



Department of Planning,
Lands and Heritage



10 April 2024

R-Codes

State Planning Policy 7.3 Residential Design Codes Volume 1

Prepared under section 26 of the
Planning and Development Act 2005 by the
Western Australian Planning Commission.

2021 R-Codes
(incorporating amendments gazetted on
2/8/2013, 23/10/2015, 16/3/2018, 24/5/2019 and 2/7/2021)

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.

Disclaimer

This document has been produced by the Department of Planning, Lands and Heritage on behalf of the Western Australian Planning Commission. Any representation, statement, opinion or advice expressed or implied in this publication is made in good faith and on the basis that the Government, its employees and agents are not liable for any damage or loss whatsoever which may occur as a result of action taken or not taken, as the case may be, in respect of any representation, statement, opinion or advice referred to herein. Professional advice should be obtained before applying the information contained in this document to particular circumstances.

© State of Western Australia

Published by the
Western Australian Planning Commission
Gordon Stephenson House
140 William Street
Perth WA 6000

Locked Bag 2506
Perth WA 6001

Published July 2021

website: www.dplh.wa.gov.au

email: info@dplh.wa.gov.au

tel: 08 6551 8002

fax: 08 6551 9001

National Relay Service: 13 36 77

This document is available in alternative formats on application to the Department of Planning, Lands and Heritage Communications Branch.

➔ Contents

Part 1 – Preliminary

Page 2

Part 1 – Preliminary	4	Part 5 – Design elements for all single house(s) and grouped dwellings; and multiple dwellings in areas coded less than R40	16	Appendix 1 – Definitions	47
1.1 Citation	4	5.1 Context	16	Tables	
1.2 Purpose of the R-Codes	4	5.2 Streetscape	23	Table 1 – General site requirements for all single house(s) and grouped dwellings; and multiple dwellings in areas coded less than R40.	53
1.3 General objectives of the R-Codes Volume 1	4	5.3 Site planning and design	26	Table 2a – Boundary setbacks – Walls with no major openings	54
1.4 Application of the R-Codes	4	5.4 Building design	37	Table 2b – Boundary setbacks – Walls with major openings	54
1.5 Explanatory guidelines	4	5.5 Special purpose dwellings	42	Table 3 – Maximum building heights	55
Part 2 – R-Codes Volume 1 approval process	5	Part 6 – For multiple dwellings in areas coded R40 or greater; within mixed use development and activity centres, refer to R-Codes Volume 2.	45	Figures	
2.1 R-Codes Volume 1 approval process	5			Figure Series 1 – Site area measurement	56
2.2 Single house approval	6	Part 7 – Local planning framework	46	Figure 1a – Truncation area may be included	56
2.3 Planning approval for single houses for single houses on small lots (deleted by amendment dated 2/7/2021)	6	7.1 Local planning framework consistent with R-Codes Volume 1	46	Figure 1b – Areas of rear laneways or reserves (to a maximum of 2m) are included in minimum site area for single house on battleaxe lot.	56
2.4 Judging merit of proposals	6	7.2 Pre-existing local planning policies	46	Figure Series 2 – Street setbacks	57
2.5 Exercise of judgement	6	7.3 Scope of local planning policies, local development plans, and activity centre plans in relation to Volume 1	46	Figure 2a – Measuring primary street setbacks	57
Part 3 – Accompanying information	8			Figure 2b – Measuring minor projections into primary setback (clause 5.1.2 C2.4) (deleted by amendment dated 2/7/2021)	58
3.1 Applications for development approval	8			Figure 2c – Measuring street setback for garages	58
3.2 Information requirements	8			Figure 2d – Measuring communal street setbacks	58
3.3 Supporting information requirements	13			Figure 2e – Measuring minor projections into primary street setback	59
Part 4 – Consultation	14				
4.1 Consultation requirement	14				
4.2 Consultation procedure	15				
4.3 Opportunity to respond	15				



Contents

Page 3

Figure Series 3					
– Wall height for lot boundary setbacks	60	Figure Series 5 – Lot boundary walls	65	Figure Series 10 – Privacy	72
Figure 3a – Cross section, flat site	60	Figure 5a – Elevation: flat site	65	Figure 10a – Establishing the horizontal component of cone of vision	72
Figure 3b – Cross section, sloping site	60	Figure 5b – Elevation: sloped site	65	Figure 10b – Measurement of minimum privacy separation distances	72
Figure 3c – Cross section, flat site	60	Figure 5c – Elevation: sloped site	65	Figure 10c – Measuring privacy setbacks using the cone of vision	73
Figure 3d – Cross section, sloped site	61	Figure Series 6 – Open space	66		
Figure 3e – Cross section, sloped site	61	Figure 6a – Measuring open space	66	Figure Series 11 – Overshadowing	74
Figure 3f – Cross section, alternate levels with existing retaining wall	61	Figure Series 7 – Building height	67	Figure 11a – Calculation of overshadowing	74
Figure 3g – Skillion roof	61	Figure 7a – Measuring building height	67	Figure 11b – Proportionate limits from shared northern boundaries	74
		Figure 7b – Deemed natural ground level	67		
Figure Series 4		Figure 7c – Building height calculations	68	Figure Series 12 – Fences	75
– Wall length for lot boundary setbacks	62	Figure Series 8 – Garages and carports	69	Figure 12 – Measuring visually permeable fences above 1.2m	75
Figure 4a – Articulated walls with major openings (where wall height exceeds 3.5m)	62	Figure 8a – Garage setbacks	69		
Figure 4b – Portions of wall without major openings	62	Figure 8b – Carport setbacks	69	Figure Series 13 – Outdoor living areas	76
Figure 4c – Walls with multiple articulations	62	Figure 8c – Garage doors	70	Figure 13 – Dimensions and calculations for outdoor living areas	76
Figure 4d – Measurement of length of upper floor walls for calculating setbacks	63	Figure Series 9 – Sight lines	71		
Figure 4e – Boundary setbacks for walls greater than Table 2a and 2b (deleted by amendment dated 2/7/2021)	63	Figure 9a – Locations of truncations or reduced fence height	71		
Figure 4f – Reduced boundary setbacks	64				



[Return to contents page](#)

Part 1 – Preliminary

- 1.1 Citation
- 1.2 Purpose of the R-Codes
- 1.3 General objectives of the R-Codes Volume 1
- 1.4 Application of the R-Codes
- 1.5 Explanatory guidelines

Part 1 – Preliminary

1.1 Citation

This state planning policy is made under section 26 of the *Planning and Development Act 2005*. This policy is cited as State Planning Policy 7.3 Residential Design Codes Volume 1 or 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 control of **residential development** throughout Western Australia.

1.3 General objectives of the R-Codes Volume 1

The R-Codes Volume 1 have the following objectives.

1.3.1 Objectives for residential development

- (a) To provide **residential development** of an appropriate design for the intended residential purpose, density, context of place and **scheme** objectives.
- (b) To encourage design consideration of the social, environmental and economic opportunities possible from new housing and an appropriate response to local amenity and place.

- (c) To encourage design which considers and respects heritage and local culture.
- (d) To facilitate residential development which offers future residents the opportunities for better living choices and affordability.

1.3.2 Objectives for the planning governance and development process

- (a) To encourage design which is responsive to **site**, size and geometry of the **development site**.
- (b) To allow variety and diversity as appropriate where it can be demonstrated this better reflects context or **scheme** objectives.
- (c) To ensure clear scope for scheme objectives to influence the assessment of proposals.
- (d) To ensure certainty in timely assessment and determination of proposals applied consistently across State and local government.

1.3.3 Application of objectives

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

1.4 Application of the R-Codes

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

R-Codes Volume 1 and associated tables and figures apply to:

- all **single houses**;
- all **grouped dwellings**; and
- **multiple dwellings** in areas with a coding of less than R40.

For multiple-dwelling developments in areas with a coding of R40 or greater, **mixed use development** and **activity centres** refer to R-Codes Volume 2.

Part 7 applies to the **local planning framework**.

Throughout this document, words written in **bold** print have a corresponding definition listed in Appendix 1.

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 taken into account in the determination of proposals.

The guidelines, which may be amended from time to time provide advice and guidance to assist interpretation and assessment of proposals against the **design principles** and/or **deemed-to-comply** provisions of the R-Codes Volume 1.



Part 2 – R-Codes Volume 1 approval process

[Return to contents page](#)

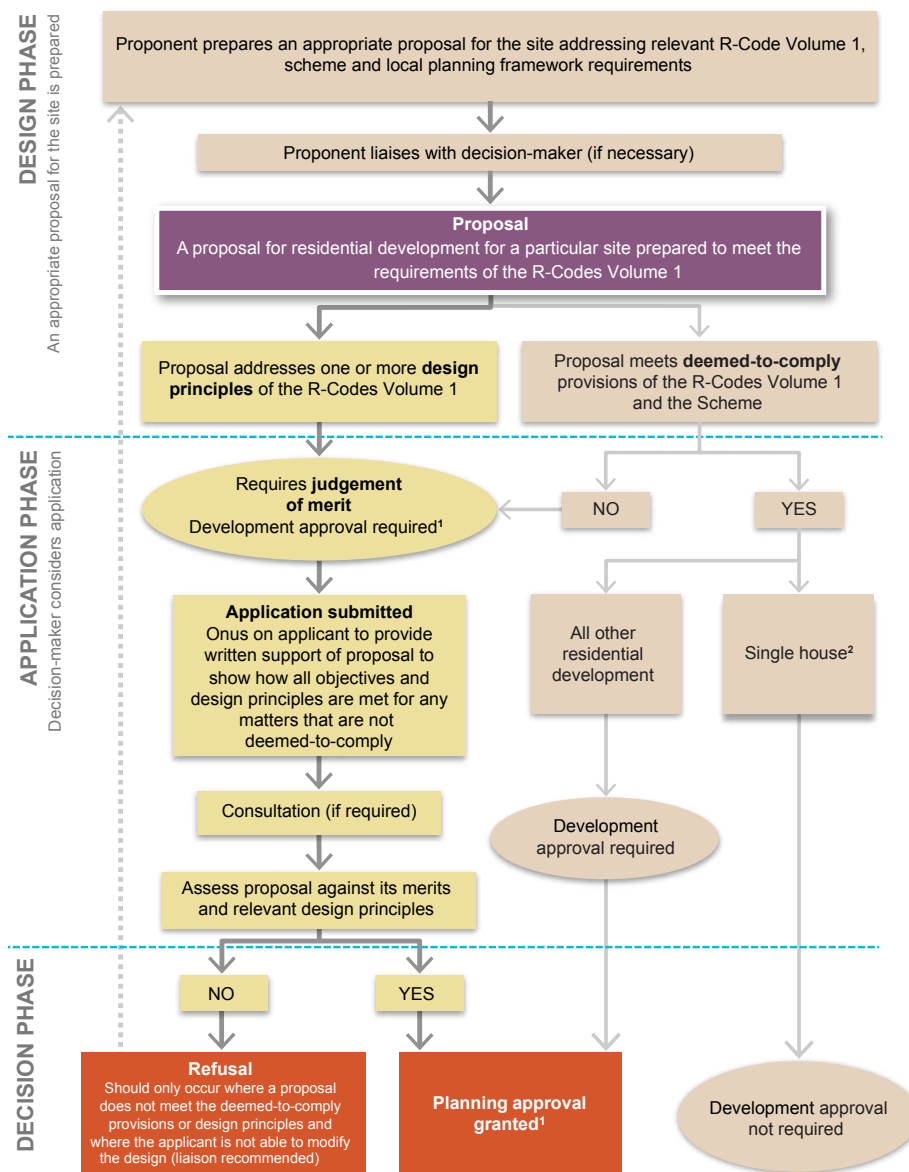
Part 2 – R-Codes Volume 1 approval process

- 2.1 R-Codes Volume 1 approval process
- 2.2 Single house approval
- 2.3 Planning approval for single houses on small lots (deleted by amendment dated 2/7/2021)
- 2.4 Judging merit of proposals
- 2.5 Exercise of judgement

2.1 R-Codes Volume 1 approval process

2.1.1

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



Notes

1. A decision-maker may use an alternative mechanism to development approval to undertake assessment of proposals for **single house** as per clause 2.2.2.
2. The R-Codes do not require development approval for a single house. A **scheme** may require development approval for a single house irrespective of the requirements of the R-Codes Volume 1.
3. This flowchart does not illustrate the determination review process possible via the State Administrative Tribunal.



Part 2 – R-Codes Volume 1 approval process

[Return to contents page](#)

Part 2 – R-Codes Volume 1 approval process

- 2.1 R-Codes Volume 1 approval process
- 2.2 Single house approval
- 2.3 Planning approval for single houses on small lots (deleted by amendment dated 2/7/2021)
- 2.4 Judging merit of proposals
- 2.5 Exercise of judgement

2.1.2

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

2.1.3

All applications for development approval must provide all necessary details required under the **scheme** for the **decision-maker** to assess the proposal, including details where the application complies and does not comply with R-Code Volume 1 requirements.

2.1.4

All **residential development** is to comply with the requirements of the R-Codes.

Approval under and in accordance with the R-Codes Volume 1 is required if the proposed residential development:

- (a) does not satisfy the **deemed-to-comply** provisions of Part 5 of R-Codes Volume 1 as appropriate; or
- (b) proposes to address a **design principle** of Part 5 of R-Codes Volume 1 which therefore requires the exercise of judgement by the **decision-maker**.

Approvals under Part 6 of the R-Codes have been replaced with R-Codes Volume 2. Refer to R-Codes Volume 2 for further information.

2.2 Single house approval

2.2.1

A proposal for a **single house** that meets the **deemed-to-comply** provisions of R-Codes Volume 1 does not require development approval, unless otherwise required by the **scheme** or clause 2.3.

2.2.2

Where a proposal for a **single house***:

- (a) does not satisfy the **deemed-to-comply** provisions; and
- (b) proposes to address a **design principle** of Part 5 of R-Codes Volume 1;

an application for development approval under the scheme shall be made and determined prior to the issuing of a building permit.

Note:

* includes the erection or extension to a single house, ancillary dwelling, outbuilding, external fixture, boundary wall or fence, patio, pergola, veranda, garage, carport or swimming pool – refer to schedule 2, clause 61 (c) and (d) of the *Planning and Development (Local Planning Schemes) Regulations 2015* (as amended).

2.3 Planning approval for single houses on small lots

Deleted by amendment dated 2/7/2021

2.4 Judging merit of proposals

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

Judgement of merit is exercised only for specific element(s) of a proposal which do not satisfy the relevant **deemed-to-comply** provision(s).

2.5 Exercise of judgement

2.5.1

Subject to clauses 2.5.2 and 2.5.3, the **decision-maker** is to exercise its judgement to consider the merits of proposals having regard to objectives and balancing these with the consideration of **design principles** provided in the R-Codes Volume 1.

The **decision-maker**, in its assessment of a proposal that addresses the **design principle**(s), should not apply the corresponding **deemed-to-comply** provision(s).



Part 2 – R-Codes Volume 1 approval process

Return to contents page

Part 2 – R-Codes Volume 1 approval process

- 2.1 R-Codes Volume 1 approval process
- 2.2 Single house approval
- 2.3 Planning approval for single houses on small lots (deleted by amendment dated 2/7/2021)
- 2.4 Judging merit of proposals
- 2.5 Exercise of judgement

2.5.2

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

- (a) any relevant purpose, objectives and provisions of the **scheme**;
- (b) any relevant objectives and provisions of the R-Codes Volume 1;
- (c) a provision of a **local planning policy** adopted by the decision-maker consistent with and pursuant to the R-Codes Volume 1; and
- (d) orderly and proper planning.

2.5.3

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

2.5.4

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 the relevant provisions of the **scheme** and any relevant local planning policy.

2.5.5

For the purpose of the R-Codes Volume 1, a **structure plan**, **local development plan** or **local planning policy**, will only be a relevant consideration in the exercise of judgement where it is:

- (a) specifically sanctioned by a provision of the R-Codes Volume 1;
- (b) consistent with the **design principles** of the R-Codes Volume 1; and
- (c) consistent with the objectives of the R-Codes Volume 1.



Part 3 – Accompanying information

[Return to contents page](#)

Part 3 – Accompanying information

- 3.1 Applications for planning approval
- 3.2 Information requirements
- 3.3 Supporting information requirements

3.1 Applications for development approval

Where:

- (a) development approval is required under the **scheme**;
- (b) the proposed development requires the **decision-maker** to exercise its judgement in respect to the R-Codes; or
- (c) development approval is required by clause 2.3;

an application shall be made to the **decision-maker** on the appropriate application for development approval form (refer to schedule 2, clause 62 and 86 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (as amended)).

3.2 Information requirements

3.2.1

Unless otherwise required under the **scheme**, applications for **residential development** shall be supported with information about the **development site**, the proposed development, and **adjoining properties** contained in an existing **site** analysis plan, a proposed **development site** plan and drawings in accordance with the application information matrix below.

3.2.2

The application information matrix indicates which information for certain types of applications:

- (a) shall be provided to support the application as denoted by “●” in the matrix;
- (b) may be required to be provided, at the discretion of the **decision-maker**, dependent on the nature of an application, as denoted “○” in the matrix; or
- (c) may be required for an application which proposes to apply one or more **design principle(s)**, as denoted “*” in the matrix.

Notwithstanding the information requirements set out in clause 3.2, additional supporting information may be required under certain circumstances as outlined in clause 3.3.

3.2.3

An existing **site** analysis plan(s) shall be provided at a scale of not less than 1:200 containing the information outlined in the application information matrix relevant to the application type.

3.2.4

A proposed **development site** plan(s) (which may be combined with the site analysis plan at the discretion of the **decision-maker** as set out in clause 3.2.3) shall be provided at a scale of not less than 1:200 containing the information requirements, as outlined in the application information matrix relevant to the application type.

3.2.5

A proposed **development** drawings plan(s) shall be provided as a scale of not less than 1:100 containing the information requirements, as set out in the application information matrix relevant to the application type.



Part 3 – Accompanying information

Page 9

[Return to contents page](#)

Part 3 – Accompanying information

3.1 Applications for planning approval

3.2 Information requirements

3.3 Supporting information requirements

Application information matrix

Application information	Application type						
	Single house	Grouped dwelling	Multiple dwellings (land coded less than R40)	Aged and dependent persons' dwellings	Single bedroom dwellings	Ancillary dwellings	Outbuildings
<p>Application information</p> <p>“●” shall be provided to support the application</p> <p>“○” may be required to be provided, at the discretion of the decision-maker, dependent on the nature of an application</p> <p>“✱” may be required for an application which proposes to apply one or more design principle(s)</p>							
1. Site analysis plan showing the following:							
a street name, lot number and address	●	●	●	●	●	●	●
b north point and scale bar	●	●	●	●	●	●	●
c all site boundaries and area dimensions and street frontages	●	●	●	●	●	●	●
d existing levels to an established datum, preferably using Australian Height Datum (AHD), contours at maximum intervals of 0.5m and spot levels at all boundaries at intervals no greater than 5m	●	●	●	●	●	●	●
e the position and dimensions, setback distances both horizontal and vertical, of existing buildings , retaining walls and other structures	●	●	●	●	●	●	●
f the position, type, and size of any existing tree exceeding 3m and/or significant landscaping features	●	●	●	●	●	●	●
g the street verge, including footpaths, street trees, crossovers, truncations, power poles and any services such as telephone, gas, water and sewerage in the verge	●	●	●	●	●	●	○
h the location of all service connections	●	●	●	●	●	●	
i the location of any easement or piped service traversing the site and any sewer or sewer connection point servicing the site	●	●	●	●	●	●	
j the location of any access restrictions such as road islands adjacent to the site	●	●	●	●	●		
k the position of any adjoining and existing buildings that might affect, or be affected by, the proposed development , including the position of the proposed development, levels and position of habitable room windows, and designated locations of outdoor living areas	●	●	●	●	●	●	●



Part 3 – Accompanying information

[Return to contents page](#)

Part 3 – Accompanying information

- 3.1 Applications for planning approval
- 3.2 Information requirements
- 3.3 Supporting information requirements

Application information		Application type						
		Single house	Grouped dwelling	Multiple dwellings (land coded less than R40)	Aged and dependent persons' dwellings	Single bedroom dwellings	Ancillary dwellings	Outbuildings
<p>“●” shall be provided to support the application</p> <p>“○” may be required to be provided, at the discretion of the decision-maker, dependent on the nature of an application</p> <p>“*” may be required for an application which proposes to apply one or more design principle(s)</p>								
l	exposure of the site to prevailing winds	○	○	●	○	○	○	
m	any impacted view-lines of significance related to the streetscape and to and from public places		○	○	○	○		
n	streetscape elevations (i.e. photographs and/or drawings of adjoining development) showing any existing buildings on-site and on the adjoining sites , showing height, roof and wall materials, windows and roof pitch		○	○	○	○	○	
o	a cadastral base identifying all lots located within the street block on which the site is located as well as the lots on the opposite side of the street and location, height, street setback and land use of all buildings located on these lots		○	○	○	○	○	
p	any listed heritage places and landmarks within close proximity to the development	○	○	○	○	○	○	
q	location of retail and community services and public open spaces within 800m walkable catchment			●	○	○		
r	location of train station on high frequency rail route (800m walkable catchment) and bus stops on high frequency bus route (250m walkable catchment)		●	●	●	●	●	



Part 3 – Accompanying information

Page 11

[Return to contents page](#)

Part 3 – Accompanying information

- 3.1 Applications for planning approval
- 3.2 Information requirements
- 3.3 Supporting information requirements

Application information		Application type						
		Single house	Grouped dwelling	Multiple dwellings (land coded less than R40)	Aged and dependent persons' dwellings	Single bedroom dwellings	Ancillary dwellings	Outbuildings
<p>“●” shall be provided to support the application</p> <p>“○” may be required to be provided, at the discretion of the decision-maker, dependent on the nature of an application</p> <p>“*” may be required for an application which proposes to apply one or more design principle(s)</p>								
2. Proposed development site plan showing the following								
a	property details, north point and scale bar, and existing contours and levels as set out in provision 1(a)-(d)	●	●	●	●	●	●	●
b	the horizontal position, floor levels and positions of all openings of any existing and proposed building or part of a building on the subject property where any such building is within 7.5m of a lot boundary	●	●	●	●	●	●	●
c	the position and levels of all proposed buildings , walls , fences, retaining walls and other structures	●	●	●	●	●	●	●
d	the position of paved vehicle, pedestrian access ways and on-site and off-site car parking spaces	●	●	●	●	●	●	●
e	the existing structures and trees (indicate which are to be retained and which are to be removed)	●	●	●	●	●	●	●
f	private open space areas and dimensions including areas to be landscaped	●	●	●	●	○	○	○
g	proposed finished site levels	●	●	●	●	●	●	○
h	shadow that would be cast at noon on 21 June by any proposed building onto any adjoining property	●	●	●	●	●	●	○
i	site area boundaries of any proposed strata lots		●	●	●	●	●	
j	position and dimensions of any balcony or major openings to any active habitable space in any wall of an adjoining building which is visible from the development site and is located within 6m of a boundary of the development site	*	*	*	*	*	*	
k	position and level of any accessible area (e.g. lawn, paving, decking, balcony or swimming pool) on any adjoining property and within 7.5m of the boundaries of the development site	*	*	*	*	*	*	



Part 3 – Accompanying information

[Return to contents page](#)

Part 3 – Accompanying information

- 3.1 Applications for planning approval
- 3.2 Information requirements
- 3.3 Supporting information requirements

Application information		Application type						
		Single house	Grouped dwelling	Multiple dwellings (land coded less than R40)	Aged and dependent persons' dwellings	Single bedroom dwellings	Ancillary dwellings	Outbuildings
<p>“●” shall be provided to support the application</p> <p>“○” may be required to be provided, at the discretion of the decision-maker, dependent on the nature of an application</p> <p>“*” may be required for an application which proposes to apply one or more design principle(s)</p>								
l	additional or marked-up plans and sections showing the cone of vision and critical lines of sight from those major openings as they relate to the adjoining property	*	*	*	*	*	*	
m	details of screening or other measures proposed to be used to reduce overlooking	*	*	*	*	*	*	
n	plans and sections of sufficient information to explain how the adjoining property as a whole would be affected by overshadowing	*	*	*	*	*	*	
o	landscape development plan addressing matters set out in clause 5.3.2	○	●	●	○	○	○	
3. Development drawings showing the following:								
a	all floor plans and their distances from the boundaries of the site	●	●	●	●	●	●	●
b	all elevations, with the existing and natural ground levels, wall heights and roof heights related to an established datum, preferably using Australian Height Datum (AHD), contours at maximum intervals of 0.5m	●	●	●	●	●	●	●
c	cross-sections through any proposed areas of excavation or filling with the relevant existing, natural and proposed levels related to an established datum, preferably using Australian Height Datum (AHD), contours at maximum intervals of 0.5m	●	●	●	●	●	●	●
d	proposed materials, colours and finishes of the exterior of the building	●	●	●	●	●	●	●
e	sufficient plans and accompanying information to demonstrate compliance with the relevant provisions of AS4299 (Adaptable housing)	○	○	○	●	○		



Part 3 – Accompanying information

[Return to contents page](#)

Part 3 – Accompanying information

3.1 Applications for planning approval

3.2 Information requirements

3.3 Supporting information requirements

3.3 Supporting information requirements

The following additional supporting information shall be provided under certain planning circumstances to enable proper assessment by the **decision-maker**.

3.3.1

Where a component of the proposal proposes to apply one or more **design principle(s)** of R-Codes Volume 1, it is necessary to assess that component of the design against the relevant design principle(s). Additional supporting information shall include:

- (a) identification of all design elements that are not **deemed-to-comply**; and
- (b) written justification as to how the application/proposal meets the design principles and objectives of the R-Codes Volume 1 and any relevant **scheme** and **local planning policy** objectives and requirements.

3.3.2

Where an existing **heritage place** or **site** is listed on any Commonwealth, State or local heritage register, municipal heritage inventory or is otherwise listed under the scheme, and is proposed to be demolished, or its external appearance significantly altered, the following additional information is required to be submitted:

- (a) a copy of any heritage assessment or report or conservation plan that has previously been carried out for the place;
- (b) photographs of the place or parts of the place proposed to be affected; and
- (c) an explanation for the proposal as it relates to the heritage value of the site.

3.3.3

Any additional supporting information required under the **local planning framework**.



[Return to contents page](#)

Part 4 – Consultation

4.1 Consultation
requirement

4.2 Consultation procedure

4.3 Opportunity to respond

Part 4 – Consultation

Page 14

4.1 Consultation requirement

4.1.1

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.

4.1.2

Where an application is made for development approval which presents:

- (a) a proposal against one or more **design principles** of the R-Codes in accordance with the R Codes Volume 1; and
- (b) a possible impact on the amenity of adjoining owners and occupiers;

then there may be grounds for the **decision-maker** to advertise the proposal to these owners and occupiers.

4.1.3

Where the **decision-maker** is to judge the merits of a proposal and:

- (a) the merits of the proposal are a matter of technical opinion; and
- (b) the decision-maker is satisfied it will not adversely impact the adjoining residential property or the **street**,

it is not necessary to seek comment from adjoining owners and occupiers about the proposal, except where specifically required by the **scheme** or relevant **local planning policy**.

4.1.4

The provisions of clauses 4.2 and 4.3 apply to provide for adjoining owners and occupiers, who in the opinion of the **decision-maker** are likely to be affected, to view and comment on the proposal.

4.1.5

Where a matter is advertised for comment the notification should direct adjoining owners and occupiers to focus their comments to the particular design principle(s) that the proposal is addressing.

4.1.6

The **decision-maker**, upon receipt of any comment(s) from adjoining owners and occupiers, is required to consider and balance comment(s) with its technical opinion when it exercises its judgement to determine the proposal.



[Return to contents page](#)

Part 4 – Consultation

[4.1 Consultation requirement](#)

[4.2 Consultation procedure](#)

[4.3 Opportunity to respond](#)

Part 4 – Consultation

4.2 Consultation procedure

4.2.1

In the circumstances prescribed in clause 4.1, any owner and occupier of **adjoining properties**, as identified by the **decision-maker**, shall be notified of the:

- (a) **site** and general nature of the proposal(s);
- (b) nature of the proposal involved;
- (c) availability to view details of the proposals; and
- (d) due date by which any comments are to be lodged with the decision-maker, being at least fourteen (14) days after date of posting of notification, or as specified within the **scheme**, 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.

4.2.2

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

4.2.3

Where a notification has been satisfactorily carried out (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 notification.

The **decision-maker** shall be satisfied the information provided and comments tendered are accurate and verified subject to the notification of the information in clause 4.2.1 and proof of posting by registered post provided to the decision-maker.

4.2.4

Where the **decision-maker** considers a proposal to be unacceptable it may determine to refuse the proposal without undertaking neighbour consultation.

4.3 Opportunity to respond

4.3.1

A summary of all comments received in response to an invitation under clause 4.2 shall be provided to the proponent on request and, if so requested, a period of not more than 10 days should be allowed within which the proponent may submit a response to the comments prior to the **decision-maker** considering the proposal.

In making a determination, the decision-maker shall consider the comments made and the proponent's response to the comments made on the proposal.



Part 5 – Design elements for all single house(s) and grouped dwellings; and multiple dwellings in areas coded less than R40

[Return to contents page](#)

Part 5 – Design elements for all single house(s) and grouped dwellings; and multiple dwellings in areas coded less than R40

- 5.1 Context
- 5.2 Streetscape
- 5.3 Site planning and design
- 5.4 Building design
- 5.5 Special purpose dwellings

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 direct sunlight and 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, direct 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**.



Part 5 – Design elements for all single house(s) and grouped dwellings; and multiple dwellings in areas coded less than R40

[Return to contents page](#)

Part 5 – Design elements for all single house(s) and grouped dwellings; and multiple dwellings in areas coded less than R40

- 5.1 Context
- 5.2 Streetscape
- 5.3 Site planning and design
- 5.4 Building design
- 5.5 Special purpose dwellings

Design principles

Development demonstrates compliance with the following **design principles** (P)

5.1.1 Site area

- P1.1 **Development** of the type and density indicated by the density code designated in the **scheme**.
- P1.2 The **WAPC** may approve the creation of a **lot**, **survey strata lot** or **strata lot** of a lesser minimum and/or average **site area** than that specified in **Table 1**, and the WAPC in consultation with the local government may approve the creation of a survey strata lot or strata lot for a **single house** or a **grouped dwelling** of a lesser minimum site area than that specified in Table 1 provided that the proposed variation would be no more than five per cent less in area than that specified in Table 1; and
- facilitate the protection of an environmental or heritage feature;
 - facilitate the retention of a significant element that contributes toward an existing streetscape worthy of retention;
 - facilitate the **development** of **lots** with separate and sufficient **frontage** to more than one public **street**;
 - overcome a special or unusual limitation on the development of the land imposed by its size, shape or other feature;
 - 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
 - achieve specific objectives of the **local planning framework**.
- P1.3 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 1**, 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)

Note: The minimum and average **site areas** stipulated in **Table 1** are not subject to variation except as set out in clause 5.1.1 below.

- C1.1 **Development** which complies with the **dwelling** type and **site area** requirements set out in **Table 1** and the following provisions.
- C1.2 The minimum **site area** set out in **Table 1** is calculated as follows:
- i. in the case of a **single house**, the area of a **green title** lot or **survey strata lot**;
 - 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; or
 - iii. in the case of **multiple dwellings** in areas with a coding of less than R40, the total area of the lot divided by the number of dwellings.
- C1.3 The following adjustments shall apply for the purposes of assessing compliance of a proposed **development** with the minimum and average **site areas** of **Table 1**:
- i. in the case of a lot with a corner truncation, 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** (refer **Figure 1a**); or
 - ii. 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 1. 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 (up to a maximum depth of 2m) may be added to the site area (refer **Figure 1b**).



Part 5 – Design elements for all single house(s) and grouped dwellings; and multiple dwellings in areas coded less than R40

[Return to contents page](#)

Part 5 – Design elements for all single house(s) and grouped dwellings; and multiple dwellings in areas coded less than R40

- 5.1 Context
- 5.2 Streetscape
- 5.3 Site planning and design
- 5.4 Building design
- 5.5 Special purpose dwellings

Design principles

Development demonstrates compliance with the following **design principles** (P)

5.1.2 Street setback

- 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)

- C1.4 Subject to clause 5.1.1 C1.3 only, the following variations to the minimum and average **site area** set out in **Table 1** may be made:
- i. for an **aged** or **dependent persons' dwelling** or a **single bedroom dwelling** that is the subject of a proposed **development**, the **site area** may be reduced by up to one third, in accordance with clauses 5.5.2 and 5.5.3;
 - ii. 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
 - iii. the area of any existing lot, survey strata lot or strata lot with permanent legal access to a public road, notwithstanding that the site area is less than that required in Table 1.
- C2.1 **Buildings**, excluding **carports, unenclosed porches, balconies, verandahs**, or equivalent, set back from the **primary street** boundary:
- i. in accordance with **Table 1**;
 - ii. corresponding to the average of the **setback** of existing **dwellings** on each adjacent property fronting the same **street**;
 - iii. 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 setback line and line drawn parallel to it at twice the setback distance (refer **Figure 2a** and **2c**);
 - iv. 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



Part 5 – Design elements for all single house(s) and grouped dwellings; and multiple dwellings in areas coded less than R40

[Return to contents page](#)

Part 5 – Design elements for all single house(s) and grouped dwellings; and multiple dwellings in areas coded less than R40

- 5.1 Context
- 5.2 Streetscape
- 5.3 Site planning and design
- 5.4 Building design
- 5.5 Special purpose dwellings

Design principles

Development demonstrates compliance with the following **design principles** (P)

5.1.3 Lot boundary setback

- 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 direct sun 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**;

Deemed-to-comply

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

- 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
 - v. to provide for registered easements for essential services.
- C2.2 **Buildings** set back from the **secondary street** boundary in accordance with **Table 1**.
- C2.3 **Buildings set back** from the corner truncation boundary in accordance with the **secondary street** setback in **Table 1**.
- C2.4 An **unenclosed porch, balcony, verandah** or the equivalent may (subject to the Building Code of Australia) project into the **primary street setback area** to a maximum of half the required primary street setback without applying the compensating area of clause 5.1.2 C2.1 iii (**Refer Figure 2e**).
- 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:
- i. buildings set back from **lot boundaries** in accordance with **Table 1** and **Tables 2a** and **2b** (refer to **Figure Series 3** and **4**);
 - ii. for **patios, verandahs** or equivalent structures, the lot boundary setbacks in Table 1 and Tables 2a and 2b may be reduced to nil to the posts where the structure*:
 - a. is not more than 10m in length and 2.7m in **height**;
 - b. is located behind the **primary street setback**; and
 - c. has eaves, gutters and roofs set back at least 450mm from the lot boundary;
 - iii. **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;



Part 5 – Design elements for all single house(s) and grouped dwellings; and multiple dwellings in areas coded less than R40

[Return to contents page](#)

Part 5 – Design elements for all single house(s) and grouped dwellings; and multiple dwellings in areas coded less than R40

- 5.1 Context
- 5.2 Streetscape
- 5.3 Site planning and design
- 5.4 Building design
- 5.5 Special purpose dwellings

Design principles

Development demonstrates compliance with the following **design principles** (P)

- ensures direct sun 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)

- iv. 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;
- v. **minor projections** such as a chimney, eaves overhang, or other architectural feature, not projecting more than 0.75m into a **setback** area; and
- vi. 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**).

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

C3.2 **Boundary walls** may be built behind the **street setback** (specified in **Table 1** 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. in areas coded R30 and higher, walls not higher than 3.5m for two-thirds the length of the balance of the site boundary behind the front setback, to up to two site boundaries; or
- 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**)



Part 5 – Design elements for all single house(s) and grouped dwellings; and multiple dwellings in areas coded less than R40

[Return to contents page](#)

Part 5 – Design elements for all single house(s) and grouped dwellings; and multiple dwellings in areas coded less than R40

- 5.1 Context
- 5.2 Streetscape
- 5.3 Site planning and design
- 5.4 Building design
- 5.5 Special purpose dwellings

Design principles

Development demonstrates compliance with the following **design principles** (P)

5.1.4 Open space

- 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 natural 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 **external fixtures** and essential facilities.

Deemed-to-comply

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

- C3.3 Where the subject **site** and an affected adjoining site are subject to a different density codes, 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: Pillars and posts with a horizontal dimension of 450mm by 450mm, or less, do not constitute a **boundary wall**.

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.

- C4 **Open space** provided in accordance with **Table 1** (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**.



Part 5 – Design elements for all single house(s) and grouped dwellings; and multiple dwellings in areas coded less than R40

[Return to contents page](#)

Part 5 – Design elements for all single house(s) and grouped dwellings; and multiple dwellings in areas coded less than R40

- 5.1 Context
- 5.2 Streetscape
- 5.3 Site planning and design
- 5.4 Building design
- 5.5 Special purpose dwellings

Design principles	Deemed-to-comply	5.1 Context
<i>Development demonstrates compliance with the following design principles (P)</i>	<i>Development satisfies the following deemed-to-comply requirements (C)</i>	
5.1.5 Communal open space <p>P5.1 Communal open space associated with grouped dwellings is provided for residents' exclusive use.</p> <p>P5.2 The location and function of communal open space provides privacy to users and surrounding dwellings.</p>	<p>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:</p> <ul style="list-style-type: none"> 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 <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:</p> <ul style="list-style-type: none"> • adequate access to direct sun into buildings and appurtenant open spaces; • adequate daylight to major openings into habitable rooms; and • access to views of significance. 	<p>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).</p>	



Part 5 – Design elements for all single house(s) and grouped dwellings; and multiple dwellings in areas coded less than R40

[Return to contents page](#)

Part 5 – Design elements for all single house(s) and grouped dwellings; and multiple dwellings in areas coded less than R40

- 5.1 Context
- 5.2 Streetscape
- 5.3 Site planning and design
- 5.4 Building design
- 5.5 Special purpose dwellings

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**.

Design principles

Development demonstrates compliance with the following **design principles** (P)

5.2.1 Setback of garages and carports

- P1.1 **Carports** and **garages** set back to maintain clear sight lines 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:
- i. 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
 - ii. 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 C2.1i, except that the setback may be reduced by up to 50 per cent of the minimum setback stated in **Table 1** where:
- i. the width of the carport does not exceed 60 per cent of the **frontage**;
 - ii. the construction allows an unobstructed view between the **dwelling** and the **street**, **right-of-way** or equivalent; and
 - iii. 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**.



Part 5 – Design elements for all single house(s) and grouped dwellings; and multiple dwellings in areas coded less than R40

[Return to contents page](#)

Part 5 – Design elements for all single house(s) and grouped dwellings; and multiple dwellings in areas coded less than R40

- 5.1 Context
- 5.2 Streetscape
- 5.3 Site planning and design
- 5.4 Building design
- 5.5 Special purpose dwellings

Design principles

Development demonstrates compliance with the following **design principles** (P)

5.2.2 Garage width

- 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.

5.2.3 Street surveillance

- P3 **Buildings** designed to provide for surveillance (actual or perceived) 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)

- 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.

- 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.



Part 5 – Design elements for all single house(s) and grouped dwellings; and multiple dwellings in areas coded less than R40

[Return to contents page](#)

Part 5 – Design elements for all single house(s) and grouped dwellings; and multiple dwellings in areas coded less than R40

- 5.1 Context
- 5.2 Streetscape
- 5.3 Site planning and design
- 5.4 Building design
- 5.5 Special purpose dwellings

Design principles

Development demonstrates compliance with the following **design principles** (P)

5.2.4 Street walls and fences

- P4 Front fences are low or restricted in height to permit 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.

5.2.5 Sight lines

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

5.2.6 Appearance of retained dwelling

- 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)

- 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**).
- 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:
- 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 9a**).
- 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.



Part 5 – Design elements for all single house(s) and grouped dwellings; and multiple dwellings in areas coded less than R40

[Return to contents page](#)

Part 5 – Design elements for all single house(s) and grouped dwellings; and multiple dwellings in areas coded less than R40

- 5.1 Context
- 5.2 Streetscape
- 5.3 Site planning and design
- 5.4 Building design
- 5.5 Special purpose dwellings

5.3 Site planning and design

Objectives

- (a) **Landscape** design should optimise function, useability, privacy and 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).

Design principles

Development demonstrates compliance with the following **design principles** (P)

5.3.1 Outdoor living areas

- 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 sun 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.

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 1**;
 - 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 (**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.



Part 5 – Design elements for all single house(s) and grouped dwellings; and multiple dwellings in areas coded less than R40

[Return to contents page](#)

Part 5 – Design elements for all single house(s) and grouped dwellings; and multiple dwellings in areas coded less than R40

- 5.1 Context
- 5.2 Streetscape
- 5.3 Site planning and design
- 5.4 Building design
- 5.5 Special purpose dwellings

Design principles

Development demonstrates compliance with the following **design principles** (P)

- 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)



Part 5 – Design elements for all single house(s) and grouped dwellings; and multiple dwellings in areas coded less than R40

[Return to contents page](#)

Part 5 – Design elements for all single house(s) and grouped dwellings; and multiple dwellings in areas coded less than R40

- 5.1 Context
- 5.2 Streetscape
- 5.3 Site planning and design
- 5.4 Building design
- 5.5 Special purpose dwellings

Design principles

Development demonstrates compliance with the following **design principles** (P)

5.3.2 Landscaping

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 sight lines 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.



Part 5 – Design elements for all single house(s) and grouped dwellings; and multiple dwellings in areas coded less than R40

[Return to contents page](#)

Part 5 – Design elements for all single house(s) and grouped dwellings; and multiple dwellings in areas coded less than R40

- 5.1 Context
- 5.2 Streetscape
- 5.3 Site planning and design
- 5.4 Building design
- 5.5 Special purpose dwellings

Design principles

Development demonstrates compliance with the following **design principles** (P)

Deemed-to-comply

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

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 houses and grouped dwellings (tree per dwelling)		1 tree	2m x 2m
Multiple dwellings (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.



Part 5 – Design elements for all single house(s) and grouped dwellings; and multiple dwellings in areas coded less than R40

[Return to contents page](#)

Part 5 – Design elements for all single house(s) and grouped dwellings; and multiple dwellings in areas coded less than R40

- 5.1 Context
- 5.2 Streetscape
- 5.3 Site planning and design
- 5.4 Building design
- 5.5 Special purpose dwellings

Design principles

Development demonstrates compliance with the following **design principles** (P)

5.3.3 Parking

- 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:
- i. the off-site car parking area is sufficiently close to the **development** and convenient for use by residents and/or visitors;
 - ii. 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;
 - iii. 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
 - iv. 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 9 am and 5 pm 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 dwelling	1	1
2 + bedroom dwelling	1	2
Aged persons' dwelling	1	1
Ancillary dwelling	nil	1

Location A = within:

- 800m of a train station on a **high frequency** rail route, measured in a straight line from the pedestrian entry to the train station platform to any part of a **lot**; or
- 250m of a **high frequency** bus route, or multiple bus routes that, if combined, have timed stops every 15 minutes during weekday peak periods (7 – 9am and 5 – 7pm), measured in a straight line from along any part of the bus route to any part of the lot.

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



Part 5 – Design elements for all single house(s) and grouped dwellings; and multiple dwellings in areas coded less than R40

[Return to contents page](#)

Part 5 – Design elements for all single house(s) and grouped dwellings; and multiple dwellings in areas coded less than R40

- 5.1 Context
- 5.2 Streetscape
- 5.3 Site planning and design
- 5.4 Building design
- 5.5 Special purpose dwellings

Design principles

Development demonstrates compliance with the following **design principles** (P)

Deemed-to-comply

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

- 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 - 3	nil
4	1
5 - 8	2
9 - 12	3
13 - 16	4
17 +	1 additional bay for every 4 dwellings or part thereof

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

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.



Part 5 – Design elements for all single house(s) and grouped dwellings; and multiple dwellings in areas coded less than R40

[Return to contents page](#)

Part 5 – Design elements for all single house(s) and grouped dwellings; and multiple dwellings in areas coded less than R40

- 5.1 Context
- 5.2 Streetscape
- 5.3 Site planning and design
- 5.4 Building design
- 5.5 Special purpose dwellings

Design principles

Development demonstrates compliance with the following **design principles** (P)

5.3.4 Design of car parking spaces

- 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.

5.3.5 Vehicular access

- 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, strata** or **survey strata lots** provides legible internal and external connections to the surrounding road network and accommodates 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)

- C4.1 Car parking spaces and manoeuvring areas designed and provided in accordance with AS2890.1 (as amended).
- 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.
- 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.



Part 5 – Design elements for all single house(s) and grouped dwellings; and multiple dwellings in areas coded less than R40

Page 33

[Return to contents page](#)

Part 5 – Design elements for all single house(s) and grouped dwellings; and multiple dwellings in areas coded less than R40

- 5.1 Context
- 5.2 Streetscape
- 5.3 Site planning and design
- 5.4 Building design
- 5.5 Special purpose dwellings

Design principles

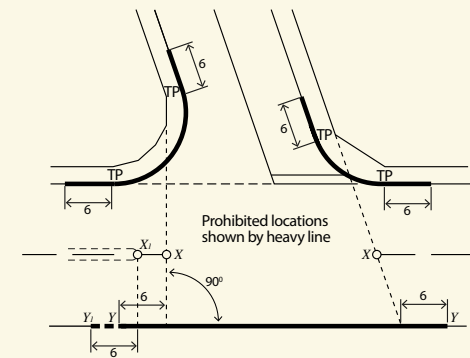
Development demonstrates compliance with the following **design principles** (P)

Deemed-to-comply

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

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 Parking Facilities: Off street Parking (as amended);
- 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 re-planting arrangements to be approved by the **decision-maker**; and
- adequately paved and drained.



TP = Tangent point

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

AS2890.1 - Prohibited locations of access driveways

Notes:

- 1 Accesses 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.

Dimensions in metres

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.



Part 5 – Design elements for all single house(s) and grouped dwellings; and multiple dwellings in areas coded less than R40

[Return to contents page](#)

Part 5 – Design elements for all single house(s) and grouped dwellings; and multiple dwellings in areas coded less than R40

- 5.1 Context
- 5.2 Streetscape
- 5.3 Site planning and design
- 5.4 Building design
- 5.5 Special purpose dwellings

Design principles

Development demonstrates compliance with the following **design principles** (P)

5.3.6 Pedestrian access

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)

- 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, strata** 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.

- 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 (as amended).
- 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 sight lines, 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.



Part 5 – Design elements for all single house(s) and grouped dwellings; and multiple dwellings in areas coded less than R40

[Return to contents page](#)

Part 5 – Design elements for all single house(s) and grouped dwellings; and multiple dwellings in areas coded less than R40

- 5.1 Context
- 5.2 Streetscape
- 5.3 Site planning and design
- 5.4 Building design
- 5.5 Special purpose dwellings

Design principles

Development demonstrates compliance with the following **design principles** (P)

5.3.7 Site works

- 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 clauses 5.3.7 and 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.



Part 5 – Design elements for all single house(s) and grouped dwellings; and multiple dwellings in areas coded less than R40

[Return to contents page](#)

**Part 5 – Design elements
for all single house(s) and
grouped dwellings; and
multiple dwellings in areas
coded less than R40**

- 5.1 Context
- 5.2 Streetscape
- 5.3 Site planning and design
- 5.4 Building design
- 5.5 Special purpose dwellings

Design principles	Deemed-to-comply
Development demonstrates compliance with the following design principles (P)	Development satisfies the following deemed-to-comply requirements (C)
	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 .
5.3.8 Retaining walls Clause 5.3.8 Retaining walls deleted by amendment dated 02/07/2021.	
5.3.9 Stormwater management 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 re-use of stormwater for non-potable water applications using integrated design and fit-for-purpose water applications.	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.



Part 5 – Design elements for all single house(s) and grouped dwellings; and multiple dwellings in areas coded less than R40

[Return to contents page](#)

Part 5 – Design elements for all single house(s) and grouped dwellings; and multiple dwellings in areas coded less than R40

- 5.1 Context
- 5.2 Streetscape
- 5.3 Site planning and design
- 5.4 Building design
- 5.5 Special purpose dwellings

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.

Design principles

Development demonstrates compliance with the following **design principles** (P)

5.4.1 Visual privacy

- 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 **unenclosed** 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 areas 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
Unenclosed outdoor active habitable spaces	7.5m	6m

or;

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



Part 5 – Design elements for all single house(s) and grouped dwellings; and multiple dwellings in areas coded less than R40

[Return to contents page](#)

Part 5 – Design elements for all single house(s) and grouped dwellings; and multiple dwellings in areas coded less than R40

- 5.1 Context
- 5.2 Streetscape
- 5.3 Site planning and design
- 5.4 Building design
- 5.5 Special purpose dwellings

Design principles

Development demonstrates compliance with the following **design principles** (P)

5.4.2 Solar access for adjoining sites

- 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)

- 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**.

- C2.1 Notwithstanding the **lot boundary setbacks** in clause 5.1.3, **development** in climatic 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:

- dividing fences of up to 2.0 metres in height do not contribute to overshadowing calculations; and
- 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**.



Part 5 – Design elements for all single house(s) and grouped dwellings; and multiple dwellings in areas coded less than R40

[Return to contents page](#)

Part 5 – Design elements for all single house(s) and grouped dwellings; and multiple dwellings in areas coded less than R40

- 5.1 Context
- 5.2 Streetscape
- 5.3 Site planning and design
- 5.4 Building design
- 5.5 Special purpose dwellings

Design principles

Development demonstrates compliance with the following **design principles** (P)

5.4.3 Outbuildings

- 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)

- 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**).

- 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	<ul 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 and ridge 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 1.
-----------------------------	---

OR

B. Large and multiple outbuildings	<ul style="list-style-type: none"> (i) individually or collectively does not exceed 60m² in area or 10 per cent 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 1.
---	---



Part 5 – Design elements for all single house(s) and grouped dwellings; and multiple dwellings in areas coded less than R40

[Return to contents page](#)

Part 5 – Design elements for all single house(s) and grouped dwellings; and multiple dwellings in areas coded less than R40

- 5.1 Context
- 5.2 Streetscape
- 5.3 Site planning and design
- 5.4 Building design
- 5.5 Special purpose dwellings

Design principles

Development demonstrates compliance with the following **design principles** (P)

5.4.4 External fixtures, utilities and facilities

- P4.1 **Solar collectors**, aerials, antennas, satellite dishes, pipes and **external fixtures** 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)

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.

- 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 **external fixtures** provided they are:
- i. not visible from the **primary street**;
 - ii. are designed to integrate with the **building**; or
 - iii. 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**.



Part 5 – Design elements for all single house(s) and grouped dwellings; and multiple dwellings in areas coded less than R40

[Return to contents page](#)

Part 5 – Design elements for all single house(s) and grouped dwellings; and multiple dwellings in areas coded less than R40

- 5.1 Context
- 5.2 Streetscape
- 5.3 Site planning and design
- 5.4 Building design
- 5.5 Special purpose dwellings

Design principles	Deemed-to-comply	5.4 Building design
<p>Development demonstrates compliance with the following design principles (P)</p>	<p>Development satisfies the following deemed-to-comply requirements (C)</p> <p>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:</p> <ul style="list-style-type: none"> i. conveniently located for rubbish and recycling pick-up; ii. accessible to residents; iii. adequate in area to store all rubbish bins; and iv. fully screened from view from the primary or secondary street. <p>C4.7 Clothes-drying areas screened from view from the primary and secondary street.</p>	



Part 5 – Design elements for all single house(s) and grouped dwellings; and multiple dwellings in areas coded less than R40

[Return to contents page](#)

Part 5 – Design elements for all single house(s) and grouped dwellings; and multiple dwellings in areas coded less than R40

- 5.1 Context
- 5.2 Streetscape
- 5.3 Site planning and design
- 5.4 Building design
- 5.5 Special purpose dwellings

5.5 Special purpose dwellings

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 **dwellings** for the **aged** and people with special needs can be provided within residential areas.
- (d) To provide opportunities for affordable housing.

Design principles

Development demonstrates compliance with the following **design principles** (P)

5.5.1 Ancillary dwellings

- P1 **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.
- P2 **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 **plot ratio 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) 5.1.1 **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**.



Part 5 – Design elements for all single house(s) and grouped dwellings; and multiple dwellings in areas coded less than R40

[Return to contents page](#)

Part 5 – Design elements for all single house(s) and grouped dwellings; and multiple dwellings in areas coded less than R40

- 5.1 Context
- 5.2 Streetscape
- 5.3 Site planning and design
- 5.4 Building design
- 5.5 Special purpose dwellings

Design principles

Development demonstrates compliance with the following **design principles** (P)

5.5.2 Aged or dependent persons' dwellings

- 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:
- i. a maximum **plot ratio area** of:
 - in the case of **single houses** or **grouped dwellings** – 100m²; or
 - in the case of **multiple dwellings** – 80m²;
 - ii. a minimum number of five dwellings within any single **development**;
 - iii. visitors car parking spaces at the rate of one per four dwellings, with a minimum of one space;
 - iv. 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 (as amended);
 - v. an **outdoor living area** in accordance with the requirements of clause 5.3.1 but reducing the area required by **Table 1** by one-third; and
 - vi. comply with all other provisions of **Table 1** and Part 5 as relevant.
- C2.2 All ground floor units, with a preference for all **dwellings**, to incorporate, as a minimum, the following:
- i. an accessible 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 (as amended); and
 - ii. level entry to the front entry door with preferably all external doors having level entries (diagrams, figure C1 of AS4299 [as amended]).
- C2.3 All **dwellings** to incorporate, as a minimum, the following:
- i. all external and internal doors to provide a minimum 820mm clear opening. (AS4299 clause 4.3.3 [as amended]);
 - ii. 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**;



Part 5 – Design elements for all single house(s) and grouped dwellings; and multiple dwellings in areas coded less than R40

[Return to contents page](#)

Part 5 – Design elements for all single house(s) and grouped dwellings; and multiple dwellings in areas coded less than R40

- 5.1 Context
- 5.2 Streetscape
- 5.3 Site planning and design
- 5.4 Building design
- 5.5 Special purpose dwellings

Design principles

Development demonstrates compliance with the following **design principles** (P)

5.5.3 Single bedroom dwellings

- 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)

- iii. a visitable toilet (AS4299, clause 1.4.12 [as amended]), preferably located within a bathroom; and
 - iv. 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) (as amended).
- 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.
- C3 **Single bedroom dwellings** shall comply with the following:
- i. a maximum **plot ratio area** of 70m²;
 - ii. **open space** and **landscaping** in accordance with the requirements of clause 5.1.4 and 5.3.2;
 - iii. parking provided in accordance with clause 5.3.3 C3.1 and C3.2;
 - iv. an **outdoor living area** in accordance with the requirements of clause 5.3.1 but reducing the area required by **Table 1** by one-third; and
 - v. comply with all other elements of Table 1 and Part 5 as relevant.



Part 6

Page 45

[Return to contents page](#)

For multiple dwellings in areas coded R40 or greater; within mixed use development and activity centres, refer to R-Codes Volume 2.



Part 7 – Local planning framework

Page 46

[Return to contents page](#)

7.1 Local planning framework consistent with R-Codes Volume 1

The **decision-maker** shall not amend or modify the R-Codes Volume 1, to provide for greater or lesser requirements unless it relates to matters expressly permitted under the R-Codes Volume 1 to be amended or modified.

Subject to clause 7.3, a **local planning policy**, **local development plan**, or **structure plan** that affects **residential development** shall be consistent with the provisions of the R-Codes Volume 1 and may provide local objectives for housing design and **development** in so far as it guides the consideration of the decision-maker to judge proposals.

The **local planning policy**, **local development plan**, or structure plan to have effect, should be available with the **scheme** where the **decision-maker** makes the scheme available.

7.2 Pre-existing local planning policies

If a properly adopted **local planning policy**, which came into effect prior to the gazettal of the R-Codes (as amended), is inconsistent with the R-Codes Volume 1:

- a) For those sections of Part 5 modified in accordance with section 7.3.1, or modified with WAPC approval in accordance with section 7.3.2, the provisions of the R-Codes do not supersede any development standard provided for in that local planning policy.

- b) For those sections of Part 5 that are not identified in clause 7.3.1 and modified without WAPC approval, the provisions of the R-Codes Volume 1 prevail over that local planning policy to the extent of any inconsistency.

7.3 Scope of local planning policies, local development plans and activity centre plans in relation to Volume 1

7.3.1

Local planning policies, local development plans and activity centre plans may contain provisions that:

- (a) amend or replace the following **deemed-to-comply** provisions set out in Part 5 of the R-Codes Volume 1:

Context

street setbacks	(clause 5.1.2)
lot boundary setbacks	(clause 5.1.3 C3.2-3.3)
building height	(clause 5.1.6)

Streetscape

setback of garages and carports	(clause 5.2.1)
garage width	(clause 5.2.2)
street surveillance	(clause 5.2.3)
street walls and fences	(clause 5.2.4)
sight lines	(clause 5.2.5)
appearance of retained dwelling	(clause 5.2.6)

Site planning and design

site works	(clause 5.3.7)
------------	----------------

Building design

outbuildings	(clauses 5.4.3)
external fixtures	(clauses 5.4.4)

Special purpose dwellings

aged and dependent persons' dwelling(s)	(clause 5.5.2 C2.1 ii)
---	------------------------

- (b) augment 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.

Amendments or replacements to **deemed-to-comply** provisions are to be consistent with the relevant **design principle**.

7.3.2

Notwithstanding clause 7.3.1, the local government may, with the approval of the **WAPC**, amend any other **deemed-to-comply** provision within the R-Codes Volume 1 by means of a **local planning policy, activity centre plan** or **local development plan** where it can be demonstrated to the satisfaction of the WAPC that the proposed amendment:

- is warranted due to a specific need related to that particular locality or region;
- is consistent with the objectives and **design principles** of the R-Codes Volume 1; and
- can be properly implemented and audited by the **decision-maker** as part of the ongoing **building** approval process.



Appendix 1 – Definitions

[Return to contents page](#)

Appendix 1 – Definitions

In the case of residential development under the R-Codes, unless the context requires otherwise, words and expressions have the meaning given to them below.

Active habitable space

Any **habitable room** with a floor area greater than 10m² and any balcony, **verandah**, terrace or other **outdoor living area** raised more than 0.5m above **natural ground level**.

Activity centre

As defined under the *Planning and Development (Local Planning Schemes) Regulations 2015* and are community focal points that include activities such as commercial, retail, higher-density housing, entertainment, tourism, civic, community, higher education, and medical services. Activity centres vary in size and composition and are designed to be well-served by public transport.

Activity centre plan or activity centre structure plan

As defined under the *Planning and Development (Local Planning Schemes) Regulations 2015* and are prepared in accordance with *State Planning Policy 4.2*.

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.

Ancillary dwelling

Self-contained **dwelling** on the same lot as a **single house** which may be attached to, integrated with or detached from the single house.

Balcony

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

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 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 site 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.

Carport

A roofed structure designed to accommodate one or more motor vehicles **unenclosed** except to the extent that it abuts a **dwelling** or a property boundary on one side, and being without a door unless that door is **visually permeable**.

Common property

- So much of the land comprised in a strata plan as from time to time is not comprised in a **lot** shown on the plan.
- Any leasehold interest acquired by a strata company under section 18 of the *Strata Titles Act 1985*, as amended.
- The lot or lots shown on a **survey strata plan** as common property.

Communal open space

In Volume 1 means **open space** set aside for the recreational use of the occupants of the **dwellings** in a common **development** and does not include **driveways** or car parking areas.

Communal street

A private carriageway providing joint access to two or more **dwellings** in a **residential development**.

Cone of vision

The limits of outlook from any given viewpoint, applying a viewing cut off angle not less than 45 degrees, for the purposes of assessing the extent of overlooking from that point outlined in clause 5.4.1 as set out in **Figure Series 10**.



Appendix 1 – Definitions

[Return to contents page](#)

Appendix 1 – Definitions

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**.

Dependant person

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

Design principles

In R-Codes Volume 1, specific design objectives for each element of R-Codes Volume 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

A **parent lot** in which development is proposed.

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.

Dwelling

A **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.

Enclosed

An area bound on three or more sides by a permanent **wall** and covered in a water impermeable material.

External fixtures

These are utilities, equipment, plant or other structures which are necessary for a **dwelling** to achieve efficient, comfortable and environmentally sustainable operating outcomes and may include; **solar collectors**, rainwater storage tanks, clothes drying structures, communications and power and water infrastructure, letterboxes, or other fixtures as necessary for the residential use of the **buildings** on-site.

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**.

Garage

Any roofed structure, other than a **carport**, designed to accommodate one or more motor vehicles and attached to the **dwelling**.

Green title

A **lot** owned in fee simple issued with a certificate of title under the *Transfer of Land Act 1893*, as amended, 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 on a **survey strata** with **common property**.

Habitable room/space

As defined by the BCA for a room/space used for normal domestic activities that includes:

- a bedroom, living room, lounge room, music room, sitting room, television room, kitchen, dining room, sewing room, study, playroom, family room, sunroom, gymnasium, fully **enclosed** swimming pool or **patio**; but excludes
- a bathroom, laundry, water closet, food storage 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 (for measurement guidance refer to **Figure Series 7**) excluding minor projections.



Appendix 1 – Definitions

[Return to contents page](#)

[Appendix 1 – Definitions](#)

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 to the roof or top of the parapet.

Heritage place

A place listed on the Commonwealth or State heritage register or the municipal heritage inventory of the **scheme**.

High frequency route

A public transport route with timed stops that runs a service at least every 15 minutes during week day peak periods (7 to 9am and 5 to 7pm).

Impervious area/surface

Surfaces that do not permit the penetration of rainwater into the ground and instead generate 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 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 or 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.

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 **scheme**.

Local planning strategy

As defined under the *Planning and Development (Local Planning Schemes) Regulations 2015* and is a document which supports the preparation and review of a **scheme** in accordance with Part 3 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

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**.

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.

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.

Mixed use development

Buildings that contain commercial and other non-residential uses in conjunction with residential **dwellings** in a **multiple dwelling** configuration.



Appendix 1 – Definitions

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**.

National Construction Code (NCC)

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

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.

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.

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**.

Outbuilding

An **enclosed** non-habitable structure that is detached from any dwelling.

Parent lot

Relating to **multiple** or **grouped dwellings**, the lot inclusive of common areas to which the **strata scheme**, as defined under the *Strata Titles Act 1985, as amended*, relates.

Patio

An unenclosed structure covered in a water impermeable material which may or may not be attached to a dwelling.

Pergola

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

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**;
- areas 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; or
- **balconies**, eaves, **verandahs**, courtyards and roof terraces.

Primary living space

The area within a **dwelling** that is the focus of life and activity and usually the largest room. This area is connected with the **outdoor living area** or **balcony**, and includes the following room types: living room, lounge room, games room, family room, or an integrated 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**.



Appendix 1 – Definitions

[Return to contents page](#)

[Appendix 1 – Definitions](#)

Private open space

For R-Codes Volume 1 means **open space** set aside on a **lot** for the exclusive use of the occupants of the **dwelling** to which it abuts and excludes car parking spaces and access ways.

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 laneway, private **street**, or other use of land (not being a public street or road) that provides vehicular access to a **development site**.

Scheme

The local planning scheme that specifies zoning and development standards gazetted pursuant to the *Planning and Development Act 2005*, as amended.

Screening

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**.

Setback

The horizontal distance between a **wall** at any point and an adjacent **lot boundary**, measured at right angles (90 degrees) to the boundary.

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 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 title) 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.

Solar collectors

Solar collecting components of the following: thermal heating systems, photovoltaic systems and skylights.

Special purpose dwelling

Includes **ancillary dwelling**, **aged** or **dependent persons' dwelling** or a **single bedroom dwelling**.

Strata lot

One or more cubic spaces forming part of a **lot** in a strata scheme.

Strata plan

Has the meaning given by section 4 (1a) of the *Strata Titles Act 1985*, as amended.

Strata scheme

Has the meaning given under the *Strata Titles Act 1985*, as amended.

Street

Any public road, **communal street**, private street, **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 land that abuts thereon.



Appendix 1 – Definitions

[Return to contents page](#)

[Appendix 1 – Definitions](#)

Street setback

The horizontal distance between the **street boundary** and a **building**, measured at right angles (90 degrees) to the street boundary.

Street setback area

The area between the **street boundary** and the **street setback** line as set out in **Table 1** or as established in a particular case in accordance with the provisions of design element 5.2.

Structure plan

As defined under the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Survey strata

A **lot** and associated **common property** as shown on a registered **survey strata plan** prepared in accordance with section 4(1b) of the *Strata Titles Act 1985*, as amended.

Survey strata lot

Land that is shown as an ordinary **lot** consisting of two or more lots on a **survey strata plan** and does not include a lot shown as **common property** prepared in accordance with section 3 of the *Strata Titles Act 1985*, as amended.

Survey strata plan

A registered survey strata plan prepared in accordance with section 4 (1b) of the *Strata Titles Act 1985*, as amended and which shows the whole or any part of the land comprised in the plan as divided into two or more **lots**.

Survey strata scheme

The manner of division of the land comprised in a survey strata scheme into **lots** and **common property** and the manner of the allocation of unit entitlements, rights and obligations among the lots.

Unenclosed

An area bounded on no more than two sides by a permanent **wall** and covered in a water impermeable material.

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.

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.



Tables

[Return to contents page](#)

Table 1

– General site requirements for all single house(s) and grouped dwellings and multiple dwellings in areas coded less than R40

Tables 2a and 2b

– Boundary setbacks

Table 3

– Maximum building heights

Table 1: General site requirements for all single house(s) and grouped dwellings; and multiple dwellings in areas coded less than R40

1 R-Code	2 Dwelling type	3 Minimum site area per dwelling (m²) ◆	4 Minimum lot area/rear battleaxe (m²) ▼	5 Minimum frontage (m) ▼	6 Open space		7 Minimum setbacks (m)		
					min total (% of site)	min outdoor living (m²)	primary street	secondary street ●	other/rear
R2	Single house or grouped dwelling	Min 5000	-	50	80	-	20	10	10
R2.5	Single house or grouped dwelling	Min 4000	-	40	80	-	15	7.5	7.5
R5	Single house or grouped dwelling	Min 2000	-	30	70	-	12	6	*/6
R10	Single house or grouped dwelling	Min 875 Av 1000	925	20	60	-	7.5	3	*/6
	Multiple dwelling	1000	-	-	60	-	7.5	3	*/6
R12.5	Single house or grouped dwelling	Min 700 Av 800	762.5	17	55	-	7.5	2	*/6
	Multiple dwelling	800	-	-	55	-	7.5	2	*/6
R15	Single house or grouped dwelling	Min 580 Av 666	655	12	50	-	6	1.5	*/6
	Multiple dwelling	666	-	-	50	-	6	1.5	*
R17.5	Single house or grouped dwelling	Min 500 Av 571	587.5	12	50	36	6	1.5	*
	Multiple dwelling	571	-	-	-	-	6	1.5	*
R20	Single house or grouped dwelling	Min 350 Av 450	450	10	50	30	6	1.5	*
	Multiple dwelling	450	-	-	50	-	6	1.5	*
R25	Single house or grouped dwelling	Min 300 Av 350	425	8	50	30	6	1.5	*
	Multiple dwelling	350	-	-	50	-	6	1.5	*
R30	Single house or grouped dwelling	Min 260 Av 300	410	-	45	24	4	1.5	*
	Multiple dwelling	300	-	-	45	-	4	1.5	*
R35	Single house or grouped dwelling	Min 220 Av 260	395	-	45	24	4	1.5	*
	Multiple dwelling	260	-	-	45	-	4	1.5	*
R40	Single house or grouped dwelling	Min 180 Av 220	380	-	45	20	4	1	*
R50	Single house or grouped dwelling	Min 160 Av 180	380	-	40	16	2	1	*
R60	Single house or grouped dwelling	Min 120 Av 150	380	-	40	16	2	1	*
R80	Single house or grouped dwelling	Min 100 Av 120	380	-	30	16	1	1	*

All standards for single house or grouped dwellings within R100, R160 and R-AC areas are as for the R80 Code

Legend

◆ subject to variations permitted under clause 5.1.1 C1.4

▼ only applies to **single houses**

● **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

Av. average **site** area



Tables

[Return to contents page](#)

Table 1

– General site requirements for all single house(s) and grouped dwellings and multiple dwellings in areas coded less than R40

Tables 2a and 2b

– Boundary setbacks

Table 3

– Maximum building heights

Table 2a: Boundary setbacks - Walls with no major openings

Wall height (m)	Wall length (m)													
	9 or less	10	11	12	13	14	15	16	17	18	19	20	25	Over 25
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 height (m)	Wall length (m)													
	9 or less	10	11	12	13	14	15	16	17	18	19	20	25	Over 25
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	5.9	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.



Tables

[Return to contents page](#)

Table 1

– General site requirements for all single house(s) and grouped dwellings and multiple dwellings in areas coded less than R40

Tables 2a and 2b

– Boundary setbacks

Table 3

– Maximum building heights

Table 3: Maximum building heights

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

- 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.



[Return to contents page](#)

Figure Series 1
– Site area measurement

Figure Series 2
– Street setbacks

Figure Series 3
– Wall height for lot boundary setbacks

Figure Series 4
– Wall length for lot boundary setbacks

Figure Series 5
– Lot boundary walls

Figure Series 6
– Open space

Figure Series 7
– Building height

Figure Series 8
– Garages and carports

Figure Series 9
– Sight lines

Figure Series 10
– Privacy

Figure Series 11
– Overshadowing

Figure Series 12
– Fences

Figure Series 13
– Outdoor living areas

Figure Series 1 – Site area measurement

Intent

The purpose of Figure Series 1 is to illustrate additional areas that may be included in **site area** for the purposes of clause 5.1.1 C1.3.

Figure 1a – Truncation area may be included (clause 5.1.1 C1.3i)

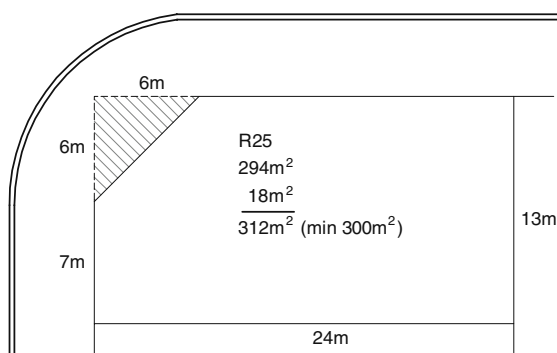
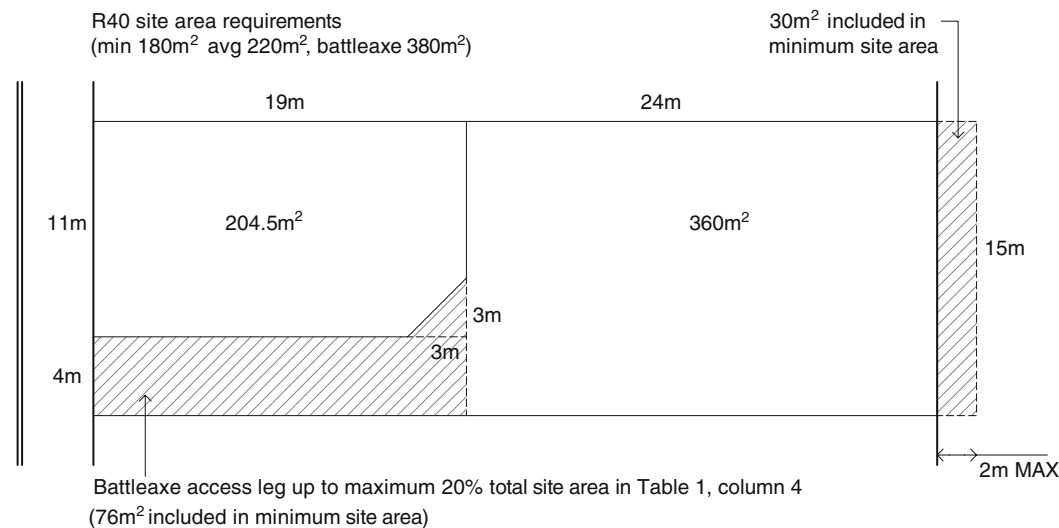


Figure 1b – Areas of rear laneways or reserves (to a maximum of 2m) are included in minimum site area for single house on battleaxe lot (clause 5.1.1 C1.3ii)



[Return to contents page](#)

Figure Series 1
– Site area measurement

Figure Series 2
– Street setbacks

Figure Series 3
– Wall height for lot boundary setbacks

Figure Series 4
– Wall length for lot boundary setbacks

Figure Series 5
– Lot boundary walls

Figure Series 6
– Open space

Figure Series 7
– Building height

Figure Series 8
– Garages and carports

Figure Series 9
– Sight lines

Figure Series 10
– Privacy

Figure Series 11
– Overshadowing

Figure Series 12
– Fences

Figure Series 13
– Outdoor living areas

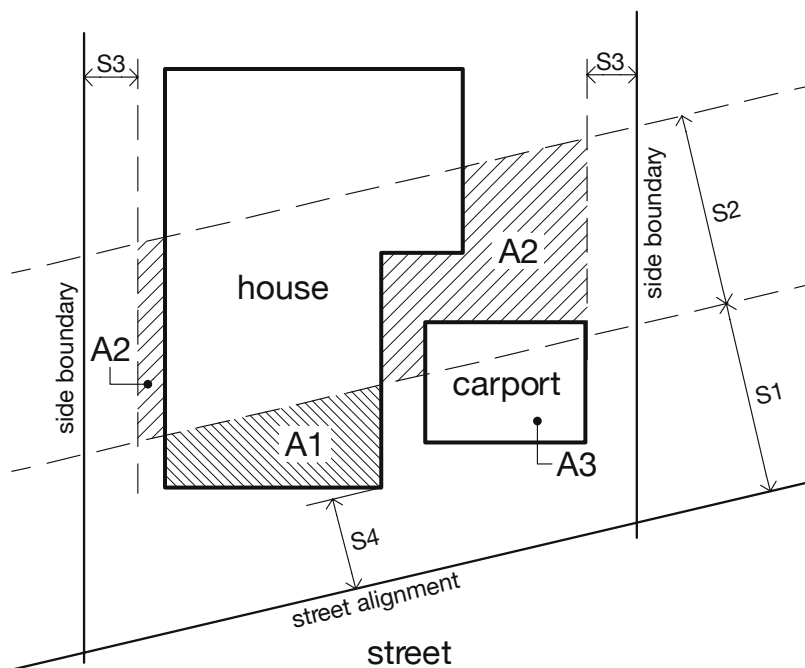
Figure Series 2 – Street setbacks

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



- A1 Area of building forward of **primary street setback**
- A2 Compensating open area behind **primary street setback**
- A3 The **carport** in S1 does not need to be compensated for in S2. The portion of the carport within S2 does not constitute **open space** and cannot contribute to A2
- S1 **Primary street setback** distance (**Table 1**)
- 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 Series 2 – Street setbacks

[Return to contents page](#)

Figure Series 1
– Site area measurement

Figure Series 2
– Street setbacks

Figure Series 3
– Wall height for lot boundary setbacks

Figure Series 4
– Wall length for lot boundary setbacks

Figure Series 5
– Lot boundary walls

Figure Series 6
– Open space

Figure Series 7
– Building height

Figure Series 8
– Garages and carports

Figure Series 9
– Sight lines

Figure Series 10
– Privacy

Figure Series 11
– Overshadowing

Figure Series 12
– Fences

Figure Series 13
– Outdoor living areas

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

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

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

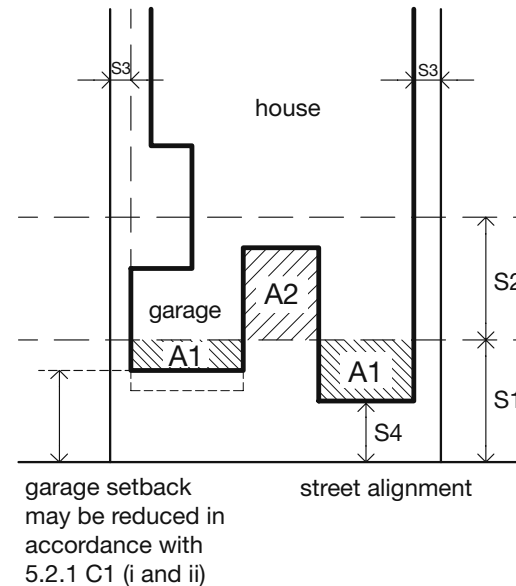
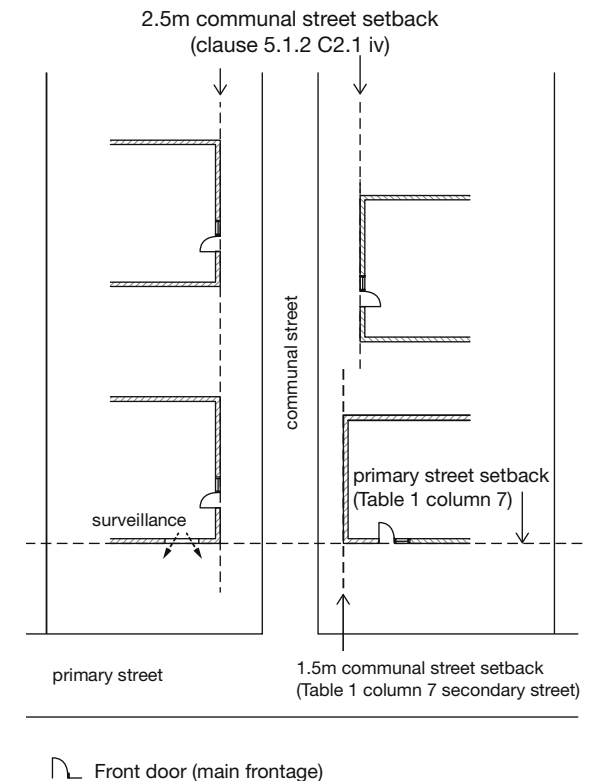


Figure 2d – Measuring communal street setbacks (clause 5.1.2 C2.1 iv)



- A1 Area of building forward of **primary street setback**
- A2 Compensating open area behind **primary street setback**
- S1 **Primary street setback** distance ([Table 1](#))
- S2 Distance behind the **primary street setback**, equal to S1
- S3 Side boundary **setback** ([Table 2a](#))
- S4 Maximum reduced **primary street setback** (half of S1)

[Return to contents page](#)

Figure Series 1
– Site area measurement

Figure Series 2
– Street setbacks

Figure Series 3
– Wall height for lot boundary setbacks

Figure Series 4
– Wall length for lot boundary setbacks

Figure Series 5
– Lot boundary walls

Figure Series 6
– Open space

Figure Series 7
– Building height

Figure Series 8
– Garages and carports

Figure Series 9
– Sight lines

Figure Series 10
– Privacy

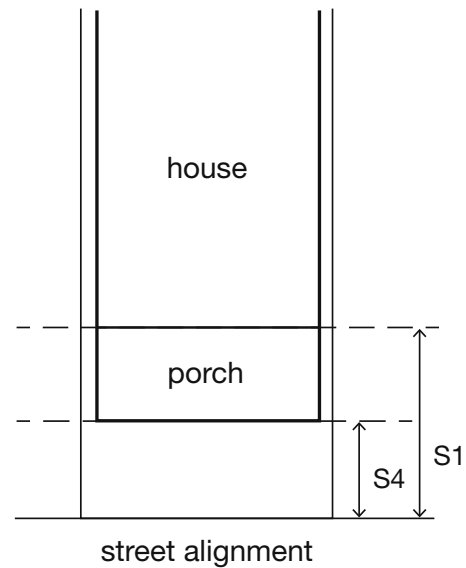
Figure Series 11
– Overshadowing

Figure Series 12
– Fences

Figure Series 13
– Outdoor living areas

Figure Series 2 – Street setbacks

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



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

S1 **Primary street setback** distance ([Table 1](#))

S4 Maximum reduced **primary street setback** (half of S1)



[Return to contents page](#)

Figure Series 1
– Site area measurement

Figure Series 2
– Street setbacks

Figure Series 3
– Wall height for lot boundary setbacks

Figure Series 4
– Wall length for lot boundary setbacks

Figure Series 5
– Lot boundary walls

Figure Series 6
– Open space

Figure Series 7
– Building height

Figure Series 8
– Garages and carports

Figure Series 9
– Sight lines

Figure Series 10
– Privacy

Figure Series 11
– Overshadowing

Figure Series 12
– Fences

Figure Series 13
– Outdoor living areas

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 C3.1i.

Figure 3a – Cross section, flat site

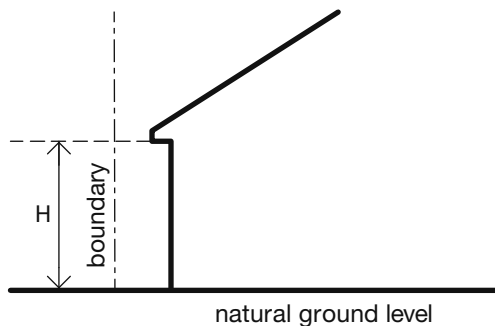


Figure 3b – Cross section, sloping site

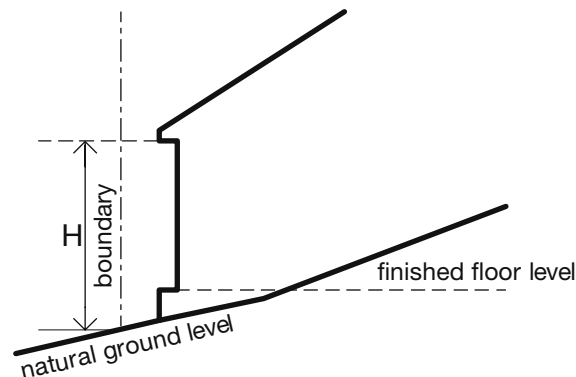
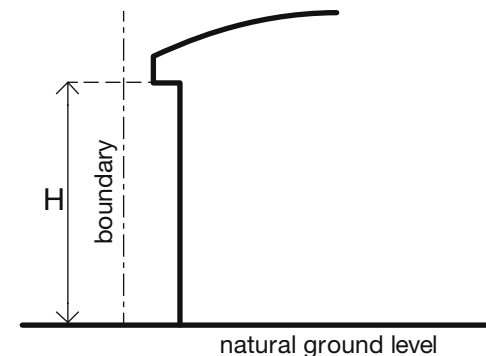


Figure 3c – Cross section, flat site



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 to 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 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)



[Return to contents page](#)

Figure Series 1

– Site area measurement

Figure Series 2

– Street setbacks

Figure Series 3

– Wall height for lot boundary setbacks

Figure Series 4

– Wall length for lot boundary setbacks

Figure Series 5

– Lot boundary walls

Figure Series 6

– Open space

Figure Series 7

– Building height

Figure Series 8

– Garages and carports

Figure Series 9

– Sight lines

Figure Series 10

– Privacy

Figure Series 11

– Overshadowing

Figure Series 12

– Fences

Figure Series 13

– Outdoor living areas

Figure Series 3 – Wall height for lot boundary setbacks

Figure 3d – Cross section, sloped site

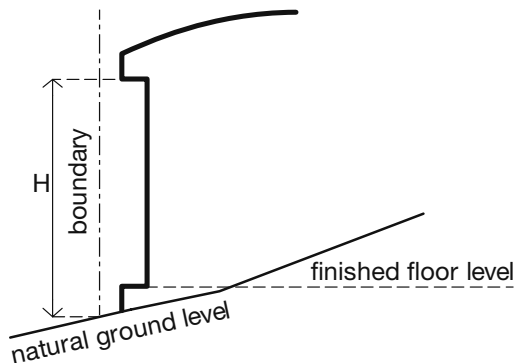


Figure 3e – Cross section, sloped site

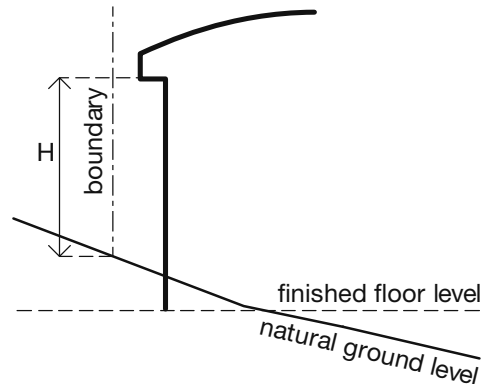


Figure 3f – Cross section, alternate levels with existing retaining wall

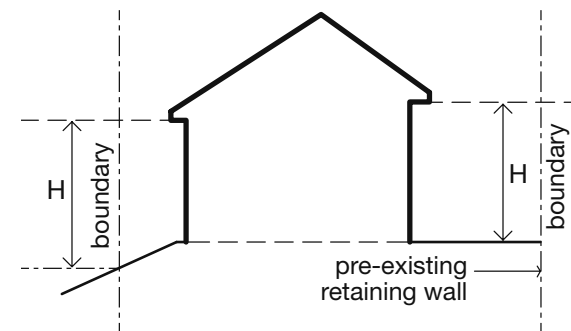
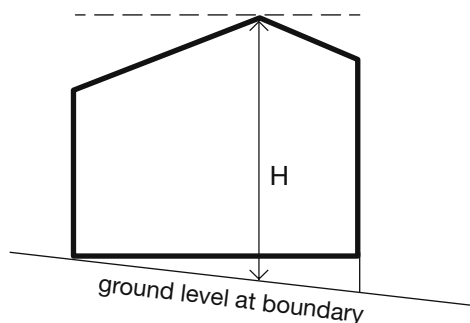


Figure 3g – Skillion roof



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-3g)

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)

Where a **wall** has a skillion roof or gable roof above, the **height** of the wall is calculated to the highest point of a skillion or gable roof (Figure 3g)



[Return to contents page](#)

Figure Series 1
– Site area measurement

Figure Series 2
– Street setbacks

Figure Series 3
– Wall height for lot boundary setbacks

Figure Series 4
– Wall length for lot boundary setbacks

Figure Series 5
– Lot boundary walls

Figure Series 6
– Open space

Figure Series 7
– Building height

Figure Series 8
– Garages and carports

Figure Series 9
– Sight lines

Figure Series 10
– Privacy

Figure Series 11
– Overshadowing

Figure Series 12
– Fences

Figure Series 13
– Outdoor living areas

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)

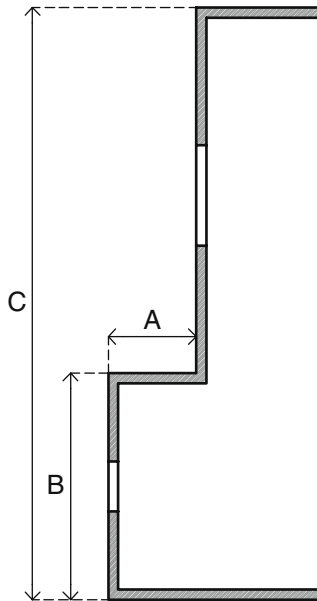


Figure 4b – Portions of wall without major openings

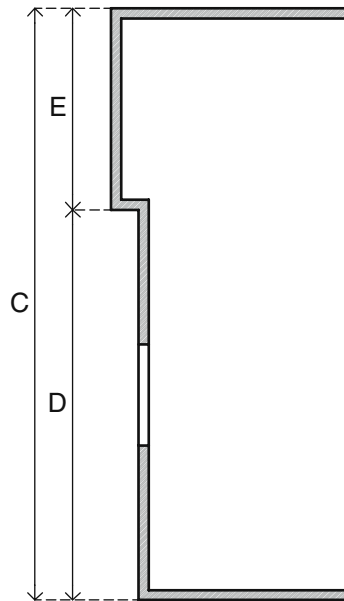
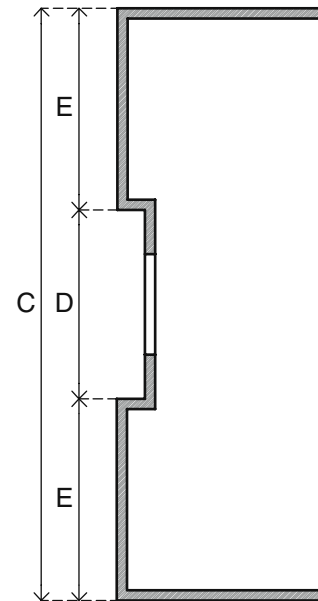


Figure 4c – Walls with multiple articulations



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 clause 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).



[Return to contents page](#)

Figure Series 1
– Site area measurement

Figure Series 2
– Street setbacks

Figure Series 3
– Wall height for lot boundary setbacks

Figure Series 4
– Wall length for lot boundary setbacks

Figure Series 5
– Lot boundary walls

Figure Series 6
– Open space

Figure Series 7
– Building height

Figure Series 8
– Garages and carports

Figure Series 9
– Sight lines

Figure Series 10
– Privacy

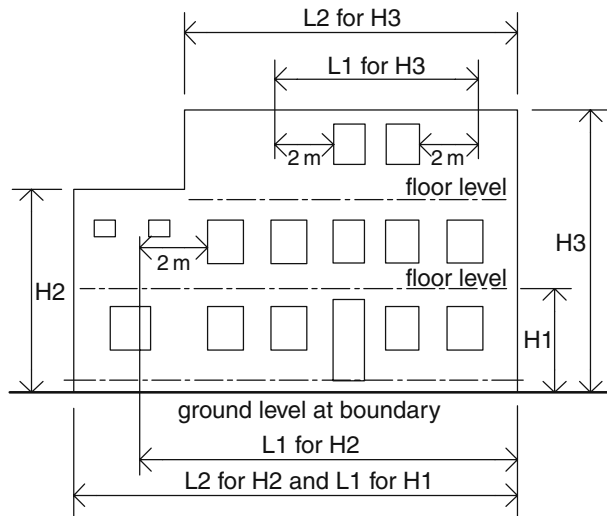
Figure Series 11
– Overshadowing

Figure Series 12
– Fences

Figure Series 13
– Outdoor living areas

Figure Series 4 – Wall length for lot boundary setbacks

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



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 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)



[Return to contents page](#)

Figure Series 1

– Site area measurement

Figure Series 2

– Street setbacks

Figure Series 3

– Wall height for lot boundary setbacks

Figure Series 4

– Wall length for lot boundary setbacks

Figure Series 5

– Lot boundary walls

Figure Series 6

– Open space

Figure Series 7

– Building height

Figure Series 8

– Garages and carports

Figure Series 9

– Sight lines

Figure Series 10

– Privacy

Figure Series 11

– Overshadowing

Figure Series 12

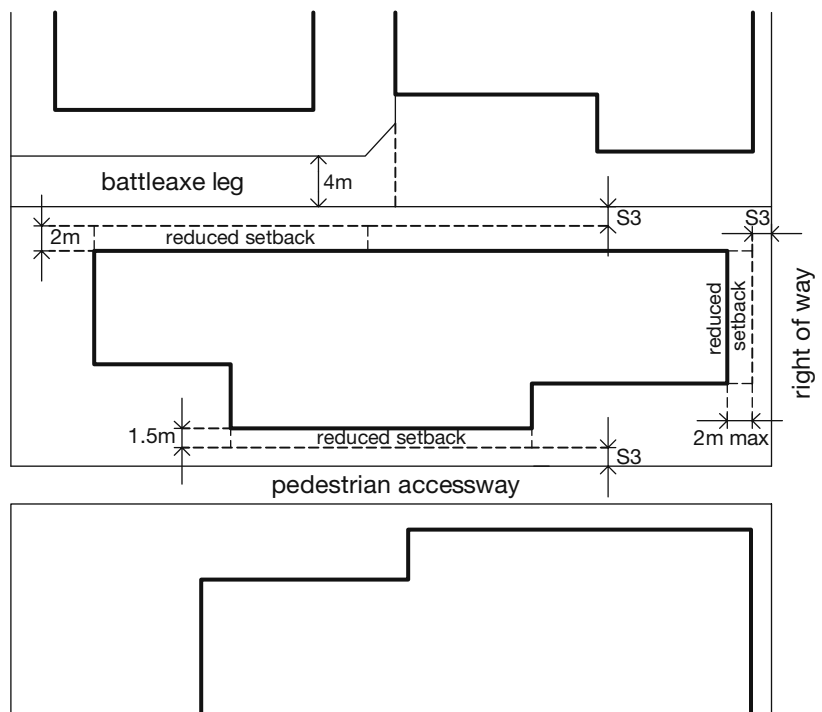
– Fences

Figure Series 13

– Outdoor living areas

Figure Series 4 – Wall length for lot boundary setbacks

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



Notes

S3 Side boundary **setback** ([Table 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.



[Return to contents page](#)

Figure Series 1
– Site area measurement

Figure Series 2
– Street setbacks

Figure Series 3
– Wall height for lot boundary setbacks

Figure Series 4
– Wall length for lot boundary setbacks

Figure Series 5
– Lot boundary walls

Figure Series 6
– Open space

Figure Series 7
– Building height

Figure Series 8
– Garages and carports

Figure Series 9
– Sight lines

Figure Series 10
– Privacy

Figure Series 11
– Overshadowing

Figure Series 12
– Fences

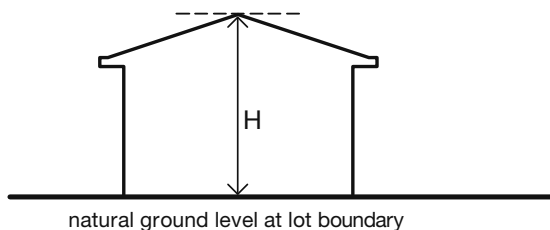
Figure Series 13
– Outdoor living areas

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.

Figure 5a – Elevation: flat site

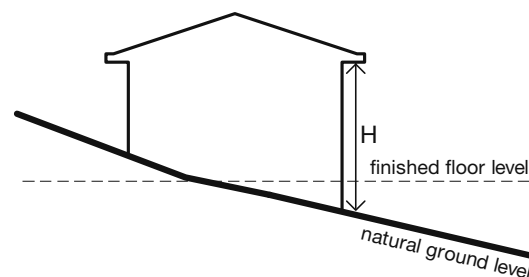


Notes

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.

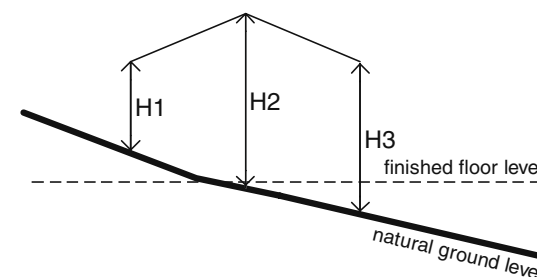
Figure 5b – Elevation: sloped site



Notes

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

Figure 5c – Elevation: sloped site



- 5c 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**.



[Return to contents page](#)

Figure Series 1
– Site area measurement

Figure Series 2
– Street setbacks

Figure Series 3
– Wall height for lot boundary setbacks

Figure Series 4
– Wall length for lot boundary setbacks

Figure Series 5
– Lot boundary walls

Figure Series 6
– Open space

Figure Series 7
– Building height

Figure Series 8
– Garages and carports

Figure Series 9
– Sight lines

Figure Series 10
– Privacy

Figure Series 11
– Overshadowing

Figure Series 12
– Fences

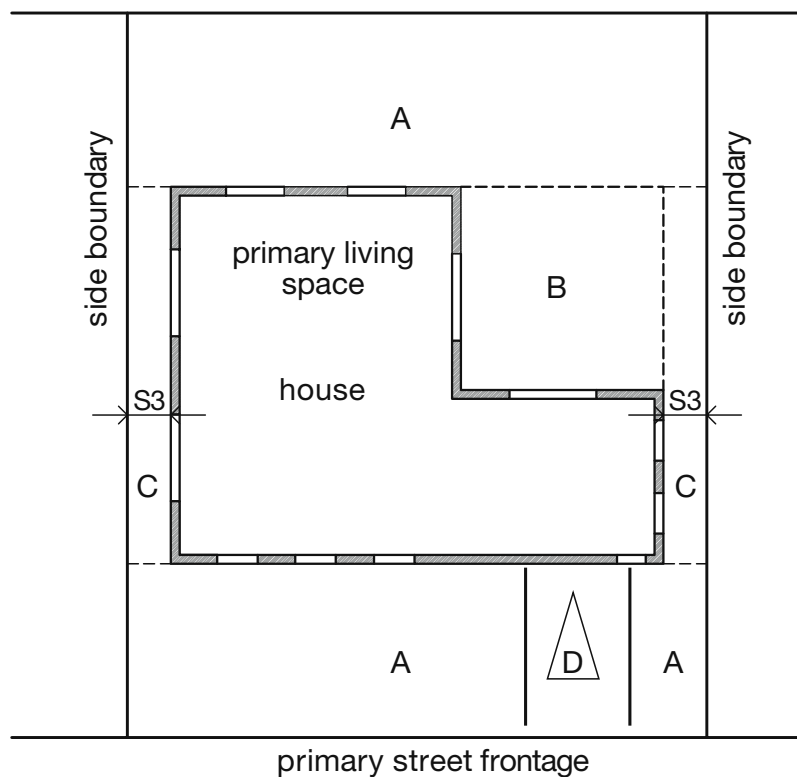
Figure Series 13
– Outdoor living areas

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**.

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



Notes

- S3 Side boundary **setback** (Table 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 Uncovered **driveway** or uncovered car parking spaces

OPEN SPACE = A + B + C + D



[Return to contents page](#)

Figure Series 1
– Site area measurement

Figure Series 2
– Street setbacks

Figure Series 3
– Wall height for lot boundary setbacks

Figure Series 4
– Wall length for lot boundary setbacks

Figure Series 5
– Lot boundary walls

Figure Series 6
– Open space

Figure Series 7
– Building height

Figure Series 8
– Garages and carports

Figure Series 9
– Sight lines

Figure Series 10
– Privacy

Figure Series 11
– Overshadowing

Figure Series 12
– Fences

Figure Series 13
– Outdoor living areas

Figure Series 7 – Building height

Intent

The purpose of Figure Series 7 is to show how to measure **building height** for the purposes of clause 5.1.6.

Figure 7a – Measuring building height

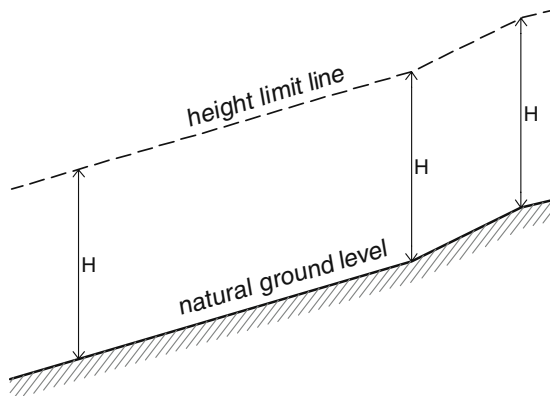
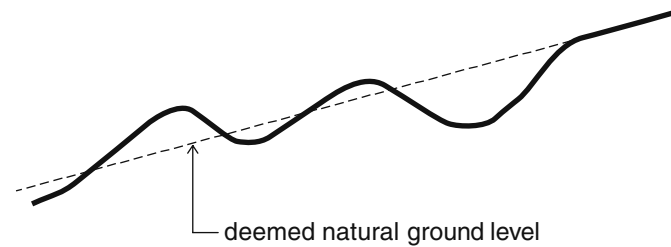


Figure 7b – Deemed natural ground level



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.



[Return to contents page](#)

Figure Series 1
– Site area measurement

Figure Series 2
– Street setbacks

Figure Series 3
– Wall height for lot boundary setbacks

Figure Series 4
– Wall length for lot boundary setbacks

Figure Series 5
– Lot boundary walls

Figure Series 6
– Open space

Figure Series 7
– Building height

Figure Series 8
– Garages and carports

Figure Series 9
– Sight lines

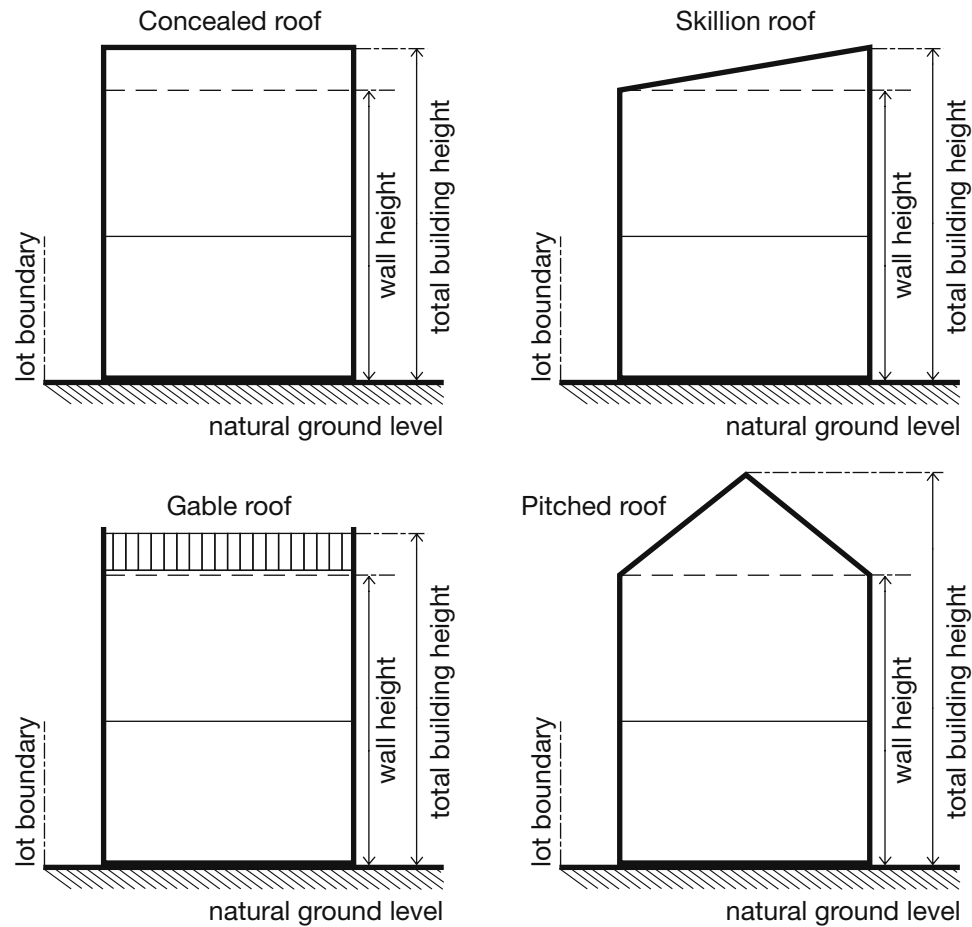
Figure Series 10
– Privacy

Figure Series 11
– Overshadowing

Figure Series 12
– Fences

Figure Series 13
– Outdoor living areas

Figure 7c – Building height calculations (clause 5.1.6)



Two storey example for **wall** and **building height**



[Return to contents page](#)

Figure Series 1
– Site area measurement

Figure Series 2
– Street setbacks

Figure Series 3
– Wall height for lot boundary setbacks

Figure Series 4
– Wall length for lot boundary setbacks

Figure Series 5
– Lot boundary walls

Figure Series 6
– Open space

Figure Series 7
– Building height

Figure Series 8
– Garages and carports

Figure Series 9
– Sight lines

Figure Series 10
– Privacy

Figure Series 11
– Overshadowing

Figure Series 12
– Fences

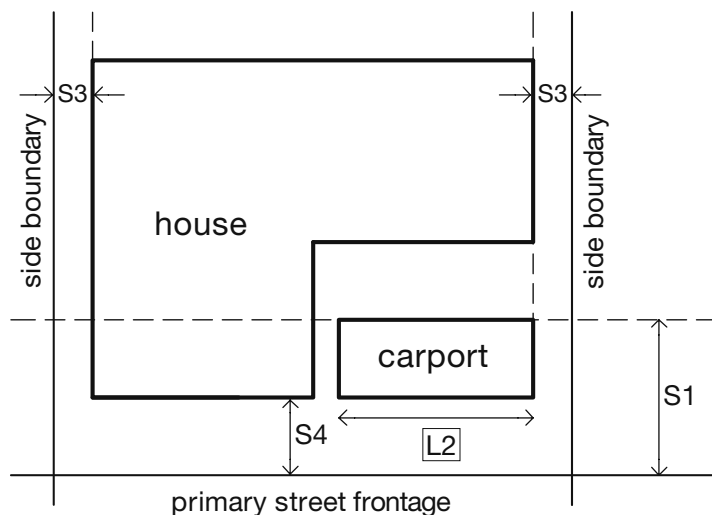
Figure Series 13
– Outdoor living areas

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.

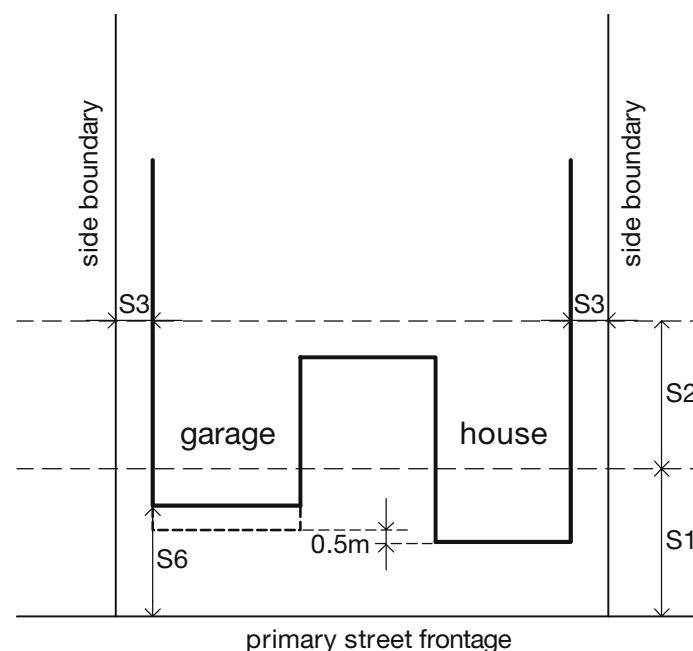
Figure 8a – Carport setbacks (clause 5.2.1 C1.2)



Notes

- S1 **Primary street setback** distance ([Table 1](#))
- S3 Side boundary **setback** ([Table 2a and 2b](#))
- S4 Maximum reduced **setback** (half S1)
- L2 Maximum 60 per cent of **frontage**

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



Note

- 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](#)



[Return to contents page](#)

Figure Series 1

– Site area measurement

Figure Series 2

– Street setbacks

Figure Series 3

– Wall height for lot boundary setbacks

Figure Series 4

– Wall length for lot boundary setbacks

Figure Series 5

– Lot boundary walls

Figure Series 6

– Open space

Figure Series 7

– Building height

Figure Series 8

– Garages and carports

Figure Series 9

– Sight lines

Figure Series 10

– Privacy

Figure Series 11

– Overshadowing

Figure Series 12

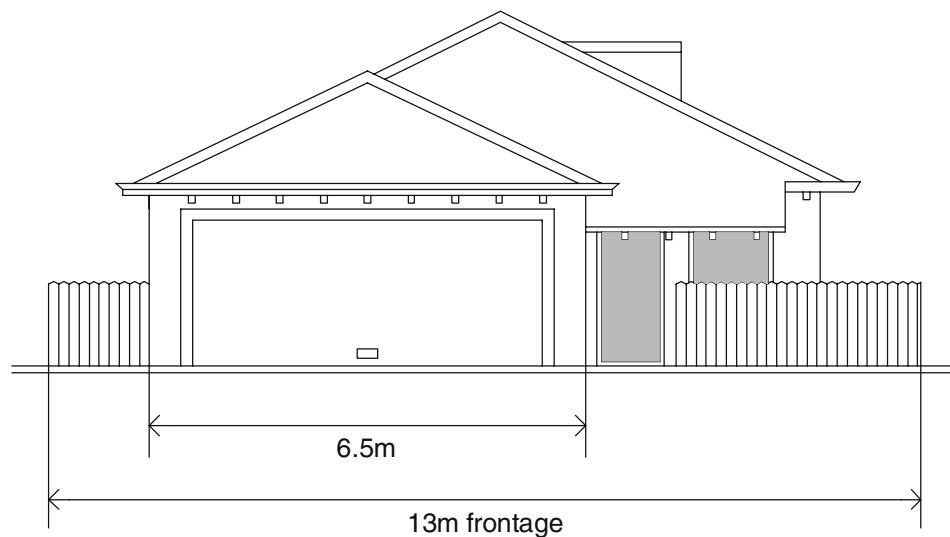
– Fences

Figure Series 13

– Outdoor living areas

Figure Series 8 – Garages and carports

Figure 8c – Garage doors (clause 5.2.2 C2)



Garage doors and its supporting structures
not more than 50% of the **frontage**



[Return to contents page](#)

Figure Series 1
– Site area measurement

Figure Series 2
– Street setbacks

Figure Series 3
– Wall height for lot boundary setbacks

Figure Series 4
– Wall length for lot boundary setbacks

Figure Series 5
– Lot boundary walls

Figure Series 6
– Open space

Figure Series 7
– Building height

Figure Series 8
– Garages and carports

Figure Series 9
– Sight lines

Figure Series 10
– Privacy

Figure Series 11
– Overshadowing

Figure Series 12
– Fences

Figure Series 13
– Outdoor living areas

Figure Series 9 – Sight lines

Intent

The purpose of Figure Series 9 is to illustrate areas to be kept clear for the purposes of clause 5.2.5 C5.

Figure 9a – Locations of truncations or reduced fence height

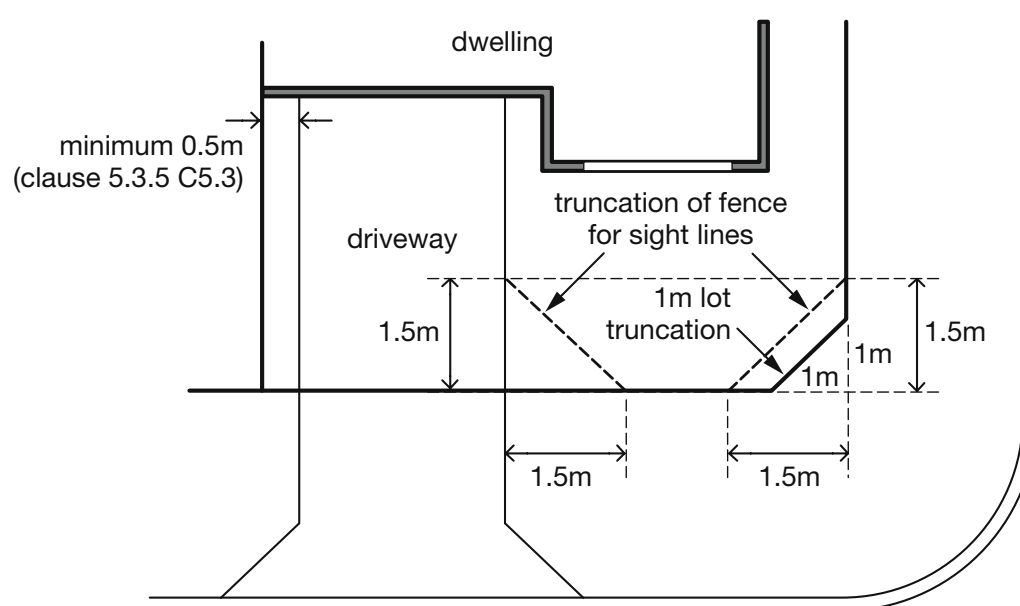


Figure Series 10 – Privacy

Intent

The purpose of figure series 10 is to illustrate how to establish the **cone of vision** to determine overlooking, and how to measure privacy **setbacks** for the purposes of clause 5.4.1 C1.1.

Figure 10a – Establishing the horizontal component of cone of vision

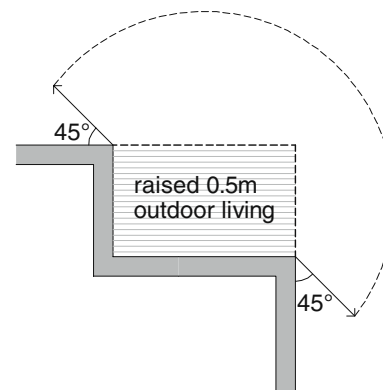
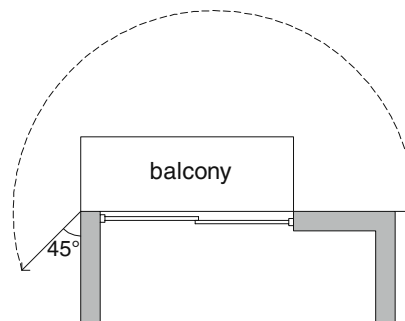
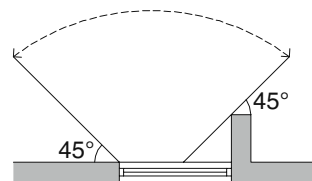
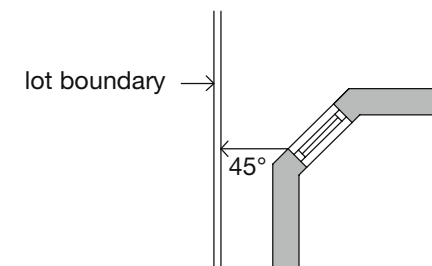
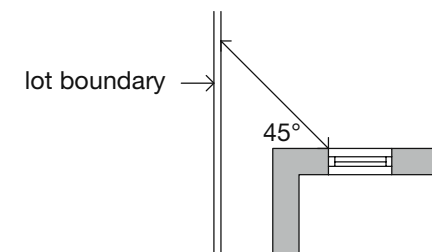
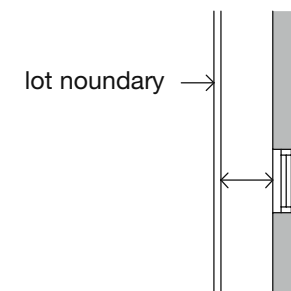


Figure 10b – Measurement of minimum privacy separation distances



[Return to contents page](#)

Figure Series 1
– Site area measurement

Figure Series 2
– Street setbacks

Figure Series 3
– Wall height for lot boundary setbacks

Figure Series 4
– Wall length for lot boundary setbacks

Figure Series 5
– Lot boundary walls

Figure Series 6
– Open space

Figure Series 7
– Building height

Figure Series 8
– Garages and carports

Figure Series 9
– Sight lines

Figure Series 10
– Privacy

Figure Series 11
– Overshadowing

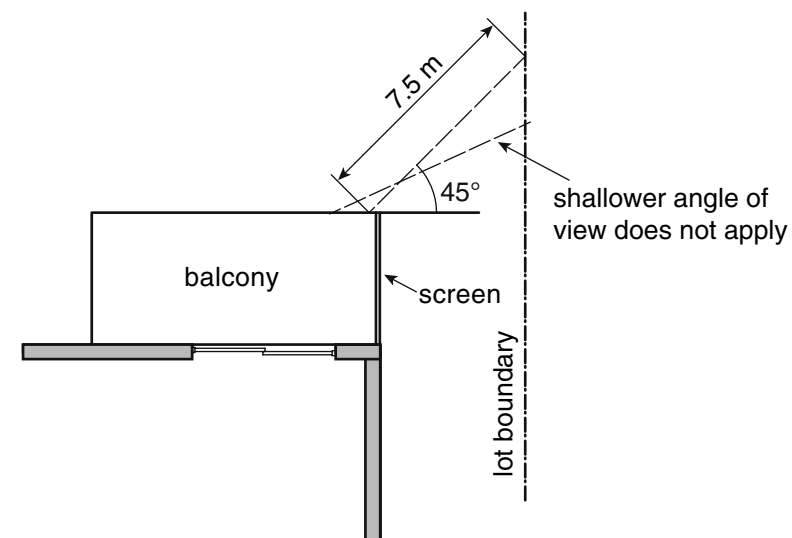
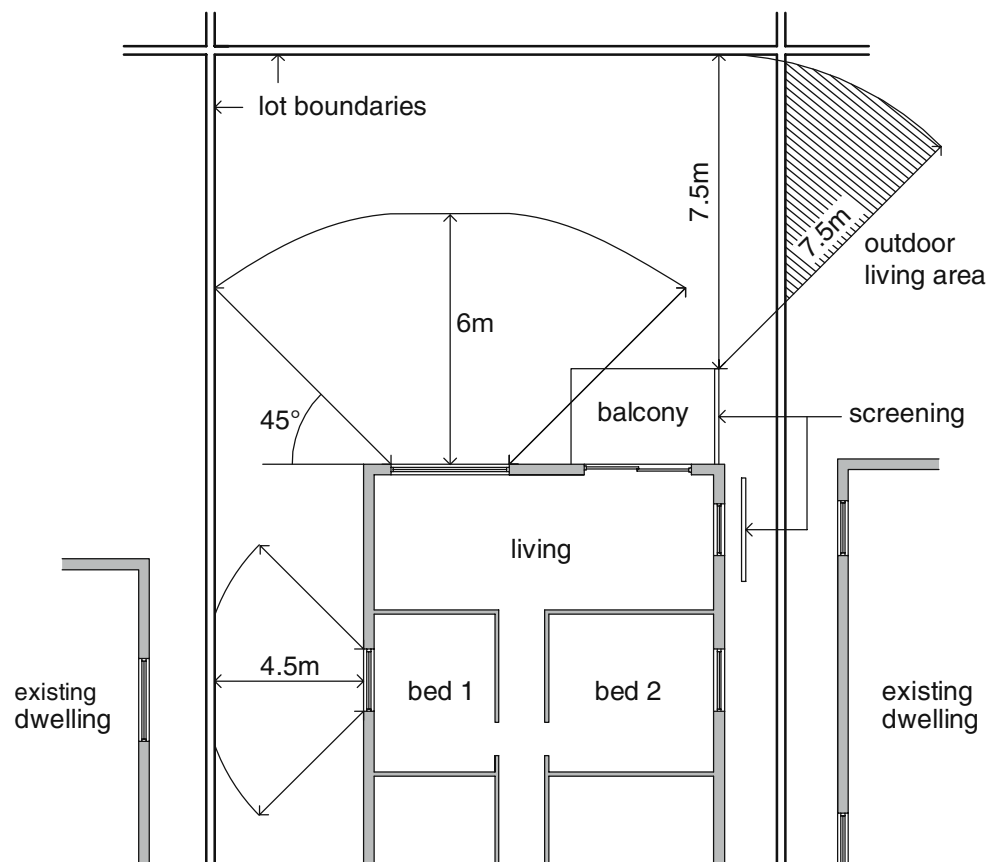
Figure Series 12
– Fences

Figure Series 13
– Outdoor living areas



Figure Series 10 – Privacy

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



Note

Hatching over adjoining **outdoor living** area requires **screening** for compliance as shown.

[Return to contents page](#)

Figure Series 1

– Site area measurement

Figure Series 2

– Street setbacks

Figure Series 3

– Wall height for lot boundary setbacks

Figure Series 4

– Wall length for lot boundary setbacks

Figure Series 5

– Lot boundary walls

Figure Series 6

– Open space

Figure Series 7

– Building height

Figure Series 8

– Garages and carports

Figure Series 9

– Sight lines

Figure Series 10

– Privacy

Figure Series 11

– Overshadowing

Figure Series 12

– Fences

Figure Series 13

– Outdoor living areas



[Return to contents page](#)

Figure Series 1
– Site area measurement

Figure Series 2
– Street setbacks

Figure Series 3
– Wall height for lot boundary setbacks

Figure Series 4
– Wall length for lot boundary setbacks

Figure Series 5
– Lot boundary walls

Figure Series 6
– Open space

Figure Series 7
– Building height

Figure Series 8
– Garages and carports

Figure Series 9
– Sight lines

Figure Series 10
– Privacy

Figure Series 11
– Overshadowing

Figure Series 12
– Fences

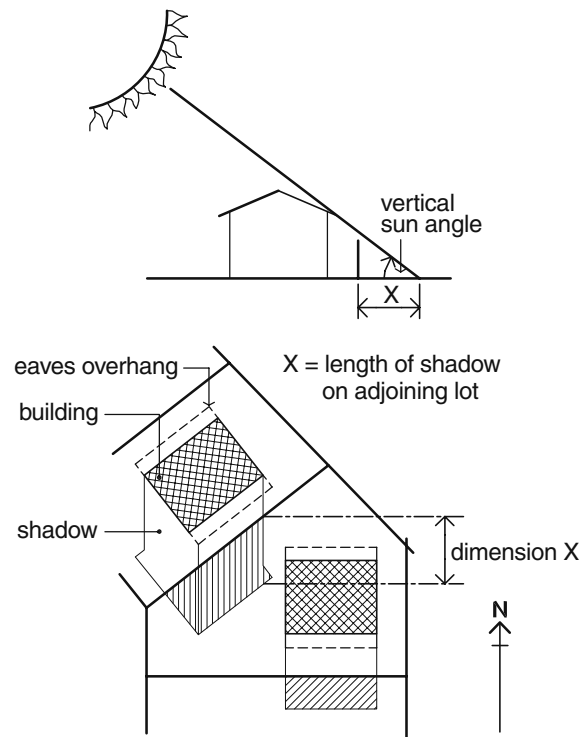
Figure Series 13
– Outdoor living areas

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)



Notes

For methodology on the calculation of overshadowing in Figure 11a, see the explanatory guidelines.

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

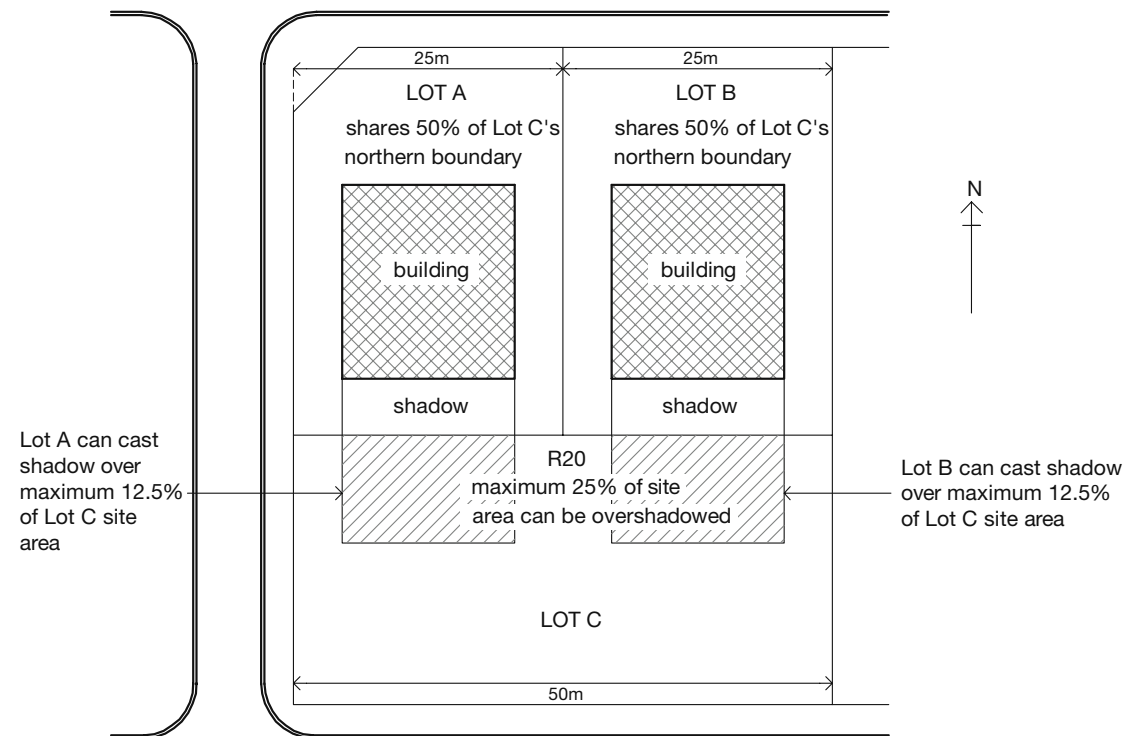
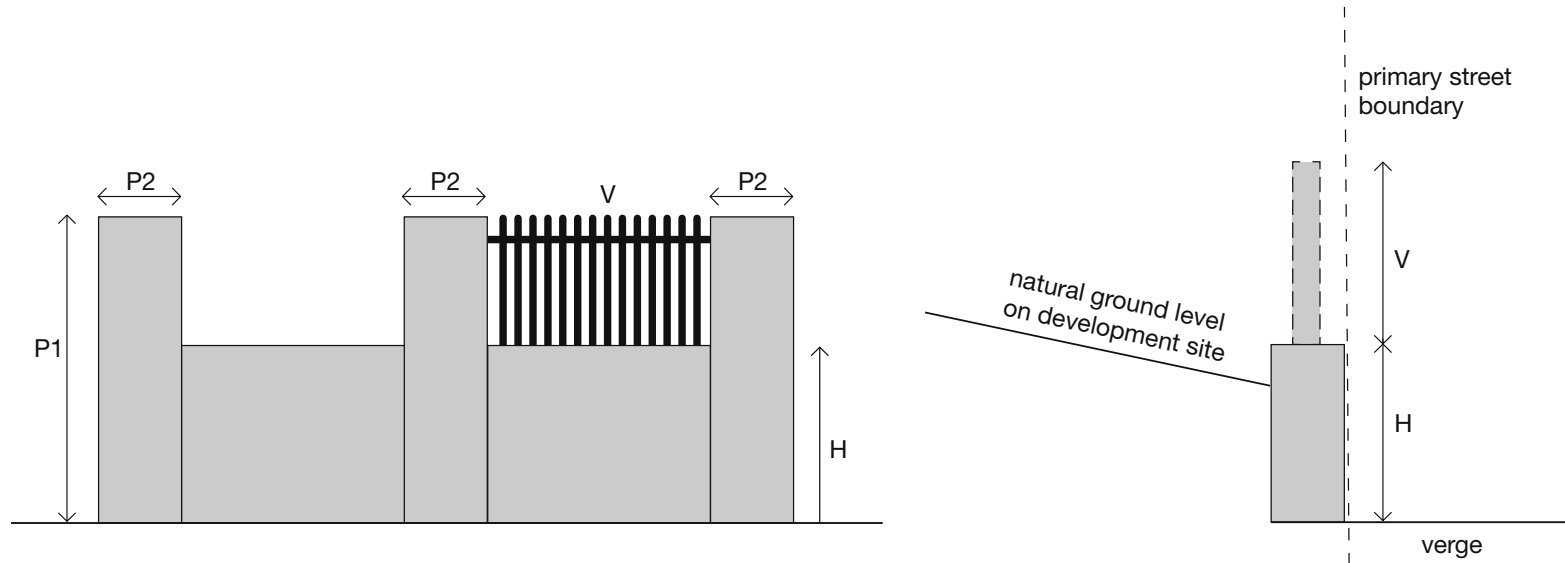


Figure Series 12 – Fences

Figure 12 – Measuring visually permeable fences above 1.2m (Clause 5.2.4)



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

[Return to contents page](#)

Figure Series 1

– Site area measurement

Figure Series 2

– Street setbacks

Figure Series 3

– Wall height for lot boundary setbacks

Figure Series 4

– Wall length for lot boundary setbacks

Figure Series 5

– Lot boundary walls

Figure Series 6

– Open space

Figure Series 7

– Building height

Figure Series 8

– Garages and carports

Figure Series 9

– Sight lines

Figure Series 10

– Privacy

Figure Series 11

– Overshadowing

Figure Series 12

– Fences

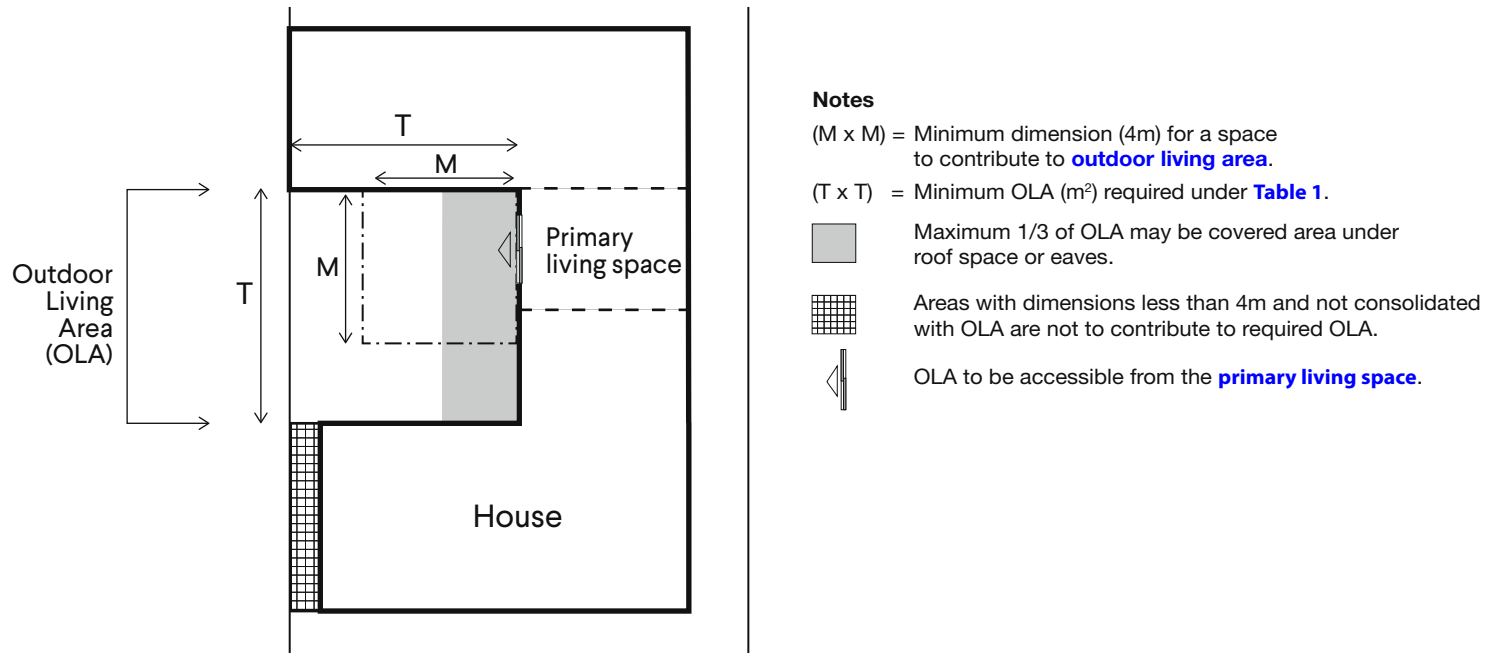
Figure Series 13

– Outdoor living areas



Figure Series 13 – Outdoor living areas

Figure 13 – Dimensions and calculations for outdoor living areas (Clause 5.3.1 C1.1)



[Return to contents page](#)

Figure Series 1
– Site area measurement

Figure Series 2
– Street setbacks

Figure Series 3
– Wall height for lot boundary setbacks

Figure Series 4
– Wall length for lot boundary setbacks

Figure Series 5
– Lot boundary walls

Figure Series 6
– Open space

Figure Series 7
– Building height

Figure Series 8
– Garages and carports

Figure Series 9
– Sight lines

Figure Series 10
– Privacy

Figure Series 11
– Overshadowing

Figure Series 12
– Fences

Figure Series 13
– Outdoor living areas

