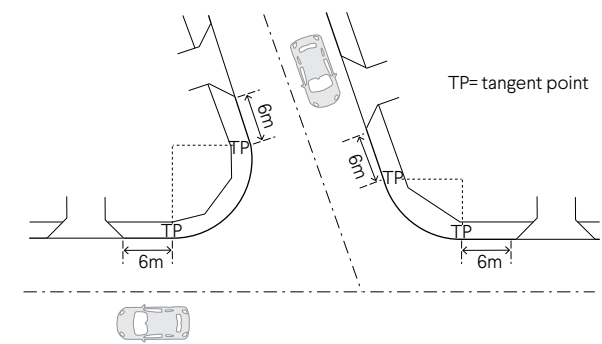


Figure 3.7b Driveways set back from street corner

3.7 Access (cont.)

DESIGN PRINCIPLES

Development demonstrates compliance with the following design principles (P)

- P3.7.4** Unobstructed **sightlines** provided at vehicle access points to ensure safety and visibility along vehicle access ways, **streets, rights-of-way, communal streets, crossovers**, and footpaths.
- P3.7.5** Legible, safe, and direct access for residents and their visitors to move between communal car parking areas or public **streets** and individual **dwellings**.
- P3.7.6** **Development** with potential to be subdivided to create 20 or more **green title lots, strata lots** or **survey-strata lots** provides legible internal connections and access to **streets** and be designed to accommodate traffic movement and volume, visitor parking, pedestrian access, street shade trees, utility services and access for waste collection and emergency service vehicles.

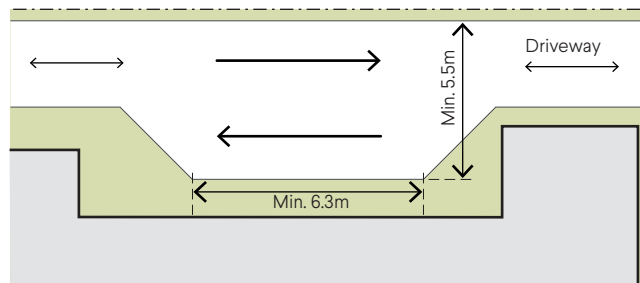
DEEMED-TO-COMPLY

Development satisfies the following deemed-to-comply requirements (C)

- C3.7.5** **Driveways** designed to allow vehicles to pass in opposite directions where it serves five or more **dwellings**. Passing points are to be provided at least every 30m with driveways to be minimum 5.5m wide for a minimum 6.3m length (excluding manoeuvring tapers) (refer **Figure 3.7c**).
- C3.7.6** For **grouped** and **multiple dwellings** located on a designated primary distributor or integrator arterial road, driveways to allow for two vehicles to enter and exit simultaneously in forward gear. **Driveways** must be minimum 5.5m wide for a minimum 6.3m length (excluding manoeuvring tapers) from the **street boundary** (refer **Figure 3.7d**).

Sightlines

- C3.7.7** **Walls, fences** and other structures truncated or reduced to no higher than 0.75m within 1.5m of where walls, fences, or other structures adjoin:
 - i. a **driveway** that intersects a **street, right-of-way** or **communal street**;
 - ii. a right-of-way or communal street that intersects a public street; and
 - iii. two streets that intersect (refer **Figure 3.7e**).



Manoeuvring tapers excluded from minimum length and width dimension

Figure 3.7c Vehicle passing points

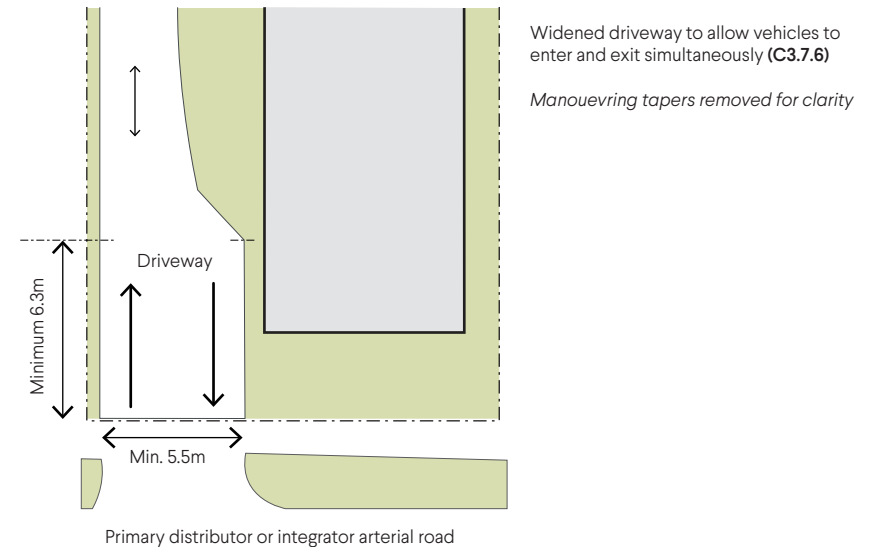


Figure 3.7d Vehicle passing point at lot access point

3.7 Access (cont.)

DEEMED-TO-COMPLY

Development satisfies the following *deemed-to-comply* requirements (C)

Pedestrian access

C3.7.8 For **grouped** and **multiple dwellings**, a legible, well-defined, **continuous path of travel** is provided from the public footpath and car parking areas to **building** access areas such as lift lobbies, stairs, accessways and individual **dwelling** entries. For **mixed use development**, residential building access areas such as lift lobbies, stairs, accessways and individual dwelling entries are separate from non-residential tenancy access.

C3.7.9 For **multiple dwellings** and 10 or more **grouped dwellings** that are served by a **communal street**, a pedestrian path is provided as follows:

- i. minimum 1m wide, clear of any **utilities** or **minor projections**;
- ii. clearly delineated or separate from the vehicular access; and
- iii. **continuous path of travel** from the **street boundary** to ground floor dwelling or **building** entries.

C3.7.10 Where a **pedestrian access leg** is required to provide access from a **dwelling site** to a public **street**, it is to:

- i. be a minimum width of 1.5m; and
- ii. provide a **continuous path of travel** with a minimum width of 1m, clear of any **utilities** or **minor projections**.

The pedestrian access leg may be reduced to 1m where required to retain an existing dwelling.

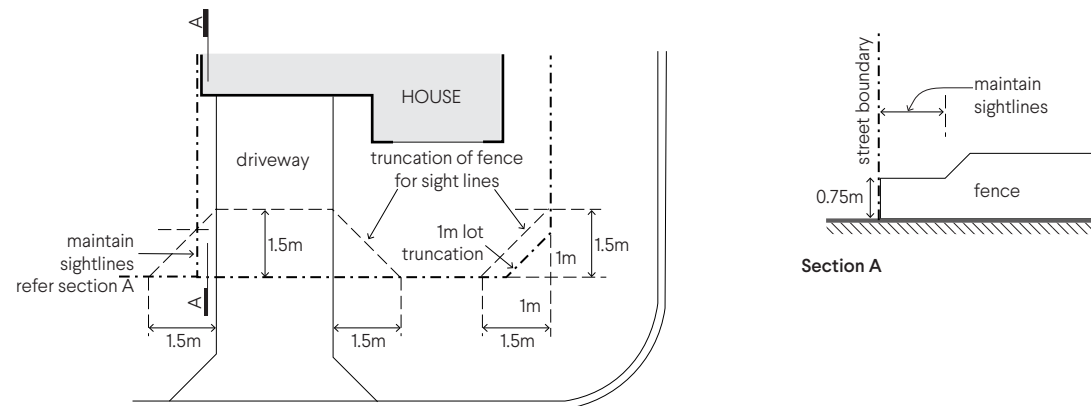


Figure 3.7e Truncation locations or reduced fence height

3.7 Access (cont.)

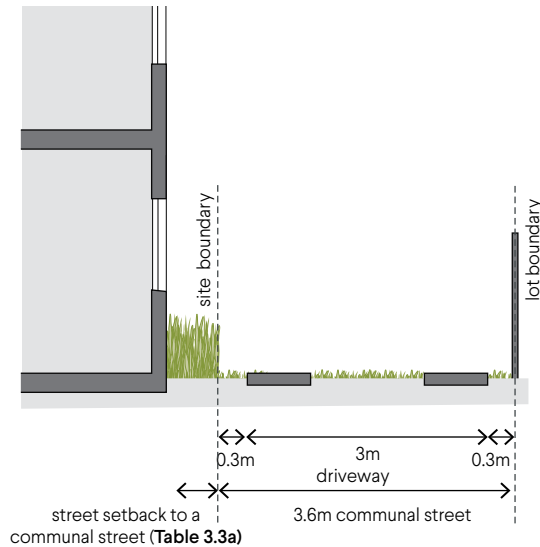


Figure 3.7f Communal street width

DEEMED-TO-COMPLY

Development satisfies the following *deemed-to-comply* requirements (C)

Communal street and battleaxe legs

- C3.7.11** A communal street or battleaxe leg is to be a minimum width of 3.6m, inclusive of a minimum:
- 3m wide **driveway** in accordance with **C3.7.3**; and
 - 0.3m **setback** either side of the driveway (refer **Figure 3.7f**).
- C3.7.12** A communal street or battleaxe leg, including any adjoining **setbacks**, is provided with adequate lighting and be **landscaped** in accordance with **C1.2.3**.

- C3.7.13** Notwithstanding **C3.7.11**, where a proposed **development** has the potential to be subdivided to create 20 or more **green title lots, strata lots or survey-strata lots**, with each lot obtaining **driveway** access from a **communal street**, the communal street shall be a minimum 12m wide, which shall include:
- a paved vehicular carriageway with a minimum width of 5.5m;
 - a 1.2m wide **universally accessible** pedestrian path;
 - soft landscaping** of a minimum width 2.5m, with small trees planted at a ratio of one tree per dwelling; and
 - lighting as required by the **decision-maker**.

3.8 Retaining existing dwellings

DESIGN PRINCIPLES

Development demonstrates compliance with the following design principles (P)

- P3.8.1** Retained **dwellings**, dwelling extension or redevelopment are to:
- i. enhance the **streetscape** appearance of the existing dwelling(s) retained; or
 - ii. complement established or future built form in the locality as specified within the relevant **local planning framework**.
- P3.8.2** Retained **dwellings** provide adequate outdoor and indoor **amenity** for residents.

DEEMED-TO COMPLY

Development satisfies the following deemed-to-comply requirements (C)

C3.8.1 Where a **dwelling** is retained as part of a **development**:

- i. the appearance of the retained dwelling is upgraded externally to an equivalent maintenance standard of the new (or the rest of) the development; and
- ii. the retained dwelling it is to comply with the following provisions of the R-Codes Part C:
 - 1.1 Private open space – **C1.1.1, C1.1.2**
 - 1.2 Trees and landscaping – **C1.2.1, C1.2.2, C1.2.3, and C1.2.4**
 - 1.4 Water management and conservation – **C1.4.1 and C1.4.2**
 - 2.3 Parking – **C2.3.1** (minimums only) and **C2.3.3**
 - 2.4 Waste management – **C2.4.1 and C2.4.3**
 - 2.5 Utilities – **C2.5.1, C2.5.2 and C2.5.3**
 - 2.6 Outbuildings – **C2.6.1 and C2.6.2**
 - 3.4 Lot boundary setbacks – **C3.4.1, C3.4.3, C3.4.4, C3.4.5, C3.4.6** (*applicable only to newly created lot or site boundaries*)

Related elements

- 1.1 Private open space
- 1.2 Trees and landscaping
- 1.4 Water management and conservation
- 2.3 Parking
- 2.4 Waste management
- 2.5 Utilities
- 2.6 Outbuildings
- 3.4 Lot boundary setbacks

3.9 Solar access for adjoining sites

DESIGN PRINCIPLES

Development demonstrates compliance with the following design principles (P)

- P3.9.1** Development is designed to protect solar access for neighbouring sites taking into account the potential to overshadow:
- i. major openings to primary living spaces, in particular those oriented between north west, north and east;
 - ii. private open space and communal open space; and
 - iii. roof mounted solar collectors.

DEEMED-TO-COMPLY

Development satisfies the following deemed-to-comply requirements (C)

C3.9.1 In climate zones 4, 5, and 6, development is designed that its shadow cast at midday, 21 June (refer Figure 3.9a) onto any other adjoining property and/or diagonally adjacent lot (refer Figure 3.9b) does not exceed the limits set out in Table 3.9a.

Table 3.9a Maximum overshadowing

| Adjoining property R-Coding | Maximum overshadowing | |
|-----------------------------|--|--|
| | Adjoining property (percentage of dwelling site area) ¹ | Diagonally adjacent lots (percentage of dwelling site area) ¹ |
| R25 and lower | 25% | 12.5% |
| R30 – R40 | 35% | 17.5% |
| R50 or higher | 50% | 25% |

For the purpose of calculating overshadowing, site area refers to the area of the ground surface and is measured without regard to any building on it, but taking into account its natural ground levels.

Dividing fences up to 2m in height do not contribute to overshadowing calculations.

¹Where proposed development adjoins a grouped dwelling development, the maximum overshadowing requirement is to be applied for each grouped dwelling site area and excludes portions of common property (refer Figure 3.9.c)

Related elements

- 3.1 Site cover
- 3.2 Building height
- 3.4 Lot boundary setbacks

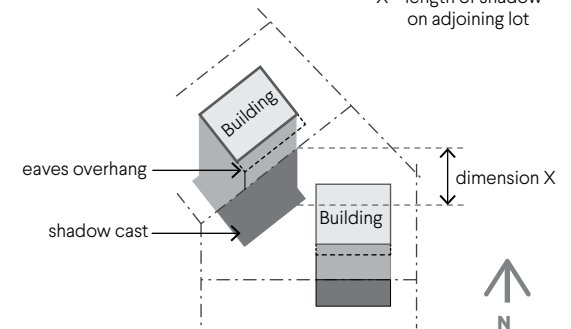
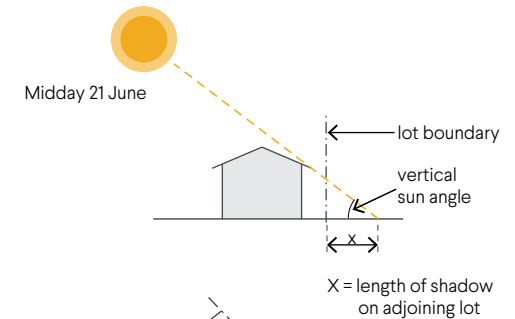


Figure 3.9a Measuring extent of solar access to neighbouring properties

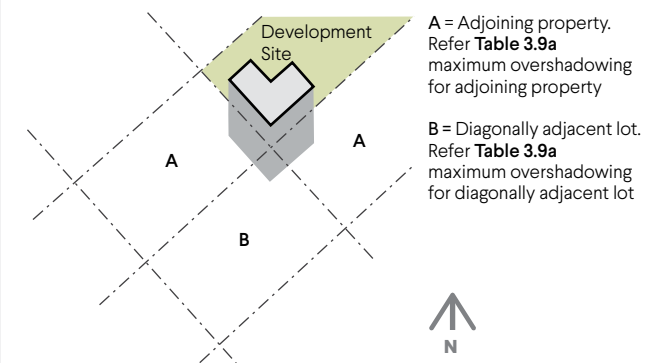
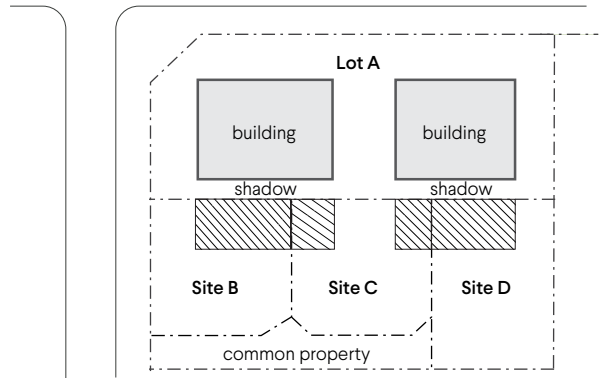


Figure 3.9b Overshadowing for adjoining property and diagonally adjacent lots

3.9 Solar access for adjoining sites (cont.)



Lot A can cast shadow over a maximum 35% of Site B site area
 Lot A can cast shadow over a maximum 35% of Site C site area
 Lot A can cast shadow over a maximum 35% of Site D site area



Figure 3.9c Proportionate limits from shared southern boundary for grouped dwellings

DEEMED-TO-COMPLY

Development satisfies the following deemed-to-comply requirements (C)

C3.9.2 Notwithstanding C3.9.1, in climate zones 4, 5, and 6, where the adjoining property is:

- i. coded R40 or greater; and
- ii. has a lot frontage 7.5m or less (excluding battleaxe lots);

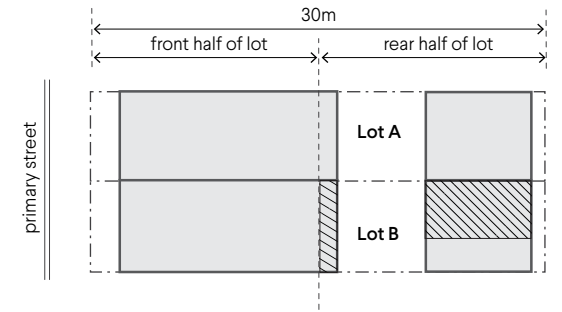
development is designed so that its shadow cast at midday, 21 June onto any other adjoining property does not exceed the limits set out in Table 3.9b.

C3.9.3 Where an adjoining property shares a northern lot boundary with more than one lot including the development site, the limit of shading at C3.9.1 shall be cumulative and proportional to the length of the shared boundary/ies of the development site (refer Figure 3.9e).

Note: C3.9.3 does not apply to diagonally adjacent lots.

Table 3.9b Maximum overshadowing for narrow lots

| Adjoining property R-Coding | Maximum overshadowing | |
|---|---|--|
| | Overshadowing of the front half of the site | Overshadowing of the rear half of the site |
| R40 | No maximum overshadowing | 35% |
| R50 - R60 | | 50% |
| Refer to Figure 3.9d for calculation of overshadowing of narrow lots. | | |

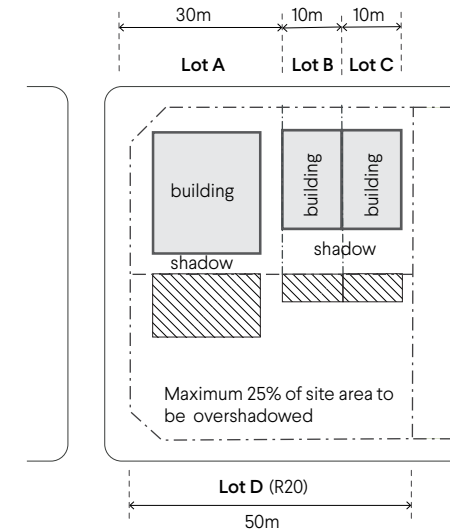


overshadowing calculated on rear half of site

Lot A maximum overshadowing 50% of the rear half of Lot B



Figure 3.9d Proportionate limits from shared southern boundary for narrow lots



Lot A can cast shadow over a maximum 15% of Lot D site area
 Lot B can cast shadow over a maximum 5% of Lot D site area
 Lot C can cast shadow over a maximum 5% of Lot D site area



Figure 3.9e Proportionate and cumulative limits for shared southern boundary

3.10 Visual privacy

DESIGN PRINCIPLES

Development demonstrates compliance with the following design principles (P)

- P3.10.1** Direct overlooking of **major openings** and **active habitable spaces** of adjacent **dwellings** and **adjoining properties** minimised through:
 - i. **building** siting, layout and design;
 - ii. design and location of **major openings**;
 - iii. **landscape screening** of outdoor active habitable spaces; and/or
 - iv. design and location of screening devices.
- P3.10.2** Adequate visual privacy achieved through appropriate interfaces between **dwellings** and **adjoining properties** including measures such as:
 - i. offsetting the location of ground and first floor windows so that viewing is oblique rather than direct;
 - ii. **building boundary walls** where appropriate;
 - iii. setting back the upper **storeys** from the **lot boundary**;
 - iv. providing higher or lower windows, or windows with obscure glazing; and/or
 - v. **screening** (including **landscaping**, fencing, timber screens, external blinds, window hoods and shutters).
- P3.10.3** Visual privacy strategies maintain **amenity** of **habitable rooms** and **active habitable space** with regard to **solar access**, **natural ventilation** and external outlook both within the **development** and for **adjoining properties**.

Related elements

- 2.2 Solar access and natural ventilation
- 3.4 Lot boundary setbacks

DEEMED-TO-COMPLY

Development satisfies the following deemed-to-comply requirements (C)

For development adjoining an existing dwelling

C3.10.1 All **sources of overlooking** are oriented, offset or setback in accordance with **Table 3.10a** so that the **cone of vision** (refer **Figure 3.10a**) does not capture **major openings** and/or **active habitable spaces** on an **adjoining property** (refer **Figure 3.10b**).

Table 3.10a Cone of vision radius

| Type of habitable room/ active habitable space <i>(with a floor level of more than 0.5m above natural ground level)</i> | Cone of vision radius | |
|--|--------------------------|-----------------------------|
| | Areas coded R50 or lower | Areas coded higher than R50 |
| Major opening from bedroom and study | 4.5m | 3m |
| Major opening from habitable room other than bedroom and study | 6m | 4.5m |
| Outdoor active habitable space | 7.5m | 6m |

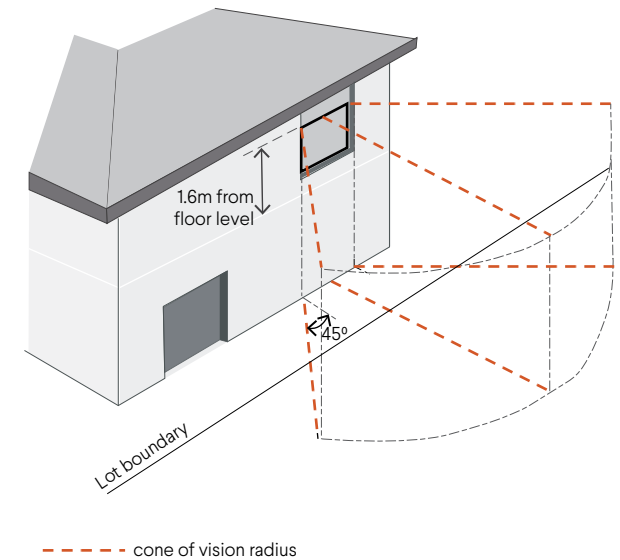


Figure 3.10a Establishing a cone of vision beyond lot boundary

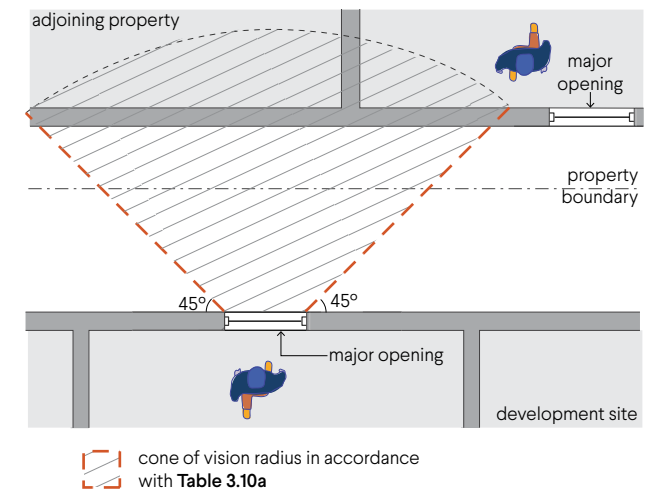
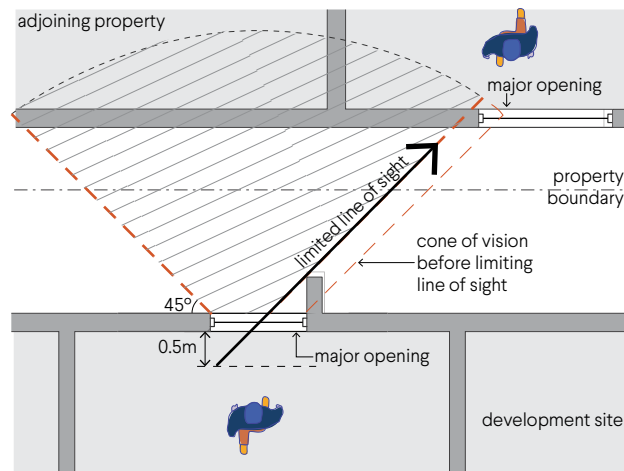


Figure 3.10b Cone of vision does not capture major openings on adjoining property

3.10 Visual privacy (cont.)




 cone of vision radius in accordance with Table 3.10a

Figure 3.10c Vertical visual privacy design solutions to limit line of sight to adjoining property

DEEMED-TO-COMPLY

Development satisfies the following deemed-to-comply requirements (C)

- C3.10.2** Notwithstanding C3.10.1, where the cone of vision captures a major opening or an active habitable space of an existing dwelling behind the street setback on an adjoining property, the source of overlooking is designed to limit or interrupt the line of sight into the major opening or active habitable space of the adjoining property through one or more of the following:
- incorporate a permanent, fixed vertical or horizontal building element such as a planter box, fin or window hood (refer Figure 3.10c, Figure 3.10d);
 - have permanent, obscure glazing in any part of the window below 1.6m above floor level (refer Figure 3.10e); or
 - have permanent screening that is a minimum 75 per cent obscure to any part of the window or active habitable space below 1.6m above floor level (refer Figure 3.10f).

Note: Cone of vision radius includes the width of any adjoining right-of-way, communal street or battleaxe leg or the like.

- C3.10.3** Notwithstanding C3.10.2, a major opening to a bedroom or study may be offset a minimum of 1.5m from a parallel major opening on an adjoining property, measured from the edge of one major opening to another (refer Figure 3.10g).

Note: Offsetting a major opening provides an oblique view between facing major openings, however may not satisfy potential overlooking on other floor levels of the adjoining property (such as an active habitable space or a major opening on a lower floor level).

- C3.10.4** Sources of overlooking for grouped or multiple dwellings on the same lot are to apply C3.10.1, C3.10.2 and C3.10.3.

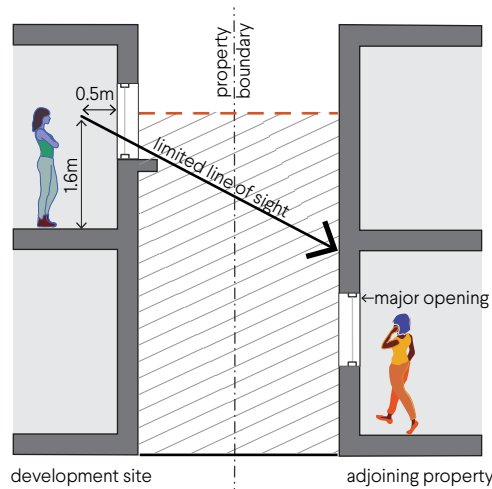
For development adjoining a vacant or unknown site


- C3.10.5** Where an adjoining property is vacant residential zoned land, or when the location of a major opening or an active habitable space is unknown, all sources of overlooking are oriented, offset or set back in accordance with Table 3.10a so that the cone of vision does not extend beyond the lot boundaries (refer Figure 3.10h).

- C3.10.6** Notwithstanding C3.10.5 where the cone of vision extends beyond a lot boundary behind the street setback on an adjoining property, the source of overlooking is designed to restrict the view in the direction of the adjoining property through one or more of the following:

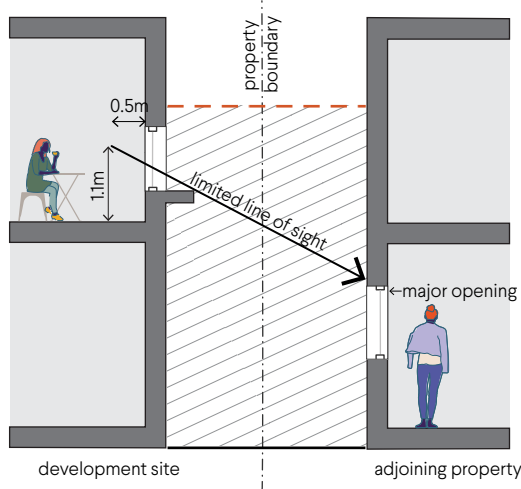
- incorporate a permanent, fixed vertical or horizontal building element such as a fin or window hood (refer Figure 3.10i);
- have permanent, obscure glazing in any part of the window below 1.6m above floor level (refer Figure 3.10e); or
- have permanent screening that is a minimum 75 per cent obscure to any part of the window or active habitable below 1.6m above floor level (refer Figure 3.10f).


3.10 Visual privacy (cont.)



 cone of vision radius in accordance with Table 3.10a


Where top of window is more than 1.6m above floor level
line of sight measured from 1.6m above floor level



 cone of vision radius in accordance with Table 3.10a

Where top of window is less than 1.6m above floor level
line of sight measured from 1.1m above floor level



 cone of vision radius in accordance with Table 3.10a

¹ Vertical extent of active habitable space for the purpose of measuring line of sight

Figure 3.10d Horizontal and vertical visual privacy design solutions to limit line of sight

3.10 Visual privacy (cont.)

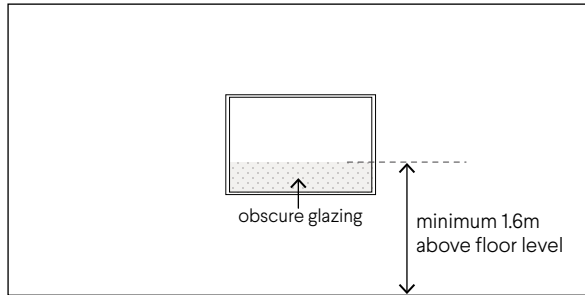


Figure 3.10e Obscure glazing for visual privacy

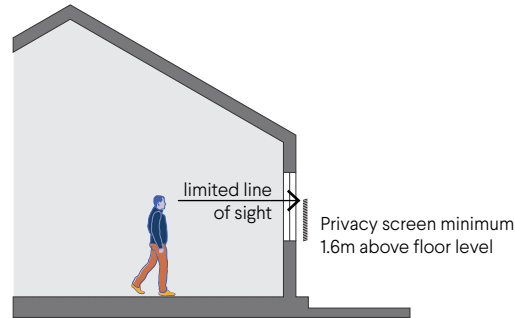


Figure 3.10f Permanently fixed screening for visual privacy

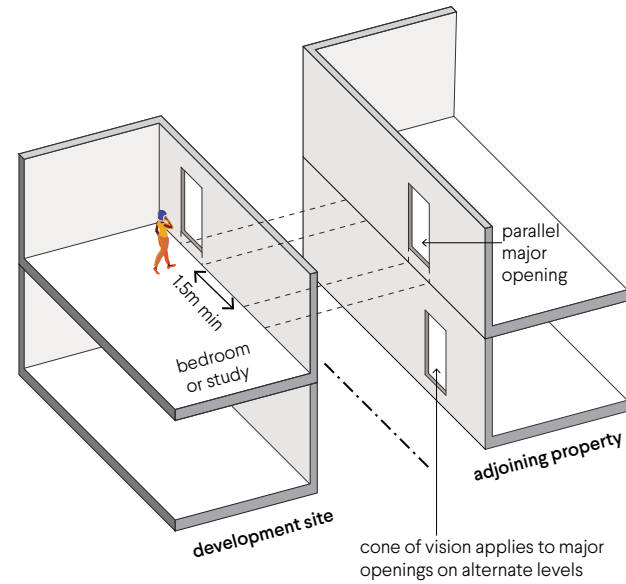
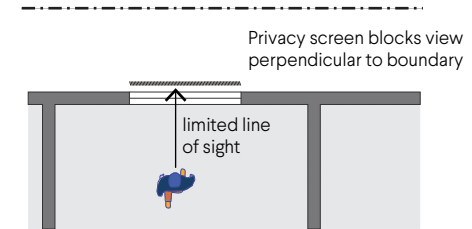


Figure 3.10g Offsetting major openings

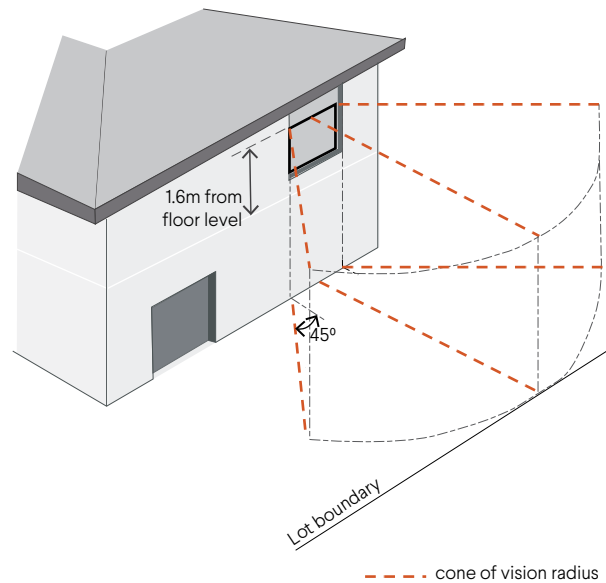


Figure 3.10h Establishing cone of vision to lot boundary

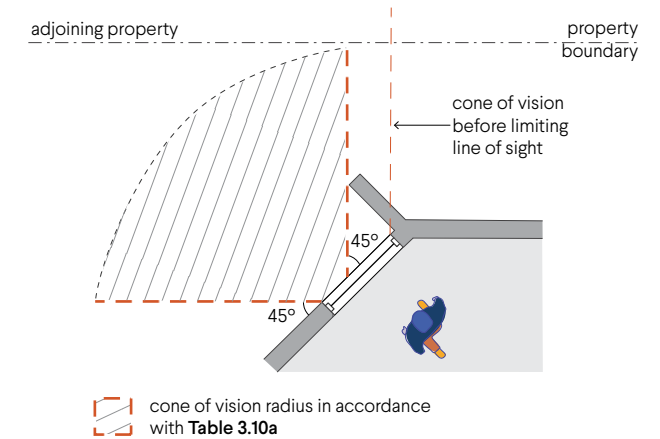


Figure 3.10i Limiting line of sight to adjoining property

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4.0 SPECIAL TRANSITIONAL PROVISIONS

Applicable only for certain single house developments, subject to the criteria in Part A, section 4.

This section will cease to have effect from 1 September 2025, being 24 months after the gazettal date of the R-Codes Volume 1.

4.1 Private open space - Special transitional provision

DESIGN PRINCIPLES

Development demonstrates compliance with the following design principles (P)

As per 1.1 Private open space

DEEMED-TO-COMPLY

Development satisfies the following deemed-to-comply requirements (C)

C4.1.1 For **single houses**, a single consolidated **primary garden area** is provided behind the **primary street setback** in accordance with **Table 4.1**. Notwithstanding, a **balcony** or rooftop **terrace** may be provided in lieu of a primary garden area on the ground floor provided it meets the requirements in **Table 4.1**.

Table 4.1

| R-Coding | Minimum primary garden area (m ² per dwelling) | Minimum dimension | Maximum permanent roof cover |
|----------------|---|-------------------|---|
| R30, R35 | 24m ² | 4m | One-third of the minimum primary garden area provided |
| R40 | 20m ² | | |
| R50 and higher | 16m ² | | |

4.2 Landscaping - Special transitional provision

DESIGN PRINCIPLES

Development demonstrates compliance with the following design principles (P)

As per 1.2 Trees and landscaping

DEEMED-TO-COMPLY

Development satisfies the following deemed-to-comply requirements (C)

C4.2.1 Landscaping of **single houses** to include the following:

- 1 small tree (in accordance with **Table 1.2b**) except that the **deep soil area** may be reduced to 4m²; and
- a minimum 30 per cent of the **street setback area** as **soft landscaping** and planted with 1 small tree if this area is at least 4m².

4.3 Size and layout of dwellings - Special transitional provision

DESIGN PRINCIPLES

Development demonstrates compliance with the following design principles (P)

As per 2.1 Size and layout of dwellings

DEEMED-TO-COMPLY

Development satisfies the following deemed-to-comply requirements (C)

C4.3.1 For single houses:

- i. where the **primary garden area** is provided on the ground floor, it is to have direct physical and visual access to the **primary living space**; or
- ii. where a **balcony** or rooftop **terrace** is provided in lieu of a ground floor primary garden area, it is to have direct physical and visual access to the primary living space.

No minimum primary living space dimension applies.

*No minimum **habitable room dimensions** apply.*

*No **storage** requirements apply.*

4.4 Solar access and ventilation - Special transitional provision

DESIGN PRINCIPLES

Development demonstrates compliance with the following design principles (P)

Not applicable

DEEMED-TO-COMPLY

Development satisfies the following deemed-to-comply requirements (C)

No requirements apply

4.5 Site cover - Special transitional provision

DESIGN PRINCIPLES

Development demonstrates compliance with the following design principles (P)

As per 3.1 Site cover

DEEMED-TO-COMPLY

Development satisfies the following deemed-to-comply requirements (C)

*No requirement applies where the **local planning framework** contains an **open space** requirement.*

4.6 Street setback - Special transitional provision

Only replaces **C3.3.4** for R30 and R35.

DESIGN PRINCIPLES

Development demonstrates compliance with the following design principles (P)

As per 3.3 Street setback

DEEMED-TO-COMPLY

Development satisfies the following deemed-to-comply requirements (C)

C4.6.1 Garages set back 4.5m from the **primary street** except that the **setback** may be reduced:

- where the garage adjoins a **dwelling** provided the garage is at least 0.5m behind the **dwelling alignment** (excluding any **porch, verandah** or **balcony**); or
- to 3m where the garage allows vehicles to be parked parallel to the **street**. The **wall** parallel to the **street** must include openings.

4.7 Streetscape - Special transitional provision

DESIGN PRINCIPLES

Development demonstrates compliance with the following design principles (P)

Not applicable

DEEMED-TO-COMPLY

Development satisfies the following deemed-to-comply requirements (C)

C3.6.3 does not apply

Table C Primary controls

| <i>This table provides a summary of deemed-to-comply primary controls for all medium density development. Refer to each element for application and further information.</i> | | R30 | R35 | R40 | R50 | R60 | R80 <i>(for multiple dwellings refer R-Codes Vol. 2.)</i> | R100-SL² |
|--|--|--------------------|------------|------------|------------------|------------|---|----------------------------|
| Soft landscaping (% of site area) <i>1.2 Trees and landscaping</i> | | 15% | | | | | | 10% |
| Maximum site cover (% of site area) <i>3.1 Site cover</i> | | 60% | | 65% | | 70% | | 85% |
| Maximum building height <i>3.2 Building height</i> | Maximum storeys | 2 | 2 | 2 | 3 | 3 | 4 | 4 |
| | Max wall/roof height – skillion | 8m | 8m | 8m | 11m | 11m | 14m | 14m |
| | Max wall height – pitched/hipped | 7m | 7m | 7m | 10m | 10m | 13m | 13m |
| | Max roof height – pitched/hipped | 10m | 10m | 10m | 13m | 13m | 16m | 16m |
| Minimum street setback <i>3.3 Street setbacks</i> | Primary street | 4m | 4m | 3m | 2m | 2m | 2m | 1m |
| | Secondary street | 1.5m | 1.5m | 1m | 1m | 1m | 1m | 1m |
| | Communal Street | 0.5m | | | | | | NA |
| | Adjoining laneway or right-of-way where it is the primary street to the dwelling | 2m | | | | | | NA |
| | Adjoining laneway or right-of-way | 0.5m | | | | | | 0.5m/nil |
| Minimum lot boundary setbacks¹ <i>3.4 Lot boundary setbacks</i> | Up to 3.5m (1 st storey) | | | | 1m | | | 1m |
| | 3.6m -7m (2 nd storey) | | | | 1.5m | | | 1.5m |
| | 7.1m -10m (3 rd storey) | | | | 3m | | | 3m |
| | 10.1m and above (4 th storey) | | | | 3m | | | 3m |
| Maximum boundary wall height <i>3.4 Lot boundary setbacks</i> | | 3.5m (1 storey) | | | 7m (2 storey) | | | 13m (4 storey) |

Notes:

Primary controls of **Table C** apply, except where modified by the **local planning framework**, in which case **development** complies with the controls set out in the applicable local planning instrument.

R80 Code standards apply to **single houses, grouped dwellings** in areas coded R100, R160 and R-AC.

¹ **Boundary walls** permitted in accordance with **C3.4.4 - C3.4.5**.

² Subject to **C2.10.1**.

PART D

Land

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1.0 LAND

OBJECTIVES

- 1A** To provide for a consistent and coordinated approach to residential built form and **development**.
- 1B** To ensure that **residential development** meets community expectations in regard to appearance, use and density.
- 1C** To promote a range of **lot** sizes to support housing diversity and a variety of built form typologies.



1.1 Site area

1.1 Site area

DESIGN PRINCIPLES

Development demonstrates compliance with the following design principles (P)

- P1.1.1** Development of the type and density indicated by the density code designated in the **scheme**.
- P1.1.2** The **WAPC**, in consultation with the local government, may approve the creation of a **green title lot, survey-strata lot or strata lot** of a lesser minimum and/or average **site area** than that specified in **Table D** provided that the proposed variation would be no more than five per cent less in area than that specified in **Table D** and will:
 - i. facilitate the protection of an environmental or heritage feature;
 - ii. facilitate the retention of a significant element that contributes toward an existing **streetscape** worthy of retention;
 - iii. facilitate the **development** of lots with separate and sufficient **frontage** to more than one public **street**;
 - iv. overcome a special or unusual limitation on the development of the land imposed by its size, shape or other feature;
 - v. allow land to be developed with housing of the same type and form as land in the vicinity and which would not otherwise be able to be developed; or
 - vi. achieve specific objectives of the **local planning framework**.

DEEMED-TO-COMPLY

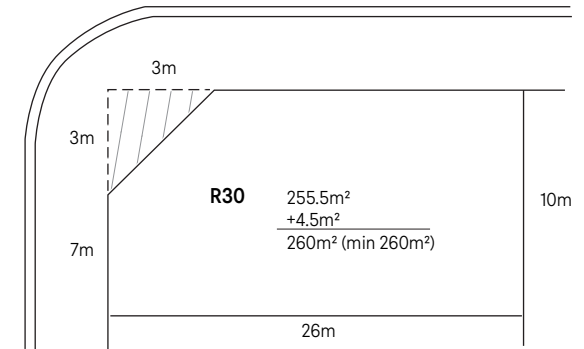
Development satisfies the following deemed-to-comply requirements (C)

Minimum and average site area

C1.1.1 Development which complies with the **dwelling type** and **site area** requirements set out in **Table D** and the following provisions.

Calculation of minimum site area

- C1.1.2** The minimum **site area** set out in **Table D** is calculated as follows:
- i. in the case of a **single house**, the area of a **green title lot** or **survey-strata lot**; or
 - ii. in the case of a **grouped dwelling**, the area of land occupied by the **dwelling** itself, together with all other areas whether contiguous or not, designated for the exclusive use of the occupants of that dwelling.



Truncation area may be included refer **C1.1.3i**

Figure 1.1a Site area truncations

Related elements

PART B:

- 5.5.2 Aged and dependent person's dwellings
- 5.5.3 Single bedroom dwellings

PART C:

- 2.7 Universal design
- 2.9 Small dwellings
- 2.10 Housing on lots less than 100m²

1.1 Site area (cont.)

DESIGN PRINCIPLES

Development demonstrates compliance with the following design principles (P)

P1.1.3 The WAPC, in consultation with the local government, may approve the creation of a **survey-strata lot** or **strata lot** for an existing authorised **grouped dwelling** or **multiple dwelling development** of a lesser minimum and average **site area** than that specified in **Table D**, where, in the opinion of the WAPC or the local government, the development on the resulting survey-strata or strata lots is consistent with the objectives of the relevant design elements of the R-Codes, and the orderly and proper planning of the locality.

DEEMED-TO-COMPLY

Development satisfies the following deemed-to-comply requirements (C)

- C1.1.3** The following adjustments shall apply for the purposes of assessing compliance of a proposed **development** with the minimum and average **site areas** of **Table D**:
- i. in the case of a **lot** with a corner truncation to a public **street**, up to a maximum of 20m² of that truncation shall be added to the area of the adjoining lot, **survey-strata lot** or **strata lot** as the case may be (refer **Figure 1.1a**);
 - ii. in areas coded R25 and below; in the case of a rear battleaxe site, the site area is inclusive of the access leg provided that the area of the access leg contributes no more than 20 per cent of the site area as required by **Table D** (refer **Figure 1.1b**);
 - iii. where the **battleaxe lot** (excluding the access leg) adjoins or abuts a **right-of-way** or reserve for open space, pedestrian access, school site or equivalent, half the width of the right-of-way or reserve (up to a maximum depth of 2m) may be added to the site area (refer **Figure 1.1b** and **1.1c**); or
 - iv. in areas coded R30 and above; in the case of a battleaxe lot, the vehicle and/or **pedestrian access leg** and associated truncations shall be excluded from the calculation of minimum site area to achieve an **effective lot area** consistent with the minimum site area required in **Table D** (refer **Figure 1.1c**).

R25 site area requirements
(min 300m² avg 350m², battleaxe 425m²)

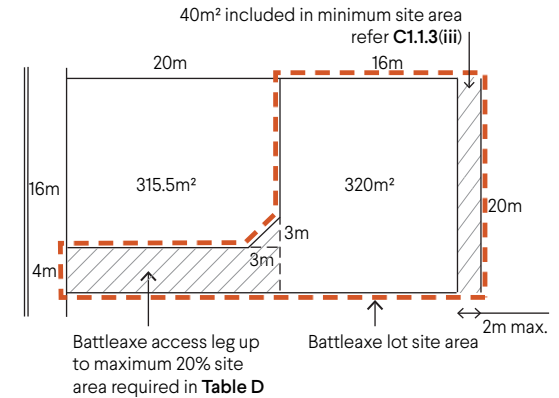


Figure 1.1b Calculating minimum and average site area for areas coded R25 and below

R40 site area requirements
(min 180m² avg 220m², battleaxe 180m²)

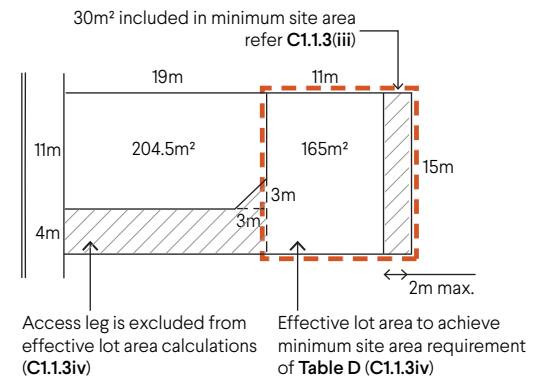


Figure 1.1c Effective lot area for areas coded R30 and above

1.1 Site area (cont.)

DEEMED-TO-COMPLY

Development satisfies the following deemed-to-comply requirements (C)

Site area variations

Site area variations are subject to C1.1.3

C1.1.4 The following variations to the minimum and average **site area** set out in **Table D** may be made:

- i. in the case of a **single house, grouped dwelling or multiple dwelling**; the area of a **lot, survey-strata lot or strata lot** approved by the **WAPC**; or
- ii. the area of any existing lot, survey-strata lot or strata lot with permanent legal access to a public road, notwithstanding that it is less than that required in **Table D**.

C1.1.5 In areas coded R25 and below; for an **aged or dependent persons' dwelling** (in accordance with Part B, 5.5.2 **C2.1-C2.4**) or a **single bedroom dwelling** (in accordance with Part B, 5.5.3 **C3**) that is the subject of a proposed **development**, the minimum and average **site area** of **Table D** may be reduced by up to one third.

C1.1.6 In areas coded R30 to R40; for an **accessible dwelling** designed to gold level **universal design** (in accordance with Part C, **C2.7.2**), or a **small dwelling** (in accordance with Part C, **C2.9.1**) that is the subject of a **development** proposal, the minimum and average **site area** of **Table D** may be reduced by up to 35 per cent, provided that:

- i. for **single houses** and **grouped dwellings**, no **site** is less than 100m²; and
- ii. for development or subdivision of 4 or more **dwellings** or sites, the site area reduction is limited to a maximum 50 per cent of the total number of dwellings or sites.

C1.1.7 In areas coded R50 and above; for an **accessible dwelling** designed to gold level **universal design** (in accordance with Part C, **C2.7.2**), or a **small dwelling** (in accordance with Part C, **C2.9.1**) that is the subject of a **development** proposal, the minimum and average **site area** of **Table D** may be reduced by up to 35 per cent, provided that:

- i. for **single houses** and **grouped dwellings**, no **site** is less than 100m²; and
- ii. the site area reduction is limited for small dwellings to a maximum 50 per cent of the total number of **dwellings** or sites.

C1.1.8 For **multiple dwellings** in areas coded R30 to R60; where a **significant existing tree** is retained on a **site** that is subject to a **development** proposal, the average **site area** of **Table D** may be reduced by 10 per cent. This reduction is limited to **dwellings** not already subject to a reduced average site area under **C1.1.6** or **C1.1.7**.

Table D Site area requirements

| | R-Code | Dwelling type | Site area per dwelling (m ²) | Minimum lot area/rear battleaxe (m ²) ▼ | Minimum frontage (m) ▼ | Notes |
|---------------------------------|----------------------------------|----------------------------------|--|---|------------------------|--|
| PART B Low Density | R2 | Single house or grouped dwelling | Min 5000 | - | 50 | R80 site area requirements apply to all single house(s) or grouped dwellings located on lots coded R100, R160 and R-AC ▼ only applies to single houses . - Indicated not applicable. Min. Minimum site area Av. Average site area |
| | R2.5 | Single house or grouped dwelling | Min 4000 | - | 40 | |
| | R5 | Single house or grouped dwelling | Min 2000 | - | 30 | |
| | R10 | Single house or grouped dwelling | Min 875 Av 1000 | 925 | 20 | |
| | | Multiple dwelling | Av 1000 | - | - | |
| | R12.5 | Single house or grouped dwelling | Min 700 Av 800 | 762.5 | 17 | |
| | | Multiple dwelling | Av 800 | - | - | |
| | R15 | Single house or grouped dwelling | Min 580 Av 666 | 655 | 12 | |
| | | Multiple dwelling | Av 666 | - | - | |
| | R17.5 | Single house or grouped dwelling | Min 500 Av 571 | 587.5 | 12 | |
| Multiple dwelling | | Av 571 | - | - | | |
| R20 | Single house or grouped dwelling | Min 350 Av 450 | 450 | 10 | | |
| | Multiple dwelling | Av 450 | - | - | | |
| | R25 | Single house or grouped dwelling | Min 300 Av 350 | 425 | 8 | |
| Multiple dwelling | | Av 350 | - | - | | |
| PART C Medium Density | R30 | Single house or grouped dwelling | Min 260 Ave 300 | 260 | - | |
| | | Multiple dwelling | Ave 300 | - | - | |
| | R35 | Single house or grouped dwelling | Min 220 Ave 260 | 220 | - | |
| | | Multiple dwelling | Ave 260 | - | - | |
| | R40 | Single house or grouped dwelling | Min 180 Ave 220 | 180 | - | |
| | | Multiple dwelling | Ave 115 | - | - | |
| | R50 | Single house or grouped dwelling | Min 160 Ave 180 | 160 | - | |
| | | Multiple dwelling | Ave 100 | - | - | |
| | R60 | Single house or grouped dwelling | Min 120 Ave 150 | 120 | - | |
| | | Multiple dwelling | Ave 85 | - | - | |
| R80 | Single house or grouped dwelling | Min 100 Ave 120 | 100 | - | | |
| | Multiple dwelling | Refer R-Codes Vol. 2 | - | - | | |
| R100-SL | Single house or grouped dwelling | Min 80 No ave applies | - | - | | |

APPENDICES

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A1 Definitions

ACCESSIBLE HOUSING / DWELLINGS – having features already in place to enable use by people with a disability.

ACTIVE HABITABLE SPACE – any:

- habitable room with a **internal floor area** greater than 10m²; and
- **balcony, courtyard, patio, verandah** or other forms of **private open space**.

ACTIVITY CENTRE – as defined under the *Planning and Development (Local Planning Schemes) Regulations 2015*.

ADAPTABLE HOUSING / DWELLINGS – dwellings designed and built to accommodate future changes to suit occupants with mobility impairment or life cycle needs.

ADJOINING PROPERTY – any lot:

- on which any **dwelling** for which provision is made in the R-Codes may be constructed under the **scheme**; and
- which shares a boundary or portion of a boundary with a lot on which there is a proposed **residential development site** or is separated from that lot by a **right-of-way**, vehicle access way, pedestrian access way, access leg of a **battleaxe lot** or the equivalent not more than 6m in width.

AGED PERSON – a person who is aged 55 years or over.

AHD – Australian Height Datum, the official national vertical datum for Australia.

AMENITY – as defined under the *Planning and Development (Local Planning Schemes) Regulations 2015* and includes the 'liveability', comfort or quality of a place which makes it pleasant and agreeable to be in for individuals and the community. Amenity is important in the public, communal and private domains and includes the enjoyment of **sunlight**, outlook, privacy and quiet. It also includes protection from pollution and odours.

ANCILLARY DWELLING – self-contained **dwelling** on the same **site** as a dwelling which may be attached to, integrated with or detached from the dwelling.

AT-GRADE – located at same height as ground level.

BALCONY – a balustraded platform on the outside of a **dwelling** with access from an upper internal room.

BASEMENT – a **building** floor level in which 50 per cent or more of its volume is below **natural ground level**.

BATTLEAXE LOT – a **single house lot** that has a **frontage** for purposes of servicing and access to a public road only through a strip of connecting land containing a **pedestrian access leg** and/ or vehicular access way that is part of the lot. The term excludes a **site** that has vehicle access from a private or **communal street** or **right-of-way** connected to a public road.

BOUNDARY WALL – a **wall**, on or less than 600mm from any **lot boundary (green title or survey-strata lot)**, other than a **street boundary**.

BUILDING – any structure whether fixed or moveable, temporary or permanent, placed or erected on land, and the term includes **dwellings** and structures appurtenant to dwellings such as **carports, garages, verandahs, patios, outbuildings** and retaining **walls**, but excludes boundary fences, **pergolas** and swimming pools.

BUILDING WIDTH – the width of the **building** as viewed from the **primary street**.

CARPORT – An **unenclosed** structure designed to accommodate one or more motor vehicles and being without a door.

CLIMATE ZONE – as defined by the **NCC**. Western Australia is divided into five climate zones based on humidity and temperature, ranging from temperate in the southwest to hot/ arid in the interior to hot/humid in the north. Refer *Climate Zones Map*.

COMMON PROPERTY – has the meaning given by section 10 of the *Strata Titles Act 1985*.

COMMUNAL OPEN SPACE – outdoor areas within the **lot** and either at ground level or on structure that is accessible to and shared by occupants of the **dwellings** for communal recreational use. It does not include **driveways** or car parking areas.

COMMUNAL STREET – **common property** or private **street** providing joint access to two or more **dwellings** in a **residential development** and may include vehicle and pedestrian access, and **landscaping**.

CONE OF VISION – the limits of outlook from any given viewpoint for the purposes of assessing the extent of overlooking from that point, measured by applying a viewing cut off angle not less than 45 degrees horizontally and extending 90 degrees down to the ground.

CONTINUOUS PATH OF TRAVEL – an uninterrupted route to or within premises or **buildings** and providing access to all services and facilities (*AS1428.1*). It should not incorporate any step, stairway, turnstile, revolving door, escalator, hazard or other impediment which would prevent it from being safely negotiated by people with disability.

COURTYARD – **open space** at ground level or on a structure that is open to the sky and and bound by the **building** on three or more sides.

CROSSOVER – the vehicle access point (or **driveway**) running from the property boundary to the edge of the road.

DAYLIGHT – consists of both **skylight** (diffuse light from the sky) and **sunlight** (direct beam radiation from the sun). Daylight changes with the time of day, season and weather conditions.

DECISION-MAKER – that body, organisation or authorised person legally vested with the power to make decisions, pursuant to relevant legislation, in respect of **residential development** in accordance with the R-Codes.

DEEMED-TO-COMPLY – a proposal, or a component of a proposal, that complies with the deemed-to-comply provisions of the R-Codes, or an adopted **local planning policy**.

DEEP SOIL AREA – **soft landscape** area on **lot** with no impeding **building** structure or feature above or below, which supports growth of small to large canopy trees and meets a stated minimum dimension. Used primarily for **landscaping** and open to the sky, deep soil areas exclude **basement** car parks, services, swimming pools, tennis courts and **impervious surfaces** including car parks, **driveways** and roof areas.

DEPENDANT PERSON – a person with a recognised form of disability requiring special accommodation for independent living or special care.

A1 Definitions (cont.)

DESIGN PRINCIPLES – specific design objectives for each element of R-Codes Volume 1 are to be met by all **residential development** subject to Volume 1 and are to be used in the preparation, submission and assessment for proposals for the purpose of determining their compliance with R-Codes Volume 1. A proposal is required to demonstrate compliance with design principles where it does not satisfy corresponding **deemed-to-comply** provisions.

DEVELOPMENT – as defined under the *Planning and Development Act 2005*.

DEVELOPMENT SITE – as defined under the *Planning and Development (Local Planning Schemes) Regulations 2015*.

DRIVEWAY – the portion of the paved vehicle access way between a car parking area and the property boundary, excluding any associated **landscaping** or pedestrian path on either side.

DUAL KEY DWELLING – a form of **ancillary dwelling** with a common internal corridor and lockable doors to sections within the **dwelling** so that it is able to be separated into two independent units.

DWELLING – **building** or portion of a building being used, adapted, or designed or intended to be used for the purpose of human habitation on a permanent basis by a single person, a single family, or no more than six persons who do not comprise a single family.

DWELLING ALIGNMENT – means the vertical external face of any **building** comprising solid building material, but excludes any projections such as **balconies**, eaves, **porches** and **verandahs**.

EFFECTIVE LOT AREA – that part of the **lot** that is capable of **development** and excludes any vehicle or **pedestrian access legs** and associated truncations.

ENCLOSED – an area bound on three or more sides by a permanent **wall** and covered in an **impervious material**.

EXTERNAL FIXTURES – refer **utilities**.

FAÇADE – the external face of a **building**, generally the principal face, facing a public **street** or space.

FREEHOLD SCHEME – has the meaning given by section 8(2) of the *Strata Titles Act 1985*.

FRONTAGE – the width of a **lot** at the **primary street setback line**, provided that in the case of **battleaxe** or other irregularly shaped lots, it shall be as determined by the **decision-maker**.

FUNCTIONAL UTILITIES – functional utilities associated with the **dwelling** to achieve efficient, comfortable and environmentally **sustainable** operating outcomes including, but not limited to air-conditioning, plant, clothes drying, hot water systems, antennas and satellite dishes, **solar collectors**, inverters and batteries, electric vehicle charging and rainwater tanks.

GARAGE – any roofed structure, other than a **carport**, designed to accommodate one or more motor vehicles.

GREEN TITLE LOT – a **lot** owned in fee simple issued with a certificate of title under the *Transfer of Land Act 1893*, other than a **strata lot** or a **survey-strata lot**.

GROUPED DWELLING – a **dwelling** that is one of a group of two or more dwellings on the same **lot** such that no dwelling is placed wholly or partly vertically above or below another, except where special conditions of **landscape** or topography dictate otherwise, and includes a dwelling in a **strata titles scheme** with **common property**.

HABITABLE ROOM/SPACE – as defined by the **NCC** for a room/space used for normal domestic activities that includes:

- a bedroom, living room, lounge room, music room, sitting room, television room, kitchen, scullery, dining room, sewing room, study, playroom, family room, sunroom, gymnasium, fully **enclosed** swimming pool or **patio**;

but excludes:

- a bathroom, laundry, water closet, pantry, walk-in wardrobe, corridor, hallway, lobby, photographic darkroom, clothes drying room, **verandah** and **unenclosed** swimming pool or patio and other spaces of a specialised nature occupied neither frequently nor for extended periods.

HEIGHT, BUILDING – this is the distance between the point where the base of the **wall** meets the **natural ground level** and measured to the highest point of a wall or roof of a **building** vertically above that point excluding **minor projections**.

HEIGHT, WALL – this is the vertical distance between the point where the base of the **wall** meets the **natural ground level** at the boundary immediately adjacent to the wall and measured to the top of the wall or **parapet**.

HERITAGE AREA – as defined under the *Planning and Development (Local Planning Schemes) Regulations 2015*.

HERITAGE-PROTECTED PLACE – as defined under the *Planning and Development (Local Planning Schemes) Regulations 2015*.

HIGH-FREQUENCY ROUTE – a public transport route that runs a service at least every 15 minutes during weekday peak periods (7am to 9am and 5pm to 7pm).

IMPERVIOUS AREA/SURFACE/ MATERIAL – surfaces that do not permit the penetration of rainwater into the ground and instead generates **stormwater** run-off, typically to drainage systems.

INCIDENTAL DEVELOPMENT – **development** which is associated with or attached to a **dwelling** and incidental to its main residential functions.

INTERNAL FLOOR AREA – in relation to a room or **dwelling**, the internal area measured within the finished surfaces of the **walls**, and includes the area occupied by any cupboard or other built-in furniture, fixture or fitting but excludes any **garages**.

INTERNAL WALLS – those **walls** which are wholly included within the **dwelling** including walls that abut covered **outdoor living areas** but does not include walls which are common to two dwellings in **grouped** or **multiple dwelling developments**.

LANDSCAPE / LANDSCAPING / LANDSCAPED – land developed with garden beds, shrubs and trees, or by the planting of lawns, and includes such features as rockeries, ornamental ponds, swimming pools, barbecue areas or playgrounds and any other such area approved of by the **decision-maker** as landscaped area.

LANEWAY – a narrow local **street** type without a verge located along the rear and/or side property boundary, typically used in more dense residential areas when smaller **lot** layouts justify rear **garaging**, and where alternative vehicle access is needed for lots fronting busy streets or parks.

A1 Definitions (cont.)

LEASEHOLD SCHEME - has the meaning given by section 8(3) of the *Strata Titles Act 1985*.

LIGHTWELL - an opening to the sky, bound on four sides by **building** volume, with a height to width ratio of more than 2:1.

LOCAL CHARACTER / LOCAL IDENTITY - the natural, cultural and historic characteristics of an area that are intrinsic to the locality, and which the local community relate to or as defined in the **local planning framework**. See also **sense of place**.

LOCAL DEVELOPMENT PLAN - as defined under the *Planning and Development (Local Planning Schemes) Regulations 2015*.

LOCAL PLANNING FRAMEWORK - comprises all strategic, statutory and policy planning documents which collectively outline the planning for an area and **development** requirements for **sites**, of the **decision-maker** and generally include a **scheme**, **local planning strategy** (including any housing component), **structure plans**, **activity centre plans**, **local development plans** and **local planning policies**.

LOCAL PLANNING POLICY - any policy prepared by a local government in accordance with the procedures set out in the **local planning scheme**.

LOCAL PLANNING SCHEME - as defined under the *Planning and Development (Local Planning Schemes) Regulations 2015*.

LOCAL PLANNING STRATEGY - as defined under the *Planning and Development (Local Planning Schemes) Regulations 2015*; a document which supports the preparation and review of a **local planning scheme** in accordance with Part 3 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

LOFT - a room or space within the roof space of a **building**.

LOT - for **single houses**, a **lot** as defined under the *Planning and Development Act 2005*, as amended. For **multiple or grouped dwellings**, the **parent lot**.

LOT BOUNDARY - the boundary between a **lot** and any other parcel of land, excluding a **street boundary**.

LOT IN A STRATA SCHEME - has the meaning given by section 3 of the *Strata Titles Act 1985*.

LOT IN A SURVEY-STRATA SCHEME - has the meaning given by section 3 of the *Strata Titles Act 1985*.

MAJOR OPENING - a window, door or other opening in the exterior **wall** of a **habitable room** that provides external means of light or view for that room or space, but does not include an opening or openings that:

- in aggregate do not exceed 1m² in any such wall, (provided that adjoining or contiguous windows at the junction of two walls forming an internal angle of 90 degrees or less shall be aggregated); or
- are glazed in an obscure material and are not able to be opened; or
- have a sill height not less than 1.6m above floor level.

MAJOR RAINFALL EVENT - events greater than a **minor rainfall event** and up to and including the 1 per cent annual exceedance probability (AEP) event (refer Department of Water and Environmental Regulation).

MINOR PROJECTION -

- in relation to the height of a **building**: a chimney, vent pipe, aerial or other appurtenance of like scale;
- in relation to a **wall**: a rainwater pipe, vent pipe, eaves overhang, cornice or other moulding or decorative feature, provided that the projection does not exceed 0.75m measured horizontally.

MINOR RAINFALL EVENT - rainfall events greater than **small rainfall events** and less than **major rainfall events** (refer Department of Water and Environmental Regulation).

MIXED USE DEVELOPMENT - **buildings** that contain commercial and other non-residential uses in conjunction with residential **dwellings** in a **multiple dwelling** configuration.

MULTIPLE DWELLING - a **dwelling** in a group of more than one dwelling on a **lot** where any part of the **plot ratio area** of a dwelling is vertically above any part of the plot ratio area of any other but:

- does not include a **grouped dwelling**; and
- includes any dwellings above the ground floor in a **mixed use development**.

NATURAL GROUND LEVEL - the levels on a **site** which precede the proposed **development**, excluding any site works unless approved by the **decision-maker** or established as part of subdivision of the land preceding development.

NATURAL VENTILATION - the movement of a sufficient volume of fresh air through a **dwelling** to refresh indoor air.

NCC - National Construction Code, comprising the Building Code of Australia (BCA) and Plumbing Code of Australia (PCA).

NON-HABITABLE ROOM/SPACE - any room or space that is not defined as a **habitable room** or space in the **NCC**.

OPEN PLAN - **dwelling** layouts where spaces are not divided into discrete rooms but are open and connected to allow flexibility of use (typically living, dining, kitchen and study areas).

OPEN SPACE - generally that area of a **lot** not occupied by any **building** and includes:

- open areas of accessible and useable flat roofs and **outdoor living areas** above **natural ground level**;
- areas beneath eaves;
- **verandahs**, **patios** or other such roofed structures not more than 0.5m above natural ground level, **unenclosed** on at least two sides, and covering no more than 10 per cent of the **site area** or 50m² whichever is the lesser;
- unroofed open structures such as **pergolas**;
- uncovered **driveways** (including access aisles in car parking areas) and uncovered car parking spaces;

but excludes:

- non-accessible roofs, verandahs, **balconies** and outdoor living areas over 1m above natural ground level; and/or
- covered car parking spaces and covered walkways, areas for rubbish disposal, stores, **outbuildings** or plant rooms.

OUTBUILDING - an **enclosed** non-habitable structure that is detached from any **dwelling** and may include a **detached garage**.

OUTDOOR LIVING AREA - the area external to a **single house**, **grouped** or **multiple dwelling** to be used in conjunction with that **dwelling** such that it is capable of active or passive use and is readily accessible from the dwelling.

A1 Definitions (cont.)

PARAPET - the portion of a **wall** protruding above a roof or **terrace**. Often taken to refer to the decorative element which establishes the **street wall height** of heritage **buildings**.

PARENT LOT - relating to **multiple** or **grouped dwellings**, the **lot** inclusive of common areas to which the **strata titles scheme** relates.

PASSIVE SURVEILLANCE - actual and perceived monitoring of public spaces by people as they go about their daily activities. Commonly referred to as 'eyes on the **street**'.

PATIO - an **unenclosed** structure covered in an **impervious material** which may or may not be attached to a **dwelling**.

PEDESTRIAN ACCESS LEG - provides access from a public **street** to a **dwelling** where sole vehicular access is via a rear **right-of-way**. It can be in the form of a portion of the rear **lot** or as **common property** in the case of a **strata title scheme**.

PERGOLA - an open-framed structure covered in a water **permeable material** or operable louvred roofing, which may or may not be attached to a **dwelling**.

PERMEABLE SURFACE/ PAVEMENT/ MATERIAL - surfaces that permits the penetration of rainwater.

PLOT RATIO - the ratio of the gross **plot ratio area** of **buildings** on a **development site** to the area of land in the **site** boundaries.

PLOT RATIO AREA - the gross total area of all floors of **buildings** on a **development site**, including the area of any internal and external **walls** but not including:

- the areas of any lift shafts;
- stairs or stair landings common to two or more **dwellings**;
- machinery, air conditioning and equipment rooms;
- space that is wholly below **natural ground level**;
- area used exclusively for the parking of wheeled vehicles at or below natural ground level;
- storerooms;
- lobbies, bin storage areas, passageways to bin storage areas or amenities areas common to more than one dwelling; and
- **balconies**, eaves, **verandahs**, **courtyards** and roof **terraces**.

PRECINCT STRUCTURE PLAN - as defined under the *Planning and Development (Local Planning Schemes) Regulations 2015*.

PRIMARY GARDEN AREA - an external ground floor area for **single house** and **grouped dwellings** set aside on a **site** for the exclusive use of the occupants of the **dwelling** to which it abuts. It may include (but is not limited to) **landscaping**, **deep soil areas** and trees, paved areas and **patios** with a floor level not greater than 0.5m above **natural ground level**.

PRIMARY LIVING SPACE - the identified room(s) within a **dwelling** that is the focus of life and activity and usually the largest room. This area is connected with **private open space** and may include any of the following room types: living room, lounge room, family room, or an integrated open plan living area that has one of these room types together with a kitchen or dining area.

PRIMARY STREET - unless otherwise designated by the local government, the sole or principal public road that provides access to the major entry (front door) to the **dwelling** or **building**.

PRIVATE OPEN SPACE - outdoor space located at ground level or on a structure that is within private ownership and provided for the exclusive use of the occupants of the **dwelling** to which it abuts and excludes car parking spaces and access ways. It includes **primary garden areas**, **balconies**, **courtyards** and **terraces**.

PORCH - a roofed open platform attached to the front of a **dwelling**.

RESIDENTIAL BUILDING - a **building** or portion of a building, together with rooms and **outbuildings** separate from such building but incidental thereto; such building being used or intended, adapted or designed to be used for the purpose of human habitation:

- temporarily by two or more persons; or
- permanently by seven or more persons, who do not comprise a single family, but does not include a hospital or sanatorium, a prison, a hotel, a motel or a residential school.

RESIDENTIAL DEVELOPMENT - **development** of permanent accommodation for people, and may include all **dwellings**, the residential component of **mixed use development**, and **residential buildings** proposing permanent accommodation.

RIGHT-OF-WAY - a strip of land such as a **laneway**, available either for use by the general public, or a restricted section of the community, and may be created by subdivision, specific transfer, or continued use over a period of years. They may be:

- private, where the land is created in a plan of subdivision and available to landowners that are legally entitled; or
- public, where the land has been vested in the Crown.

SCHEME - the **local planning scheme** that specifies zoning and **development** standards gazetted pursuant to the *Planning and Development Act 2005*.

SCHEME PLAN - has the meaning given by section 3 of the *Strata Titles Act 1985*, and for a **strata titles scheme** means the **strata plan** or **survey-strata plan** registered, or proposed to be registered, for the strata titles scheme as a scheme document.

SCREENING/ SCREENED - permanently fixed external perforated panels or trellises composed of solid or obscured translucent panels.

SECONDARY STREET - in the case of a **site** that has access from more than one public road, a road that is not the **primary street**.

SENSE OF PLACE - the essential memorable and recognisable characteristics of an area.

SERVICE AREA - areas designated for **building** services installed to make the building functional, comfortable, efficient and safe.

SERVICE UTILITIES - supply and reticulation of essential services including, but not limited to power, water, gas, wastewater, fire services, letterboxes and telecommunications.

SETBACK - the horizontal distance between a **wall** at any point and an adjacent **lot boundary**, measured at right angles (90 degrees) to the boundary.

A1 Definitions (cont.)

SIGHTLINES - lines of clear physically uninterrupted sight.

SIGNIFICANT EXISTING TREE - an existing tree that meets the following criteria:

- healthy specimens with ongoing viability; and
- species is not included on a State or local area weed register; and
- height of at least 4m; and/or
- trunk diameter of at least 160mm, measured 1m from the ground; and/or
- average canopy diameter of at least 4m; or
- as specified with the **local planning framework**.

SINGLE ASPECT - a **dwelling** or room with openings facing primarily in one direction from a single major external **wall**.

SINGLE BEDROOM DWELLING - a **dwelling** that contains a living room and no more than one other **habitable room** that is capable of use as a bedroom.

SINGLE HOUSE - a **dwelling** standing wholly on its own **green title** or **survey-strata lot**, together with any easement over adjoining land for support of a **wall** or for access or services and excludes dwellings on titles with areas held in **common property**.

SITE -

- In the case of a **single house**, the **green title** or **survey-strata lot** on which it stands.
- In the case of a **grouped dwelling**, the area occupied by the **dwelling** together with any area allocated (whether by way of **strata title scheme** or otherwise) for the exclusive use or benefit of that dwelling.
- In the case of a **multiple dwelling** or **apartment development**, the **lot** (or **parent lot** where the lot is subdivided under **strata scheme**) on which the dwellings stand.

SITE AREA - the area of land required for the construction of a **dwelling** to satisfy the requirements of the R-Codes.

SITE COVER - the area occupied by any **building**, including upper **storeys** or **balconies** projecting beyond the ground floor building alignment, or other structures roofed with **impervious material**, but excludes:

- uncovered **driveways** and parking spaces;
- eaves and **pergolas**; and
- a **basement** that is constructed wholly underground.

SITE RESPONSIVE - deriving from analysis of the physical characteristics of an area (such as landform, views, prevailing breezes, environmental features) and to manage constraints and opportunities to create optimum design outcomes.

SMALL DWELLING - a **single house** or **grouped dwelling** with an **internal floor area** no greater than 70m²; or a **multiple dwelling** with an internal floor area no greater than 60m².

SMALL RAINFALL EVENT - the first 15mm of a rainfall event (refer Department of Water and Environmental Regulation).

SOFT LANDSCAPE - any **landscaped** area with a minimum soil depth of 300mm that contains in-ground planting and excludes removable planter boxes/pots and **permeable paving areas**. Turf is included.

SOLAR ACCESS - is the ability of a **building** to continue to receive direct **sunlight** without obstruction from other buildings or impediments, not including trees.

SOLAR COLLECTORS - solar collecting components of the following: thermal heating systems, photovoltaic systems and skylights.

SOURCE OF OVERLOOKING - **major openings** and **active habitable space** with a floor level of more than 0.5m above **natural ground level**.

SPECIAL PURPOSE DWELLING - includes **ancillary dwelling**, **aged or dependent persons' dwelling** or a **single bedroom dwelling**.

STANDARD STRUCTURE PLAN - as defined under the *Planning and Development (Local Planning Schemes) Regulations 2015*.

STORAGE - dedicated, secured and conveniently located areas for the storage of large or bulky items, but excludes built-in furniture and internal storage located in areas such as kitchens, laundries, bathrooms and bedrooms.

STOREY - the portion of a **building** which is situated between the top of any floor and the top of the floor next above it and if there is no floor above it, that portion between the top of the floor and the ceiling above it but does not include:

- a **basement**;
- a space that contains only a lift shaft, stairway or meter room;
- roof top **terrace** with no permanent impervious roof structure;
- a mezzanine; or
- a **loft**.

Double height floors greater than 5m floor to ceiling are counted as two floors.

STORMWATER - urban surface water runoff from rainfall events, consisting of rainfall runoff and any material (soluble and insoluble) mobilised in its path of flow.

STRATA LOT - refer to definition for a **lot in a strata scheme**.

STRATA PLAN - has the meaning given by section 3 of the *Strata Titles Act 1985*.

STRATA SCHEME - has the meaning given by section 3 of the *Strata Titles Act 1985* and may include **freehold** or **leasehold schemes**.

STRATA TITLES SCHEME - has the meaning given by section 3 of the *Strata Titles Act 1985*.

STREET - any public road, **communal street**, private street, **laneway**, **right-of-way** or other shared access way that provides the principal **frontage** to a **dwelling** but does not include an access leg to a single **battleaxe lot**.

STREET BOUNDARY - the boundary between the land comprising a **street** and the lands that abuts thereon.

STREETScape - the visible components in a **street** between the facing **buildings**, including the form of the buildings, **garages**, **setbacks**, fencing, **driveways**, utilities, street surfaces, street trees and street furniture such as lighting, signs, barriers and bus shelters.

STREET SETBACK - the horizontal distance between the **street boundary** and a **building**, measured at right angles (90 degrees) to the street boundary.

A1 Definitions (cont.)

STREET SETBACK AREA - the area between the **street boundary** and a **building** (excluding retaining walls) up to the **street setback line**.

STREET SETBACK LINE - the minimum distance between the **street boundary** and a **building** in accordance with **Part B, Table B** and **Part C, Table 3.3a**.

STRUCTURE PLAN - as defined under the *Planning and Development (Local Planning Schemes) Regulations 2015* and means a **standard structure plan** or a **precinct structure plan**.

STUDIO - a **dwelling** consisting of one **habitable room** that combines kitchen, living and sleeping space.

SUNLIGHT - direct beam radiation from the sun.

SURVEY-STRATA LOT - refer to definition for **lot in a survey-strata scheme**.

SURVEY-STRATA PLAN - has the meaning given by section 3 of the *Strata Titles Act 1985*.

SURVEY-STRATA SCHEME - has the meaning given by section 3 of the *Strata Titles Act 1985*, and may include **freehold** or **leasehold schemes**.

SUSTAINABILITY/SUSTAINABLE - meeting the needs of current and future generations through the integration of environmental protection, social advancement and economic prosperity.

TEN DESIGN PRINCIPLES - means the Design Principles as set out by State Planning Policy 7.0 *Design of the Built Environment*: Schedule 1.

TERRACE - an outdoor area, usually paved and unroofed, that is connected to a **dwelling** and accessible from at least one room. May be **at-grade** or on a structure such as a podium or a roof.

UNENCLOSED - an area bounded on no more than two sides by a permanent **wall** and covered in a water **impervious material**.

UNIVERSALLY ACCESSIBLE/ UNIVERSAL ACCESS - features to enable use and access by people with disability.

UNIVERSAL DESIGN - the design of products and environments that are inherently accessible to all, including for older people and people with disability.

UTILITIES - external fixtures, equipment, plant or other structures which are necessary for a **dwelling** to achieve efficient, comfortable and environmentally sustainable operating outcomes and includes **service** and **functional utilities** or other fixtures as necessary for the residential use of the **buildings** on **site**. It excludes essential plumbing vents above the roof line and external roof-water down pipes.

VERANDAH - a roofed open platform attached to a **dwelling**.

VISUALLY PERMEABLE - in reference to a **wall**, gate, door, screen or fence that the vertical surface, when viewed directly from the **street** or other public space, has:

- continuous vertical or horizontal gaps of 50mm or greater width occupying not less than one third of the total surface area;
- continuous vertical or horizontal gaps less than 50mm in width, occupying at least one half of the total surface area in aggregate; or
- a surface offering equal or lesser obstruction to view.

WALKABLE CATCHMENT - the actual area served within a walking distance along the **street**/footpath network measured from a public transport stop/station entrance.

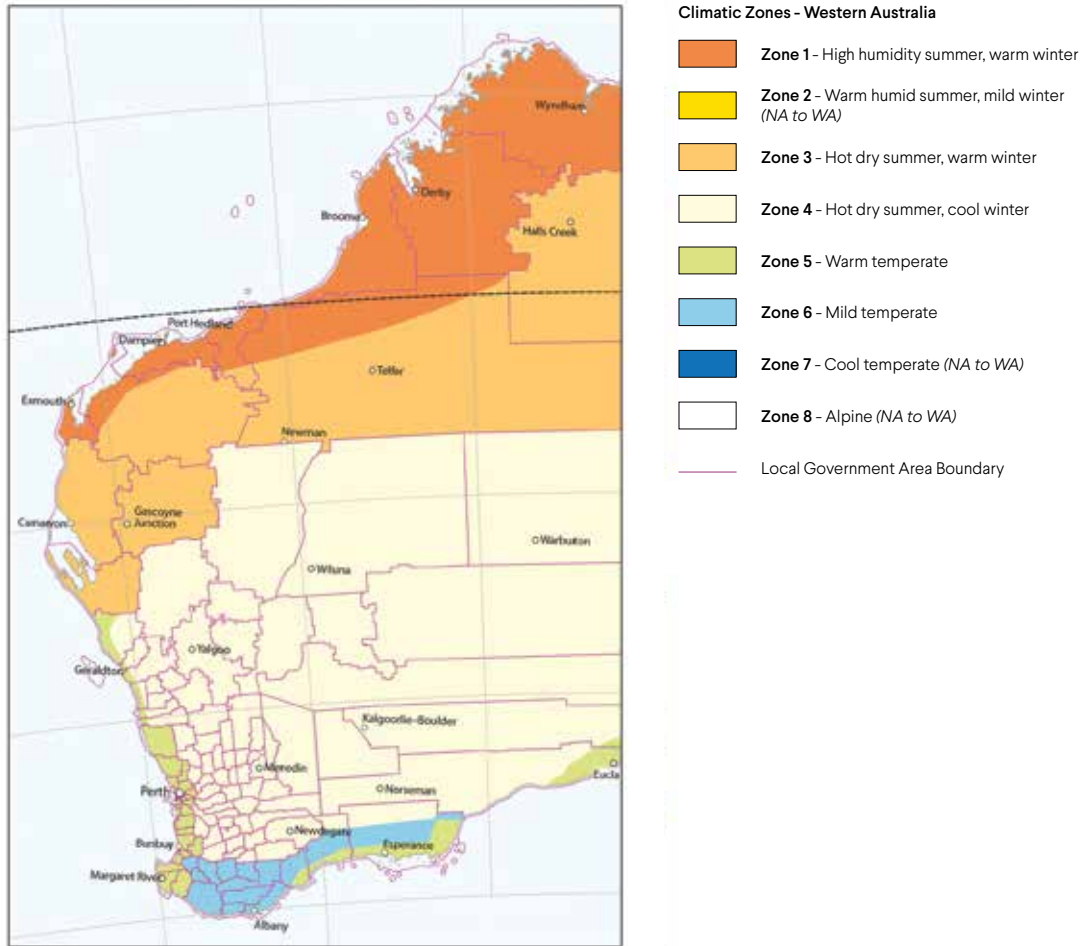
WALL - the vertical external face of a constructed **building** comprising solid building material and including enclosures to **verandahs** and **balconies**.

WAPC - Western Australian Planning Commission.

WINTER SOLAR GAIN - the heating of the **building** interior due to **sunlight** penetration through windows or heating of the building mass.

A1 Definitions (cont.)

Figure A1.1 Climate Zones Map, extracted from Climatic Zone Map of Australia published by Australian Building Codes Board



A2 Context and site analysis

The list below outlines the recommended documentation to assist in the preparation of context and **site** analysis and design response. The level of detail provided in a context and site analysis should be appropriate to the scale and complexity of the proposed **development**.

| Category | Materials |
|------------------------------|---|
| Neighbourhood context | A plan or aerial photo showing the site in relation to neighbourhood context including the location of: <ul style="list-style-type: none"> i. public open space and bushland, such as parks and sporting ovals ii. transport within a 5-10 minute walk. Include walkable catchments from the site (show a 400m radius and 800m radius circle from the site) |
| Street context | Plan(s), photographs or other documentation of features of the street context, including properties adjoining the development site and on the other side of the street, to show: <ul style="list-style-type: none"> i. surrounding built form patterns and typologies, including existing and proposed building envelopes and heights (storeys and metres), important datum lines of adjacent buildings, setbacks and subdivision pattern ii. patterns of building frontages, street setbacks and side setbacks iii. streetscape including land uses and planned development, staging or redevelopment outcomes iv. movement and access for vehicles (including service vehicles), pedestrians, bicycle riders and mobility scooters v. topography, landscape, open spaces and vegetation vi. significant views to and from the site vii. any sources of nuisance emissions in the vicinity of the site such as noise, light, and odour, that may have a bearing on the residential proposal, particularly vehicular traffic, train, aircraft and industrial noise viii. location of relevant heritage places or features, areas of environmental significance, and elements of cultural significance |
| Site context | A site plan showing at scale the following features: <ul style="list-style-type: none"> i. lot boundaries, site dimensions, site area, north point, street frontage, street name, lot number and address ii. climate zone, prevailing breezes, and shadows from natural or built features iii. geotechnical conditions including rock outcrops, watercourses iv. topography showing relative levels (Australian Height Datum) and contours at 0.5 metre intervals for the site and across site boundaries where level changes exist v. unique geological features, such as watercourses, bores and rock outcrops vi. location, type and size of significant existing trees and/or significant landscaping features on site and on adjoining streets and properties, including relative levels where relevant vii. location, use, dimensions, setback distances of existing buildings or built features (including outbuildings, retaining walls and other structures) on the site viii. locations and levels of existing buildings and structures on adjacent lots that might affect, or be affected by, the proposed development, including habitable room windows, solar collectors, and designated primary garden areas or private open space, walls and fences, parapets and ridge lines, and any other relevant features ix. pedestrian and vehicular access points, driveways and features such as crossovers, truncations, service poles, transit stops, fire hydrants and access restrictions (e.g. road islands adjacent to the site) x. location of services utilities and infrastructure, including water, gas, power, solar collectors, telecommunications, sewerage and drainage, and accompanying inspection points and easements |
| Design response | Sketches, drawings or diagrams as needed, to demonstrate response to context and site . |

A3 Application documentation

The list below outlines the documentation recommended to be submitted for an application for **residential development** under R-Codes Volume 1. Proponents should also refer to application requirements that may be specific to a **decision-maker**. The recommended material is in addition to that required under cl. 63, part 8 in Schedule 2 of the Regulations. Some of the material will not be relevant for all applications and material should be prepared and submitted that is appropriate for **site** specific reasons such as scale, complexity or design approach. Early consultation should be undertaken with the decision-maker to confirm application documentation requirements. Where the application is for an addition or alteration to an existing **dwelling**, the material submitted should relate to the alteration or addition. Where a development application is not required, only the site context (from Appendix **A2**), site plan and the development drawings (Appendix **A3**) are required to demonstrate compliance with the deemed-to-comply provisions.

Application requirements legend

- ✓ Information necessary to inform assessment
- Information may be needed dependent on circumstances
- ✗ Information unlikely to be required

| Category | Materials | Proposal Type | | | |
|---|--|--|--|--|--|
| | | Part B <i>All residential development</i> | Part B & C <i>Addition or alteration to existing dwelling</i> | Part C <i>Single house or grouped dwelling (less than 10)</i> | Part C <i>Multiple dwelling or larger scale grouped dwellings (10 or more) or mixed proposals</i> |
| Development proposal summary | Summary table or document of key details of the development proposal, including the following: <ul style="list-style-type: none"> i. compliance of proposal with objective and relevant provisions of local planning framework for development site ii. proposed average and minimum site areas iii. number, height, mix, size and accessibility of dwellings iv. building height v. number of parking spaces for occupants, visitors, bicycles and motorcycle/scooters (where required by decision-maker) | ✓ | ✗ | ✓ | ✓ |
| Context and site analysis and design response | Documentation prepared during the project investigation phase. Refer <i>A2 Context and site analysis</i> . | ✓ | — | ✓ | ✓ |
| SPP 7.0 Design Principles statement | A statement of key points to document how the proposal satisfies the ten design principles of State Planning Policy 7.0 <i>Design of the Built Environment</i> . | ✗ | ✗ | ✗ | ✓ |
| R-Codes Volume 1 Design Principles | Justification for where an element design principle pathway is to apply, rather than the deemed-to-comply provision. This justification may refer to the findings from the context and site analysis, intent, SPP 7.0 ten design principles , and local planning framework and R Codes Volume 1 objectives as justification in support of the design principle pathway. | ✓ | ✓ | ✓ | ✓ |

A3 Application documentation (cont.)

| Category | Materials | Proposal Type | | | |
|--|--|--|--|--|--|
| | | Part B <i>All residential development</i> | Part B & C <i>Addition or alteration to existing dwelling</i> | Part C <i>Single house or grouped dwelling (less than 10)</i> | Part C <i>Multiple dwelling or larger scale grouped dwellings (10 or more) or mixed proposals</i> |
| Other supporting information (where required by the decision-maker) | <ul style="list-style-type: none"> i. Waste Management Plan ii. Traffic Impact Assessment or Statement iii. Illustrative views iv. Universal design compliance checklist and annotated plans v. Arboriculture report where removal of a significant existing tree is proposed | X | X | — | ✓ |
| Site plan | <p>Scale drawing (typically 1:100) showing:</p> <ul style="list-style-type: none"> i. property details, lot/site boundaries (including for any proposed strata lots), site dimensions, site area(s), street frontage(s), street name(s), lot number(s) and address and north point ii. existing contours at maximum 0.5m intervals and/or spot levels (Australian Height Datum (AHD)) iii. the position and levels (AHD) of proposed and existing buildings, street fences, retaining walls and other structures iv. location and size of private open spaces (including the primary garden area) and including areas to be landscaped v. the position and size of any existing or proposed trees (indicating whether being retained, new or removed) and/or other significant landscaping features vi. the position and size of soft landscaping areas and deep soil area (where this is not included in a separate landscaping plan) vii. proposed finished site levels viii. the position and dimensions of access-ways for pedestrians and vehicles (including swept paths/turning circles where communal driveways are proposed), and the position and dimensions of on site and off site car parking spaces, demonstration of vehicle sightlines ix. the position and floor levels (AHD) of major openings to any active habitable spaces in a wall of an adjoining building, private open spaces, and primary garden areas on adjoining properties, where within 7.5m of a boundary of the development site x. the horizontal position and floor levels (AHD) of all sources of overlooking of existing and proposed building(s) where within 7.5m of a lot boundary xi. cones of vision for each source of overlooking, line of sight from any sources of overlooking (where required) and/or details of measures proposed to reduce overlooking of the adjoining properties xii. street verge considerations such as the location of any street trees, power poles, drainage pits, crossovers, footpaths or any other relevant obstructions xiii. shadow that would be cast at noon on 21 June by any proposed building onto any adjoining or diagonally adjacent properties xiv. sources of noise, light impacts (eg. non-residential developments) | ✓ | ✓ | ✓ | ✓ |

A3 Application documentation (cont.)

| Category | Materials | Proposal Type | | | |
|--|--|--|--|--|--|
| | | Part B <i>All residential development</i> | Part B & C <i>Addition or alteration to existing dwelling</i> | Part C <i>Single house or grouped dwelling (less than 10)</i> | Part C <i>Multiple dwelling or larger scale grouped dwellings (10 or more) or mixed proposals</i> |
| Development drawings | <p>Scale drawing (typically 1:100) showing:</p> <ul style="list-style-type: none"> i. all floor plans, including wall lengths, articulation and their distances from the boundaries of the site ii. internal floor plans and layouts for proposed dwellings/extensions – this includes window position, indicative furniture layouts, room areas and dimensions, room names iii. a solar diagram showing solar access for the primary living space iv. location and dimension of primary garden areas, deep soil areas, private open spaces v. location and dimension of service areas and storage areas, waste management areas and parking spaces vi. all elevations showing- natural ground levels with contours at maximum intervals of 0.5m, finished floor levels, wall heights and total building heights (AHD), areas (m²) of windows to habitable rooms, all privacy devices, utilities vii. proposed materials, colours and finishes of the exterior of the development, including façade, roof and dwelling entries viii. cross-sections through any proposed areas of excavation or fill with the relevant natural and proposed ground levels (AHD), contours at maximum intervals of 0.5m ix. ceiling heights for habitable rooms and non-habitable rooms (multiple dwellings only) x. site plans, floor plans and accompanying information to identify which dwellings are to meet the universal design standards and demonstrating compliance with the relevant provisions of accessible dwellings AS4299 and <i>Livable Housing Design Guidelines</i> | ✓ | ✓ | ✓ | ✓ |
| Landscape plan (where required by the R-Codes) | <p>Scale drawing (typically 1:100) showing:</p> <ul style="list-style-type: none"> i. the development footprint and site boundary ii. street tree location iii. existing on site trees to be removed and trees to be retained, including trunk, canopy size and deep soil areas iv. position and size (canopy and height) of trees on adjoining properties v. position, species, and size of proposed trees to be planted on site including the size and dimensions of deep soil areas vi. position, type, and size of proposed soft landscaping, including groundcovers and shrubs and/or significant landscaping features vii. communal open spaces where provided viii. the position of built landscape elements, including fences, pathways, swimming pools and spas, pergolas, walls, retaining walls, planters and water features ix. type of permeable, semi-permeable and impervious surfaces including roof cover and ground surfaces x. stormwater management and irrigation concept design xi. site lighting | ✗ | ✗ | ✗ | ✓ |

A4 Universal design requirements

The checklist of **universal design** requirements below are adapted from the *Livable Housing Design Guidelines* and the *Australian Building Codes Board Livable Housing Design Standard 2022*. They are intended to ensure a minimum level of universal design at the development application stage, but do not guarantee universal design certification upon construction.

| | Silver level requirements | Achieved? (Y/N) | Gold level requirements | Achieved? (Y/N) |
|---------------------------|---|--------------------|---|--------------------|
| 1. Dwelling access | 1a. Provide a continuous path of travel to a dwelling entrance door from: <ul style="list-style-type: none"> i. the street boundary; ii. a garage or carport for the exclusive use of the occupants of the dwelling; or iii. a car parking space within the lot for the exclusive use of the occupants of the dwelling. | | 1a. As for silver. | |
| | 1b. The continuous path of travel in 1a is provided a pathway with a minimum 1m width and has: <ul style="list-style-type: none"> i. no steps; ii. a crossfall of not more than 1:40; and iii. a maximum pathway slope of 1:14. | | 1b. As for silver except, replace the minimum clear pathway width of 1000mm with 1100mm. | |
| | 1c. Where an associated unenclosed car parking space for the dwelling is provided, at least one space must provide a continuous path of travel referred to in 1a and have a: <ul style="list-style-type: none"> i. minimum unobstructed dimension of 3200mm width and 5400mm length; and ii. gradient not more than 1:40, or 1:33 for bitumen. | | 1c. As for silver except, insert the following additional requirements: <ul style="list-style-type: none"> i. a vertical clearance over the parking space of at least 2500mm; and ii. a covered parking space to ensure protection from the weather. | |
| | 1d. One step ramp may be incorporated at a dwelling entrance door and is to have a: <ul style="list-style-type: none"> i. height of not more than 190mm; ii. maximum gradient of 1:10; iii. minimum clear width of 1000mm; and iv. maximum length of 1900m. | | 1d. As for silver. | |
| | 1e. Where a ramp is provided in accordance with 1b or 1d , a level landing is to be provided with a minimum 1200mm length, (exclusive of the swing of the door or gate), to be provided at the head and foot of the ramp. | | 1e. As for silver. | |

A4 Universal design requirements (cont.)

| | Silver level requirements | Achieved? (Y/N) | Gold level requirements | Achieved? (Y/N) |
|---------------------------------|--|--------------------|---|--------------------|
| 2. Dwelling entrance | <p>2a. The dwelling to provide an entrance door that is sheltered from the weather with a minimum clear opening width of 820mm with a:</p> <ul style="list-style-type: none"> i. level threshold; ii. sill height of not more than 5mm if the lip is rounded or beveled; or iii. ramped threshold that does not exceed 56mm in height, with a maximum gradient of 1:8 and is at least as wide as the minimum clear opening width of the doorway it serves. <p>2a (ii-iii) not required to be shown at Planning Application stage.</p> | | <p>2a. As for silver level except replace (i) with minimum clear door opening width of 850mm.</p> | |
| | <p>2b. An entrance door with a space at least 1200mm x 1200mm to the external side of the door that is:</p> <ul style="list-style-type: none"> i. unobstructed (excluding a screen door); and ii. level, or with a gradient not more than 1:40 <p>2b (ii) not required to be shown at Planning Application stage.</p> | | <p>2b. As for silver level except replace with a level landing area of at least 1350mm x 1350mm.</p> | |
| 3. Internal doors and corridors | <p>3a. Internal doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and toileting purposes to provide a minimum clear opening width of 820mm and have a:</p> <ul style="list-style-type: none"> i. level threshold; ii. sill height of not more than 5mm if the lip is rounded or beveled; or iii. ramped threshold that does not exceed 56mm in height, with a maximum gradient of 1:8 and is at least as wide as the minimum clear opening width of the doorway it serves. <p>3a (ii-iii) not required to be shown at Planning Application stage.</p> | | <p>3a. As for the silver level except replace (i) with a minimum clear opening width of 850mm.</p> | |
| | <p>3b. Internal corridors/passageways to the doorways referred to in 3a to provide a minimum clear width of 1000mm.</p> | | <p>3b. As for the silver level except replace with a minimum corridor/passageway width of 1200mm.</p> | |
| 4. Toilet | <p>4a. Dwellings have a toilet on the ground (or entry) level that provides:</p> <ul style="list-style-type: none"> i. a minimum clear width of 900mm between the opposite walls either side of the toilet pan (if located in a separate room); and ii. a minimum 1200mm circulation space from the front edge of the toilet pan to the swing arc of the door. iii. Where the toilet is provided in a bathroom, the centreline of the toilet pan is located between 450mm and 460mm from the finished surface of a wall or structure, or from any other fixed obstruction (such as a basin or vanity unit). <p>4a (ii) not required to be shown at Planning Application stage.</p> | | <p>4a. As for silver level except, replace (i) with:</p> <ul style="list-style-type: none"> i. with a minimum clear width of 1200mm between the walls of the bathroom if located in a separate room, or between amenities if located in a combined bathroom. | |

A4 Universal design requirements (cont.)

| | Silver level requirements | Achieved? (Y/N) | Gold level requirements | Achieved? (Y/N) |
|--|---|--------------------|---|--------------------|
| 5. Shower | <p>5a. At least one shower to have a hobless and step-free entry with a lip not more than 5mm in height. Refer AS3740-3.6 for hobless specifications. Note: waterproofing requirements of the NCC apply.</p> <p>5a not required to be shown at Planning Application stage.</p> | | <p>5a. As for silver level except the hobless shower recess described in 5a to:</p> <ul style="list-style-type: none"> i. be located in a bathroom on the ground (or entry) level; ii. provide minimum dimensions of 900mm width and 900mm length; and iii. provide a clear space of at least 1200mm width and 1200mm length forward of the shower recess entry. | |
| 6. Reinforcement of bathroom & toilet walls | <p>6a. Walls to be reinforced to support the future installation of grab rails, if needed, and apply to walls adjacent to a:</p> <ul style="list-style-type: none"> i. shower subject to 5a; ii. bath (if provided) in the same bathroom as a shower subject to 5a; and iii. toilet pan subject to 4a. <p>Walls constructed of solid masonry, concrete, or another material capable of supporting grabrails may not require additional reinforcement.</p> <p>6a not required to be shown at Planning Application stage.</p> | | <p>6a. As for silver.</p> | |
| 7. Internal Stairways | <p>7a. No silver level requirement.</p> | | <p>7a. Stairways in dwellings to be:</p> <ul style="list-style-type: none"> i. a minimum clear width of 1000mm; ii. straight in design; and iii. positioned adjoining a load bearing wall. <p>7a (iii) not required to be shown at Planning Application stage</p> | |
| 8. Kitchen and laundry spaces | <p>8a. No silver level requirement.</p> | | <p>8a. Kitchen and laundry spaces to be designed to support ease of movement and adaptation with:</p> <ul style="list-style-type: none"> i. at least 1200mm clearance in front of fixed benches and appliances (excluding handles). | |
| 9. Ground (or entry level) bedroom space | <p>9a. No silver level requirement.</p> | | <p>9a. The dwelling is to provide a bedroom on the ground (or entry) level that:</p> <ul style="list-style-type: none"> i. is a minimum 10m² internal floor area; and ii. is a minimum dimension of 3m. <p>Note: minimum area and dimensions are exclusive of robes.</p> | |

A4 Universal design requirements (cont.)

| | Silver level requirements | Achieved? (Y/N) | Gold level requirements | Achieved? (Y/N) |
|-------------------------------------|--|--------------------|--|--------------------|
| 10. Switches and powerpoints | 10a. No silver level requirement. | | 10a. Light switches to be positioned in a consistent location: <ul style="list-style-type: none"> i. between 900mm – 1100mm above the finished floor level; and ii. horizontally aligned with the door handle at the entrance to a room. 10a not required to be shown at Planning Application stage. | |
| | 10b. No silver level requirement. | | 10b. Powerpoints to be installed not lower than 300mm above the finished floor level. | |
| 11. Door and tap hardware | 11a. No silver level requirement. | | 11a. Doorways to include door hardware installed at between 900mm – 1100mm above the finished floor. 11a not required to be shown at Planning Application stage. | |