



SMALL DWELLINGS

What is a Small Dwelling?

The Residential Design Codes – Volume 1 (R-Codes) defines a Small Dwelling as:

“A single house or grouped dwelling with an internal floor area no greater than 70m²; or a multiple dwelling with an internal floor area no greater than 60m².”

Do I need Development Approval (Planning Approval)?

Development approval is not required for a small dwelling if they satisfy all of the deemed-to-comply requirements of the City’s Policy No. 7.1.1 Built Form Volume 1 (Built Form Policy) and the R-Codes Volume 1.

If your small dwelling design does not satisfy all of the deemed-to-comply requirements of the Built Form Policy and R-Codes you will need to submit an application for development approval to the City for consideration.

A copy of the R-Codes can be found [here](#) and a copy of the City’s Built Form Policy can be found [here](#).

Development approval is required for all ancillary dwellings located on properties subject to heritage protection under the State Heritage Register or the City’s [Heritage List](#).

Are there any special provisions that relate to small dwellings?

Small Dwellings are subject to site area concessions listed within the Residential Design Codes Volume 1 Part D under C.1.1.6 or C1.1.7 depending on the R-Coding of the lot in questions by up to 35%.

To be able to receive the site area concession you will need to demonstrate compliance with the following:

R30 – R40	R50 and above
<ul style="list-style-type: none"> a) For single houses and grouped dwellings, no site is less than 100m²; and b) For development or subdivision of 4 or more dwellings or sites, the site area reduction is limited to a maximum 50 percent of the total number of dwellings or sites. 	<ul style="list-style-type: none"> a) For single houses and grouped dwellings, no site is less than 100m²; and b) The site area reduction is limited for small dwellings to a maximum 50 percent of the total number of dwellings or sites.

What are the design requirements for a small dwelling?

Under the Residential Design Codes Volume 1 the following standards apply to a small dwelling:

Site Area	
Part B	Part C
Small dwellings subject to the site area concession of Part D, C1.1.6 shall comply with the following: <ul style="list-style-type: none"> a) A maximum internal floor area of 70m² b) Parking provided in accordance with the table in 5.3.3 Parking C3.1; and c) All other provisions of the R-Codes Volume 1 	Small dwellings subject to the site area concession of Part D, C1.1.6 or C1.1.7 shall comply with the following: <ul style="list-style-type: none"> a) For single houses and grouped dwellings, a maximum internal dwelling floor area of 70m², or for multiple dwellings a maximum internal floor area of 60m². b) Parking provided in accordance with Table 2.3a; and c) All other provisions of the R-Codes Volume 1



The table below outlines the R-Codes deemed-to-comply requirements relating to small dwellings and provides an explanation of how each one should be interpreted and satisfied.

Deemed-to-Comply Requirement	How this is determined / Can be achieved																												
<p>Internal Floor Area The small dwelling has a maximum internal floor area of 70m² or 60m² for multiple dwellings.</p>	<p>Internal Floor Area means: “...the internal area measured within the finished surfaces of the walls, and includes the area occupied by any cupboard or other built-in furniture, fixture or fitting but excludes any garages.”</p>																												
<p>Car Parking Parking is provided in accordance with the R-Codes Clause 5.3.3 (Part B) or Clause 2.3 (Part C). Car parking must be</p>	<p>The number of car parking spaces required is determined based on the distance of the site from a high frequency bus route and/or rail route and the relevant planning framework:</p> <table border="1" style="margin-left: 20px;"> <thead> <tr> <th colspan="2"></th> <th colspan="3">Car Parking Spaces</th> </tr> <tr> <th colspan="2"></th> <th>Minimum Location A</th> <th>Minimum Location B</th> <th>Maximum Covered</th> </tr> </thead> <tbody> <tr> <td colspan="2">Part B</td> <td>1</td> <td>1</td> <td>N/A</td> </tr> <tr> <td rowspan="3">Part C</td> <td>1 Bed</td> <td>Nil</td> <td>1</td> <td>1</td> </tr> <tr> <td>2 Bed</td> <td>Nil</td> <td>1</td> <td>2</td> </tr> <tr> <td>3 Bed</td> <td>1</td> <td>1</td> <td>2</td> </tr> </tbody> </table> <p>Location A:</p> <ul style="list-style-type: none"> • 800m walkable catchment of a train station on a high-frequency rail route. • 250m walkable catchment of a transit stop <ul style="list-style-type: none"> ○ On a high-frequency transit route; or ○ That has multiple transit routes, that when combined stop every 15 minutes during weekday peak periods (7am – 9am and 5pm – 7pm);or • The defined boundaries of an activity centre. <p>Location B: Includes all land that is not within Location A.</p> <p>Any required car parking spaces must be provided on-site. On street parking spaces cannot be used for the purpose of satisfying the R-Codes deemed-to-comply requirements.</p>			Car Parking Spaces					Minimum Location A	Minimum Location B	Maximum Covered	Part B		1	1	N/A	Part C	1 Bed	Nil	1	1	2 Bed	Nil	1	2	3 Bed	1	1	2
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<p>Site Cover The small dwelling shall comply with the open space/ site cover requirements of the R Codes.</p>	<table border="1" style="margin-left: 20px;"> <thead> <tr> <th>Zoning</th> <th>Open Space</th> </tr> </thead> <tbody> <tr> <td>R20/ R25</td> <td>50% of site area</td> </tr> <tr> <td>R30/ R40</td> <td>45% of site area</td> </tr> <tr> <td>R50/ R60</td> <td>40% of site area</td> </tr> <tr> <td>R80</td> <td>30% of site area</td> </tr> </tbody> </table> <p><i>Note different requirements apply for Multiple Dwellings</i></p>	Zoning	Open Space	R20/ R25	50% of site area	R30/ R40	45% of site area	R50/ R60	40% of site area	R80	30% of site area																		
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<p>Outdoor Living Area/Private Open Space The small dwelling must provide an outdoor living area or primary garden area in accordance with the R Codes Volume 1 as applicable.</p>	<p>Requirements as follows:</p> <table border="1" style="margin-left: 20px;"> <thead> <tr> <th colspan="4">R Codes Volume 1 Part B</th> </tr> <tr> <th>R-Code</th> <th>Minimum outdoor living area (m² per dwelling)</th> <th>Minimum uncovered area (m²)</th> <th>Minimum dimension</th> </tr> </thead> <tbody> <tr> <td>R20</td> <td>30</td> <td>20</td> <td rowspan="5">4m x 4m</td> </tr> <tr> <td>R25</td> <td>30</td> <td>20</td> </tr> <tr> <td>R30</td> <td>24</td> <td>16</td> </tr> <tr> <td>R35</td> <td>24</td> <td>16</td> </tr> <tr> <td>R40</td> <td>20</td> <td>13.3</td> </tr> </tbody> </table>	R Codes Volume 1 Part B				R-Code	Minimum outdoor living area (m ² per dwelling)	Minimum uncovered area (m ²)	Minimum dimension	R20	30	20	4m x 4m	R25	30	20	R30	24	16	R35	24	16	R40	20	13.3				
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R35	24	16																											
R40	20	13.3																											



R Codes Volume 1 Part C				
	Site Area (m ²)	Minimum primary garden area (m ² per dwelling)	Maximum permanent roof cover (m ²)	Minimum dimension
	100 – 130	20	0m ² (open to the sky)	3m x 3m
	131 – 160	25		
	161 – 190	30	1/3 of the provided primary garden area	
	191 – 220	35		
	>220	40		
<i>Note different requirements apply for Multiple Dwellings</i>				
All standard requirements of the R Codes continue to apply.				

How do I determine what if my site is relevant to Part B or C of the R-Codes?

Part B and C of the R-Codes are two different set of design standards that apply to proposed developments. Part B relates to lower density outcomes and Part C is intended to reflect medium density type designs.

To determine what part of the R-Codes relate to your chosen property consult the following table:

R Codes		Single Houses	Grouped Dwelling	Multiple Dwellings
Volume 1	Part B	R40 and below	R25 and below	R10 to R25
	Part C	R50 and above	R30 and above	R30 to R60

If you require further information on how to determine what framework applies, see the [Information Sheet on Which Planning Framework Applies to my Development](#).

Can I find out if my Small Dwelling requires Development Approval?

Yes, the City offers a 'Deemed-to-Comply' check service that can confirm whether or not a development application will be required from the City. Further information about the process including fees and application forms can be found [here](#) on the City's website.

A deemed-to-comply check only relates to developments that take place on single house lots and not grouped dwellings.

How long does the Development Application process take?

The City has 60 days in which to determine the application or 90 days if the application requires community consultation.

Clause 75(c) of the *Planning and Development (Local Planning Schemes) Regulation 2015* states that applications may take longer than 90 days where it is agreed to in writing between the local government and the applicant.

How long do I have to build my Small Dwelling?

Development approvals are valid for 2 years from the date of approval and so the construction of the small dwelling must be substantially commenced within this time period.

What information do I need to submit to the City for a Development Application?

Please refer to the [Alterations and Additions to Dwellings - Development Application Checklist](#) for a full list of information to be submitted as part of your application for an ancillary dwelling.



All of the City's development approval application forms and checklists can be found on the City's [website](#).

Do I need a Building Permit?

Applying for development approval and a building permit are two separate processes, both controlled under different legislation. A building permit ensures that the building is structurally safe and complies with the relevant building legislation. A Building Permit is required for all ancillary dwellings. You will need to obtain a building permit prior to the construction of a small dwelling.

If you would like further information on the Building Permit process and requirements, please contact the City on **9273 6000**.

Do you have more questions?

The City is unable to confirm if a proposal will be supported in the absence of a formal development applications. However, applicants can discuss planning proposals and preliminary plans with the City's Urban Planners. Urban Planners can provide general advice to applicants on a proposed development or land use and the information required to lodge a complete application.

A Duty Planner is available to talk to at the City's Administration Office Monday to Friday, 8.30am to 5.00pm, in person or on the phone.

Phone: 9273 6000

Email: mail@vincent.wa.gov.au

Address: Main Administration Building, 244 Vincent Street, Leederville 6007, WA

Disclaimer: *This information is produced by the City of Vincent in good faith and the City accepts no responsibility for any ramifications or repercussions for providing this information. Verification with the original planning schemes, relevant development approvals and other relevant documents is recommended for detailed references.*