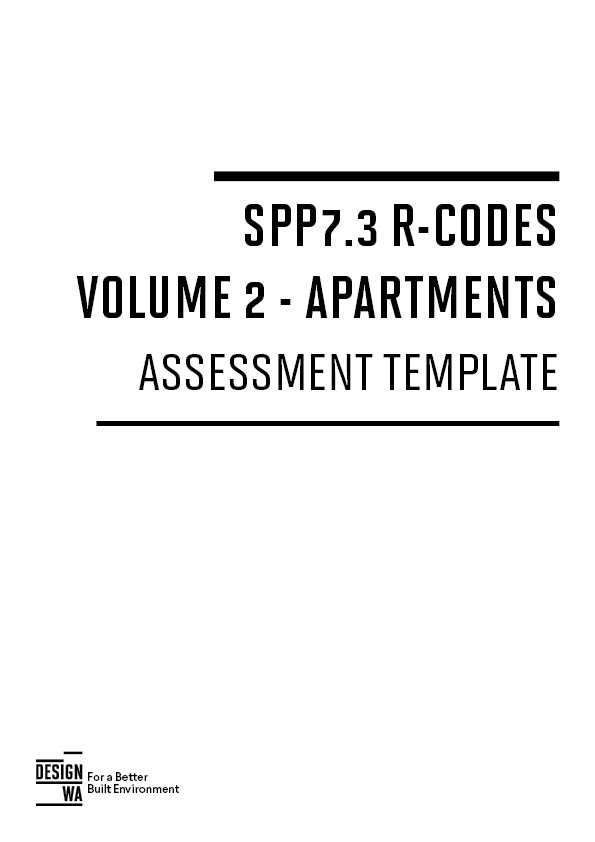
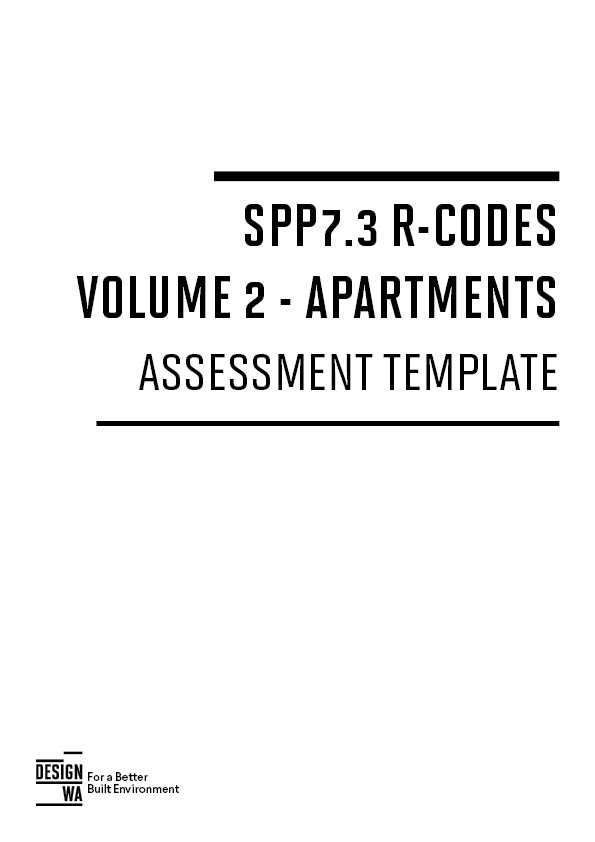


**Residential Design Codes**

**Volume 1**

**2024**

**PART B**

****ASSESSMENT TEMPLATE

*Disclaimer: This assessment template is not intended to replace R-Codes Volume 1. Applicants and assessors should refer to the R-Codes Volume 1 for information on the relevant provisions that are applicable to a development.*

**R-CODES VOLUME 1, PART B –** ASSESSMENT TEMPLATE

April 2024

|  |  |
| --- | --- |
| **General** | |
| **Local government:** |  |
| **Assessing officer:** |  |
| **Development description:** |  |
| **Reference number:** |  |

|  |  |
| --- | --- |
| **Property Details** |  |
| **Address:** |  |
| **Lot Area:** |  |
| **Title Information:**  **(lot type and easements)** |  |

|  |  |
| --- | --- |
| **Planning Framework** |  |
| **Region Scheme Zoning:** |  |
| **Local Planning Scheme zoning/R-code:** |  |
| **Land Use permissibility:** |  |
| **Special Control area:** |  |
| **Structure Plan Area:** |  |
| **Local Development Plan Area:** |  |
| **Local Planning Policies:** |  |
| **Development Contributions:** |  |
| **Planning Control Area:** |  |
| **Referrals required:**  **(Main Roads, WAPC, Heritage etc)** |  |

|  |  |
| --- | --- |
| **Site inspection** |  |
| **Date of Site Inspection:** |  |
| **Verge Infrastructure:**  **(lighting, Power, water, side entry pit etc)** |  |
| **Street Trees:** |  |
| **Summary of site inspection findings:** |  |
| **Photos:** |  |

# PART D - LAND

### 1.1 SITE AREA

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **DEEMED-TO-COMPLY** | | **YES** | **NO** | **N/A** | **DEEMED-TO-COMPLY REQUIREMENT** | **PROVIDED** | **DESIGN PRINCIPLE**  (IF APPLIED) | **COMMENTS / CONDITION OF APPROVAL** |
| **C1.1.1** | Average & Minimum site area in accordance with Table D |  |  |  |  |  |  |  |
| **C1.1.2** | Minimum site area calculated as required for a single house or grouped dwelling |  |  |  |  |  |  |  |
| **C1.1.3** | Corner Truncation to a public street, up to a maximum of 20m2 to be added |  |  |  |  |  |  |  |
| Battle-axe access leg no more than 20% of required site area in Table D |  |  |  |  |  |  |  |
| **C1.1.4** | Variation approved by the WAPC |  |  |  |  |  |  |  |
| Existing lot with permanent legal access to a public road |  |  |  |  |  |  |  |
| **C1.1.5 R25 & below** | Reduced by up to one third for an aged or dependent persons’ dwelling or a single bedroom dwelling. |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |
| **C1.1.6** **R30 - R40 only** | Reduced by up to 35% for an accessible dwelling to gold level universal design or a small dwelling |  |  |  |  |  |  |  |
| Site not less than 100m2 |  |  |  |  |  |  |  |
| Where 4 or more dwellings or sites proposed, reduction applied to a maximum 50% of total lots |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |
| **C1.1.7** | R50 and above only |  |  |  |  |  |  |  |
| **C1.1.8** | Multiple dwellings R30 to R60 only |  |  |  |  |  |  |  |

# 5.1 CONTEXT

### 5.1.2 STREET SETBACK

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **DEEMED-TO-COMPLY** | | **YES** | **NO** | **N/A** | **DEEMED-TO-COMPLY REQUIREMENT** | **PROVIDED** | **DESIGN PRINCIPLE**  (IF APPLIED) | **COMMENTS / CONDITION OF APPROVAL** |
| **C2.1** | Primary Street Setbacks in accordance with Table B |  |  |  |  |  |  |  |
| 50% reduction averaged with compensating area |  |  |  |
| 2.5m setback to communal street, secondary street or right of way, 1.5m to a porch, balcony, verandah |  |  |  |
| **C2.2** | Secondary Street Setbacks in accordance with Table B |  |  |  |  |  |  |  |
| **C2.3** | Corner Truncation Setbacks in accordance with Table B |  |  |  |  |  |  |  |
| **C2.4** | Porches, Verandahs and Balconies may project forward of the primary street setback line up to half the required primary street setback. |  |  |  |  |  |  |  |

### 5.1.3 LOT BOUNDARY SETBACK

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **DEEMED-TO-COMPLY** | | **YES** | **NO** | **N/A** | **DEEMED-TO-COMPLY REQUIREMENT** | **PROVIDED** | **DESIGN PRINCIPLE**  (IF APPLIED) | **COMMENTS / CONDITION OF APPROVAL** |
| **C3.1** | Buildings set back from lot boundaries in accordance with Table B and Tables 2a and 2b |  |  |  |  |  |  |  |
| Carports, patios, verandahs reduced to nil to  the posts where maximum 10m long, maximum 2.7m high and located behind the street setback |  |  |  |
| Unenclosed outdoor living areas 0.5m above natural ground setback as 2.4m high wall |  |  |  |
| Minor projections not more than 0.75m into setback |  |  |  |
| Reduced by half the width of adjoining right-of-way, pedestrian access way, communal street or battleaxe access leg, to a maximum reduction of 2m |  |  |  |
| **BOUNDARY WALLS** | |  | | | | | | |
| **C3.2** | Boundary walls, up to two site boundaries, |  |  |  |  |  |  |  |
| abutting existing boundary wall of similar/greater dimension |  |  |
| Behind the street setback line |  |  |
| **C3.3** | Length and height of boundary wall determined by reference to the lower density of two adjoining lots. |  |  |  |  |  |  |  |
| **C3.4** | Where a boundary wall located immediately above a concurrently proposed retaining wall, wall height is to include the height of the retaining wall. |  |  |  |  |  |  |  |

### Setback calculation table

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| **Boundary** | **Wall/Section description** | **Major Opening** | **Length** | **Height** | **Setback Required** | **Setback Provided** | **Compliance** |
| North, South, East, West |  | Yes  No | m | m | m | m | Yes  No |
| North, South, East, West |  | Yes  No | m | m | m | m | Yes  No |
| North, South, East, West |  | Yes  No | m | m | m | m | Yes  No |
| North, South, East, West |  | Yes  No | m | m | m | m | Yes  No |

### 5.1.4 OPEN SPACE

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **DEEMED-TO-COMPLY** | | **YES** | **NO** | **N/A** | **DEEMED-TO-COMPLY REQUIREMENT** | **PROVIDED** | **DESIGN PRINCIPLE**  (IF APPLIED) | **COMMENTS / CONDITION OF APPROVAL** |
| **C4** | Open space provided in accordance with Table B  *(The site area for a grouped dwelling includes the area allocated for the exclusive use of that dwelling and the proportionate share of common property*.) |  |  |  |  |  |  |  |

### 5.1.5 COMMUNAL OPEN SPACE (Grouped Dwellings Only)

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **DEEMED-TO-COMPLY** | | **YES** | **NO** | **N/A** | **DEEMED-TO-COMPLY REQUIREMENT** | **PROVIDED** | **DESIGN PRINCIPLE**  (IF APPLIED) | **COMMENTS / CONDITION OF APPROVAL** |
| **C5** | Required open space for a grouped dwelling with direct physical access to the communal open space may be reduced by up to 20 per cent.   1. *the aggregate of deducted area does not exceed the area of communal open space; and* 2. *the outdoor living area for any dwelling**is not reduced in area.* |  |  |  |  |  |  |  |

### 5.1.6 BUILDING HEIGHT

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **DEEMED-TO-COMPLY** | | **YES** | **NO** | **N/A** | **DEEMED-TO-COMPLY REQUIREMENT** | **PROVIDED** | **DESIGN PRINCIPLE**  (IF APPLIED) | **COMMENTS / CONDITION OF APPROVAL** |
| **C6** | Building height in accordance with Table 3 |  |  |  |  |  |  |  |

# 5.2 STREETSCAPE

### 5.2.1 SETBACK OF CARPORTS AND GARAGES

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **DEEMED-TO-COMPLY** | | **YES** | **NO** | **N/A** | **DEEMED-TO-COMPLY REQUIREMENT** | **PROVIDED** | **DESIGN PRINCIPLE**  (IF APPLIED) | **COMMENTS / CONDITION OF APPROVAL** |
| **C1.1** | Garages set back 4.5m from the primary street or  at least 0.5m behind the dwelling alignment |  |  |  |  |  |  |  |
| 3m where parallel to the street |  |  |  |  |  |
| **C1.2** | Carports set back in accordance with Table B or, |  |  |  |  |  |  |  |
| Reduced by up to 50 per cent where: |  |  |  |  |
| width does not exceed 60% of lot frontage |  |  |  |  |
| allows unobstructed view between the dwelling and the street |  |  |  |  |
| is compatible in materials and roof pitch |  |  |  |  |
| **C1.3** | Garages and carports setback from a communal street or right-of-way with manoeuvring space of at least 6m permanently available |  |  |  |  |  |  |  |
| **C1.4** | Setback 1.5m from a secondary street. |  |  |  |  |  |  |  |

### 5.2.2 GARAGE WIDTH

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **DEEMED-TO-COMPLY** | | **YES** | **NO** | **N/A** | **DEEMED-TO-COMPLY REQUIREMENT** | **PROVIDED** | **DESIGN PRINCIPLE**  (IF APPLIED) | **COMMENTS / CONDITION OF APPROVAL** |
| **C2** | Maximum garage width no more than 50 per cent of the lot frontage.  Increased up to 60 per cent where an upper floor or balcony extends for more than half the garage width. |  |  |  |  |  |  |  |

### 5.2.3 STREET SURVEILANCE

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **DEEMED-TO-COMPLY** | | **YES** | **NO** | **N/A** | **DEEMED-TO-COMPLY REQUIREMENT** | **PROVIDED** | **DESIGN PRINCIPLE**  (IF APPLIED) | **COMMENTS / CONDITION OF APPROVAL** |
| **C3.1** | Clearly definable entry points visible and accessible 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** | At least one major opening from a habitable room of the dwelling faces the approach of the dwelling battleaxe lots or lots with internal/common property driveway access. |  |  |  |  |  |  |  |

### 5.2.4 STREET WALLS AND FENCES

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **DEEMED-TO-COMPLY** | | **YES** | **NO** | **N/A** | **DEEMED-TO-COMPLY REQUIREMENT** | **PROVIDED** | **DESIGN PRINCIPLE**  (IF APPLIED) | **COMMENTS / CONDITION OF APPROVAL** |
| **C4.1** | Fencing (excluding pillars) within front setback  visually permeable above 1.2m (Figure 12) |  |  |  |  |  |  |  |
| **C4.2** | Front fences Maximum solid pillar height of 1.8m, Maximum pillar dimensions 400mm by 400mm |  |  |  |  |  |  |  |

### 5.2.5 SIGHTLINES

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **DEEMED-TO-COMPLY** | | **YES** | **NO** | **N/A** | **DEEMED-TO-COMPLY REQUIREMENT** | **PROVIDED** | **DESIGN PRINCIPLE**  (IF APPLIED) | **COMMENTS / CONDITION OF APPROVAL** |
| **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 those outlined in C5 i – iii |  |  |  |  |  |  |  |

### 5.2.6 APPEARANCE OF RETAINED DWELLING

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **DEEMED-TO-COMPLY** | | **YES** | **NO** | **N/A** | **DEEMED-TO-COMPLY REQUIREMENT** | **PROVIDED** | **DESIGN PRINCIPLE**  (IF APPLIED) | **COMMENTS / CONDITION OF APPROVAL** |
| **C6** | Appearance of retained dwelling upgraded to similar maintenance standard of new development. |  |  |  |  |  |  |  |

# 5.3 SITE PLANNING AND DESIGN

### 5.3.1 OUTDOOR LIVING AREAS

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **DEEMED-TO-COMPLY** | | **YES** | **NO** | **N/A** | **DEEMED-TO-COMPLY REQUIREMENT** | **PROVIDED** | **DESIGN PRINCIPLE**  (IF APPLIED) | **COMMENTS / CONDITION OF APPROVAL** |
| **C1.1** | Outdoor living area to be provided in accordance with Table B |  |  |  |  |  |  |  |
| Behind front setback line |  |  |  |  |
| Accessible from primary living space |  |  |  |  |
| Minimum dimension 4m either direction |  |  |  |  |
| Two thirds of the required area without permanent  roof cover |  |  |  |  |
| **C1.2** | Multiple dwelling balcony Minimum 10m2, |  |  |  |  |  |  |  |
| Minimum dimension 2.4m |  |  |  |  |
| Opening directly from primary living space |  |  |  |  |

### 5.3.2 LANDSCAPING

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **DEEMED-TO-COMPLY** | | **YES** | **NO** | **N/A** | **DEEMED-TO-COMPLY REQUIREMENT** | **PROVIDED** | **DESIGN PRINCIPLE**  (IF APPLIED) | **COMMENTS / CONDITION OF APPROVAL** |
| Landscaping of Grouped dwelling and multiple dwelling common property and communal open spaces; | | | | |  |  |  |  |
| **A3** | Landscaping plan required for Multiple dwelling or grouped dwellings (10 or more) or mixed proposals |  |  |  |  |  |
| **C2.1** | Street setback area without car-parking (except visitor bays) |  |  |  |  |  |
| Pedestrian access (wheelchair accessible) connecting ground floor entries with public footpath and car parking areas |  |  |  |  |
| One tree for every four uncovered car bays (rounded to the nearest whole number) |  |  |  |  |
| Lighting to pathways, communal open space and parking |  |  |  |  |
| Bin areas conveniently located and screened |  |  |  |  |
| Trees <3m in height retained in communal open space |  |  |  |  |
| Adequate sightlines for pedestrians and vehicles |  |  |  |  |
| Line of sight between communal open space and at least two major openings |  |  |  |  |
| clothes drying areas which are secure and  screened from view |  |  |  |  |
| **C2.2** | Single houses, grouped and multiple dwellings;  Minimum number of trees |  |  |  |  |  |  |  |
| 2m x 2m tree planting area per tree, free of impervious surfaces and roof cover |  |  |  |  |
| Landscaping of Street Setback area not more than 50% impervious surface |  |  |  |  |  |

### 5.3.3 PARKING

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **DEEMED-TO-COMPLY** | | **YES** | **NO** | **N/A** | **DEEMED-TO-COMPLY REQUIREMENT** | **PROVIDED** | **DESIGN PRINCIPLE**  (IF APPLIED) | **COMMENTS / CONDITION OF APPROVAL** |
| **C3.1** | Resident parking bays as per table |  |  |  |  |  |  |  |
| **C3.2** | Visitor parking bays as per relevant table |  |  |  |  |  |  |  |

### 5.3.4 DESIGN OF CAR PARKING SPACES

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **DEEMED-TO-COMPLY** | | **YES** | **NO** | **N/A** | **DEEMED-TO-COMPLY REQUIREMENT** | **PROVIDED** | **DESIGN PRINCIPLE**  (IF APPLIED) | **COMMENTS / CONDITION OF APPROVAL** |
| **C4.1** | Car space and manoeuvring area as per AS 2890.1 |  |  |  |  |  |  |  |
| **C4.2** | Visitor parking marked and signposted |  |  |  |  |  |  |  |
| Visible to development entrance and located outside security barrier |  |  |  |
| With an accessible path of travel for people  with disabilities |  |  |  |
| **C4.3** | Landscaping provided between each six consecutive bays |  |  |  |  |  |  |  |

### 5.3.5 VEHICULAR ACCESS

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **DEEMED-TO-COMPLY** | | **YES** | **NO** | **N/A** | **DEEMED-TO-COMPLY REQUIREMENT** | **PROVIDED** | **DESIGN PRINCIPLE**  (IF APPLIED) | **COMMENTS / CONDITION OF APPROVAL** |
| **C5.1** | Access from communal street or right-of-way |  |  |  |  |  |  |  |
| Access from secondary street where above N/A |  |  |  |
| Access from primary street where above N/A |  |  |  |
| **C5.2** | Driveways serving four dwellings or less not narrower than 3m at the street boundary |  |  |  |  |  |  |  |
| Maximum driveway width of 6m and 9m aggregate driveway per property |  |  |  |
| **C5.3** | Driveway’s setback of 0.5m from side lot boundary |  |  |  |  |  |  |  |
| No closer than 6m to a street corner |  |  |  |
| Aligned at right angle to the street |  |  |  |
| Avoids street trees |  |  |  |
| Adequately paved and drained |  |  |  |
| **C5.4** | Driveway design for two-way access and for vehicles to enter the street in a forward gear where; |  |  |  |  |  |  |  |
| Driveway serves five or more dwellings |  |  |  |
| Distance from a car space to the street 15m or more |  |  |  |
| The street a primary distributor or integrator arterial |  |  |  |
| **C5.5** | Driveways for grouped dwellings (five or more) Minimum width of 4m |  |  |  |  |  |  |  |
| Designed for two-way access |  |  |  |  |  |  |  |
| **C5.6** | Driveways where retaining an existing dwelling and servicing a grouped dwelling, minimum width 3m |  |  |  |  |  |  |  |
| **C5.7** | Driveways for 20 or more grouped dwellings, minimum width 12m. |  |  |  |  |  |  |  |

### 5.3.6 PEDESTRIAN ACCESS

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **DEEMED-TO-COMPLY** | | **YES** | **NO** | **N/A** | **DEEMED-TO-COMPLY REQUIREMENT** | **PROVIDED** | **DESIGN PRINCIPLE**  (IF APPLIED) | **COMMENTS / CONDITION OF APPROVAL** |
| **C6.1** | Separate path (to a minimum width of 1.2m) where  communal street serves more than 10 dwellings |  |  |  |  |  |  |  |
| **C6.2** | Communal street serving more than two dwellings to be provided with clear sight lines |  |  |  |  |  |  |  |
| Adequate lighting |  |  |  |
| Paving surfaces to slow traffic |  |  |  |
| **C6.3** | A communal street or pedestrian path is no closer than 2.5m to any wall with a major opening unless privacy screening is provided. |  |  |  |  |  |  |  |

### 5.3.7 SITE WORKS

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **DEEMED-TO-COMPLY** | | **YES** | **NO** | **N/A** | **DEEMED-TO-COMPLY REQUIREMENT** | **PROVIDED** | **DESIGN PRINCIPLE**  (IF APPLIED) | **COMMENTS / CONDITION OF APPROVAL** |
| **C7.1** | Site works and retaining walls between the street boundary and the street setback are to be 0.5m in height or less except where necessary to provide for pedestrian, universal and/or vehicle access, drainage works or natural light to a dwelling. |  |  |  |  |  |  |  |
| **C7.2** | Site works and retaining walls behind front setback line, setback in accordance with Table 4 |  |  |  |  |  |  |  |

### *CLAUSE 5.3.8 RETAINING WALLS – Deleted by amendment dated 02/07/2021*

### 5.3.9 STORMWATER MANAGEMENT

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **DEEMED-TO-COMPLY** | | **YES** | **NO** | **N/A** | **DEEMED-TO-COMPLY REQUIREMENT** | **PROVIDED** | **DESIGN PRINCIPLE**  (IF APPLIED) | **COMMENTS / CONDITION OF APPROVAL** |
| **C9.1** | Stormwater contained on site |  |  |  |  |  |  |  |

# 5.4 BUILDING DESIGN

### 5.4.1 VISUAL PRIVACY

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **DEEMED-TO-COMPLY** | | **YES** | **NO** | **N/A** | **DEEMED-TO-COMPLY REQUIREMENT** | **PROVIDED** | **DESIGN PRINCIPLE**  (IF APPLIED) | **COMMENTS / CONDITION OF APPROVAL** |
| **C1.1** | Habitable spaces 0.5m or more above natural ground level setback in accordance with the table. (*Reference lower density code where the subject site and affected adjoining site have different R-Code)* | | | |  |  |  |  |
| Bedrooms and studies |  |  |  |  |  |
| Other indoor habitable rooms |  |  |  |  |  |
| Outdoor active habitable spaces |  |  |  |  |  |
| **C1.2** | Screening devices 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 |  |  |  |  |  |  |  |

### 5.4.2 SOLAR ACCESS

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **DEEMED-TO-COMPLY** | | **YES** | **NO** | **N/A** | **DEEMED-TO-COMPLY REQUIREMENT** | **PROVIDED** | **DESIGN PRINCIPLE**  (IF APPLIED) | **COMMENTS / CONDITION OF APPROVAL** |
| **C2.1** | Maximum overshadowing on adjoining properties; | | | |  |  |  |  |
| coded R25 and lower – 25 per cent of the site area; |  |  |  |
| coded R30 to R40 – 35 per cent of the site area |  |  |  |
| coded higher than R40 – 50 per cent of the site area. |  |  |  |
| **C2.2** | Shading to a southern adjoining lot reduced proportionate to the percentage of the affected property’s northern boundary the development abuts |  |  |  |  |  |  |  |

### 5.4.3 OUTBUILDINGS

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **DEEMED-TO-COMPLY** | | **YES** | **NO** | **N/A** | **DEEMED-TO-COMPLY REQUIREMENT** | **PROVIDED** | **DESIGN PRINCIPLE**  (IF APPLIED) | **COMMENTS / CONDITION OF APPROVAL** |
| **C3A** | no more than one outbuilding per dwelling site |  |  |  |  |  |  |  |
| no more than two boundary walls; |  |  |
| does not exceed 10m2 in area |  |  |
| Maximum wall height 2.7m |  |  |
| not located within the primary or secondary street setback area; and |  |  |
| does not reduce open space and outdoor living area requirements in Table B. |  |  |
| **C3B** | Individually or collectively no more than 60m2 or 10 percent of the site area, whichever is the lesser, |  |  |  |  |  |  |  |
| setback in accordance with Table 2a |  |  |
| Maximum wall height of 2.4m |  |  |
| Maximum ridge height of 4.2m |  |  |
| not located within the primary or secondary street setback area; and |  |  |
| does not reduce open space and outdoor living area requirements in Table B. |  |  |

### 5.4.4 EXTERNAL FIXTURES, UTILITIES AND FACILITIES

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **DEEMED-TO-COMPLY** | | **YES** | **NO** | **N/A** | **DEEMED-TO-COMPLY REQUIREMENT** | **PROVIDED** | **DESIGN PRINCIPLE**  (IF APPLIED) | **COMMENTS / CONDITION OF APPROVAL** |
| **C4.1** | Solar collectors proposed |  |  |  |  |  |  |  |
| **C4.2** | Television aerials, essential plumbing and down  pipes permitted |  |  |  |  |  |
| **C4.3** | Other external utilities/fixtures not visible from the  primary street |  |  |  |  |  |
| Designed to integrate with the building |  |  |  |  |  |  |  |
| Located so as not to be visually obtrusive |  |  |  |  |  |
| **C4.4** | Antennas, satellite dishes and the like not visible  from the primary and secondary street |  |  |  |  |  |
| **C4.5** | Min 4m2 enclosed lockable storeroom for each grouped dwelling with a minimum dimension of 1.5m or 1m when provided within a garage |  |  |  |  |  |
| **C4.6** | Communal bin store area provided if necessary |  |  |  |  |  |
| **C4.7** | Clothes drying areas screened from street |  |  |  |  |  |

# 5.5 SPECIAL PURPOSE DWELLING

### 5.5.1 ANCILLARY DWELLINGS

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **DEEMED-TO-COMPLY** | | **YES** | **NO** | **N/A** | **DEEMED-TO-COMPLY REQUIREMENT** | **PROVIDED** | **DESIGN PRINCIPLE**  (IF APPLIED) | **COMMENTS / CONDITION OF APPROVAL** |
| **C1** | Maximum internal floor area of 70m2 |  |  |  |  |  |  |  |
| Parking provided in accordance with 5.3.3 C3.1 |  |  |  |  |  |
| Located behind the street setback line |  |  |  |  |  |
| Does not preclude single house from meeting open  space and OLA requirements |  |  |  |  |  |
| Compliance with the R-Codes with the exception of  site area, street surveillance and outdoor living areas |  |  |  |  |  |

### 5.5.2 AGED AND DEPENDANT PERSONS DWELLINGS – R25 and below

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **DEEMED-TO-COMPLY** | | **YES** | **NO** | **N/A** | **DEEMED-TO-COMPLY REQUIREMENT** | **PROVIDED** | **DESIGN PRINCIPLE**  (IF APPLIED) | **COMMENTS / CONDITION OF APPROVAL** |
| **C2.1** | Maximum internal floor area of 100m2, or 80m2 for multiple dwellings |  |  |  |  |  |  |  |
| Minimum of five dwellings in the development |  |  |  |  |  |
| Visitor’s car parking spaces at the rate of one per  four dwellings, with a minimum of one space |  |  |  |  |  |
| The first visitor’s car space is wheelchair accessible in accordance with AS4299 |  |  |  |  |  |
| Outdoor living area in accordance with Table B, but may be reduced by one-third; |  |  |  |  |  |
| Complies with all other provisions of the R-codes |  |  |  |  |  |
| **C2.2** | Continuous path of travel from the street frontage, car parking area or drop-off point in accordance with the requirements of AS4299 |  |  |  |  |  |  |  |
| Level entry to the front entry door, and preferably all external doors having level entries |  |  |  |  |  |
| **C2.3** | all external and internal doors to provide a minimum 820mm clear opening |  |  |  |  |  |  |  |
| internal corridors a minimum 1,000mm wide, increased to 1,200mm where openings on side walls |  |  |  |  |  |
| A visitable toilet (AS4299, clause 1.4.12), preferably located within a bathroom; and |  |  |  |  |  |
| toilet and toilet approach doors have a minimum 250mm nib wall on door handle side of the door and provision for grab rails in accordance with AS4299, |  |  |  |  |  |
| **C2.4** | Section 70A notification on the certificate title requiring occupancy restriction to be maintained. |  |  |  |  |  |  |  |

### 5.5.3 SINGLE BEDROOM DWELLINGS – R25 and below

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **DEEMED-TO-COMPLY** | | **YES** | **NO** | **N/A** | **DEEMED-TO-COMPLY REQUIREMENT** | **PROVIDED** | **DESIGN PRINCIPLE**  (IF APPLIED) | **COMMENTS / CONDITION OF APPROVAL** |
| **C3** | 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 |  |  |  |
| Outdoor living area in accordance with Table B, but may be reduced by one-third; |  |  |  |
| Complies with all other provisions of the R-Codes |  |  |  |

### 5.5.4 ACCESSIBLE DWELLINGS – R30 to R40

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **DEEMED-TO-COMPLY** | | **YES** | **NO** | **N/A** | **DEEMED-TO-COMPLY REQUIREMENT** | **PROVIDED** | **DESIGN PRINCIPLE**  (IF APPLIED) | **COMMENTS / CONDITION OF APPROVAL** |
| **C4** | Designed and constructed in accordance with the gold level universal design requirements of A4 Universal design requirements, or are certified Liveable Housing Australia to a minimum gold level of performance; and |  |  |  |  |  |  |  |
| Maximum internal floor area of 110m2 |  |  |  |  |  |
| Complies with all other provisions of the R-codes |  |  |  |  |  |

### 5.5.5 SMALL DWELLINGS – R30 and above

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **DEEMED-TO-COMPLY** | | **YES** | **NO** | **N/A** | **DEEMED-TO-COMPLY REQUIREMENT** | **PROVIDED** | **DESIGN PRINCIPLE**  (IF APPLIED) | **COMMENTS / CONDITION OF APPROVAL** |
| **C5** | Maximum internal floor area of 70m2 |  |  |  |  |  |  |  |
| parking provided in accordance with the table in  5.3.3 Parking C3.1; and |  |  |  |
| Complies with all other provisions of the R-Codes |  |  |  |

### CONSULTATION

### FURTHER COMMENTS

### RECOMMENDATION

APPROVE  REFUSE