



Department of Planning



Western Australian Planning Commission

R-Codes

State Planning Policy 3.1 Residential Design Codes

R-Codes Amendments 2015

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R-Codes Amendments 2015

1. Modify Table 1 as follows:
 - replace R30 with R40 in the heading;
 - include multiple dwellings under R30 and 35 R-Codes;
 - apply a site area per multiple dwelling standard of 300m² for R30 and 260m² for R35;
 - apply the same open space (minimum total % of site) requirement that currently applies to single house or grouped dwellings under R10 to R35 to multiple dwellings under R10 to R35;
 - apply a primary street setback of 4m, secondary street setback of 1.5m and other/rear setback of * under R30 & 35; and,
 - delete the minimum frontage (m) requirement for multiple dwellings under R10 to R25.

2. Amend clause 5.1.1 Site area C1.2 iii as follows:-
 - replace R30 with R40

3. Amend clause 5.3.3 Parking C3.1 regarding multiple dwelling parking under Part 5 as follows:
 - insert following new clause 5.3.3 C3.3:

*C3.3 The minimum number of on-site car parking spaces is provided for each **multiple dwelling** as required by clause 6.3.3 C3.1.*

4. Amend clause 6.1.4 Lot boundary setbacks C4.1 regarding multiple dwelling setbacks as follows:
 - replace R30 with R40.

5. Modify Table 4 as follows:
 - amend heading from R30 to R40; and
 - remove R30 and 35 R-Codes and corresponding requirements from columns 2 to 6.

6. Modify Part 5 and 6 headings as follows:
 - *Part 5 - Design elements for all single house(s) and grouped dwellings; and multiple dwellings in areas coded less than R40*
 - *Part 6 - Design elements for multiple dwellings in areas coded R40 or greater; within mixed use development and activity centres*

7. Amend clause 6.3.3 Parking C3.1 regarding multiple dwelling parking under Part 6 as follows:

*C3.1 The following minimum number of on-site car parking spaces is provided per **multiple dwelling**:*

Plot ratio area and type of multiple dwelling	Car parking spaces	
	Location A	Location B
<i>Less than 110m² and/or 1 or 2 bedrooms</i>	1	1.25
<i>110m² or greater and/or 3 or more bedrooms</i>	1.25	1.5
<i>Visitors car parking spaces (per dwelling)</i>	0.25	0.25

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**, measured in a straight line from along any part of the route to any part of a lot.

B = not within the distances outlined in A above.

8. Modify clause 5.3.5 Vehicular access by inserting new sub-clauses regarding vehicular access from a communal street as follows:

- insert new clause 5.3.5 C5.7:

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.

- renumber clause 5.3.5 P5 to P5.1.
- insert new clause 5.3.5 P5.2:

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.

9. Modify clause 5.1.2 Street setback C2.4 regarding the street setback of a porch, balcony, verandah, chimney or the equivalent as follows:

*C2.4 A porch, **balcony, verandah**, chimney or the equivalent may project not more than 1m into the **street setback area**, and this projection is not subject to a compensating open area under clause 5.1.2 C2.1iii, provided that the total of such projections does not exceed 20 per cent of the frontage at any level. (refer **Figure 2b**).*

10. Modify clause 5.3.8 Retaining walls C8.2 as follows:

C8.2 Where a retaining wall less than 0.5m high is required on a lot boundary, it may be located up to the lot boundary or within 1m of the lot boundary to allow for an area assigned to landscaping, subject to the provisions of clause 5.3.7.

11. Modify clause 6.3.7 Retaining walls C7 as follows:

C7 Where a retaining wall less than 0.5m high is required on a lot boundary, it may be located up to the lot boundary or within 1m of the lot boundary to allow for an area assigned to landscaping, subject to the provisions of clause 6.3.6.

12. Modify clause 5.4.3 Outbuildings C3 as follows:

C3 Outbuildings that:

- i are not attached to a **dwelling**;*
- ii are non-habitable;*
- iii collectively do not exceed 60m² in area or 10 per cent in aggregate of the **site area**, whichever is the lesser;*
- iv do not exceed a **wall height** of 2.4m;*
- v do not exceed ridge height of 4.2m;*
- vi are not within the **primary** or **secondary street setback area**;*
- vii do not reduce the amount of **open space** required in **Table 1**; and*
- viii are set back in accordance with **Tables 2a** and **2b**.*

13. Modify clause 6.4.4 Outbuildings C4 as follows:

C4 Outbuildings that:

- i are not attached to a **dwelling**;*
- ii are non-habitable;*
- iii collectively do not exceed 60m² in area or 10 per cent in aggregate of the **site area**, whichever is the lesser;*
- iv do not exceed a **wall height** of 2.4m;*
- v do not exceed ridge height of 4.2m;*
- vi are not within the **primary** or **secondary street setback area**;*
- vii do not reduce the amount of **open space** required in **Table 4**; and*
- viii are set back in accordance with **Tables 2a** and **2b**.*

14. Modify clause 6.1.4 lot boundary setbacks as follows:

- Amend C4.2 to read as follows:
C4.2 *In areas coded R80–R160 and/or R-AC, the **development** complies with minimum **lot boundary setback** requirements as set out in **Table 5** subject to any additional measures in other elements of the R-Codes.*
- modify C4.2i. and ii. and renumber as C4.3 to read as follows:
C4.3 *A **wall** may be built up to a **lot boundary**, where it abuts an existing or simultaneously constructed **wall** of equal or greater proportions; or a **wall** may be built up to one side **lot boundary** if it has a maximum height and average height as set out in **Table 4** and a maximum length of two-thirds the length of this boundary.*
- Existing C4.3 is renumbered C4.4:
C4.4 *Separate **multiple dwellings** facing multiple dwellings on the same **site**, are to be set back from each other as though there were a boundary between them.*
- Insert a new clause C4.5 as follows:
C4.5 *Where the subject **site** and an affected adjoining **site** are subject to different density codes, in accordance with 6.1.4 C4.3, the length and height of the boundary **wall** on the boundary between them is determined by reference to the lower density code.*

15. Modify the definition of **Outbuilding** to read as follows:

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

16. Modify the definition of **Plot ratio area** to read as follows:

*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.*

17. Modify the definition of **Pergola** to read as follows:

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

18. Modify heading of Table 5 to read as as follows:

Lot boundary setbacks for sites with an R-Code of R80 and greater or R-AC

19. Modify notes to Figure series 3 to read as follows:

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 roof (Figure 3a-3h, 3b and 3c).

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 (Figure 3b, 3d, 3f and 3h).

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 and 3g).

20. Modify Figure 11a as follows:

- Remove L1 for H2 from top of figure.

21. Modify Figure 2b as follows:

- Remove 6.2.2A2.i from bottom of figure.

22. Modify Table 2a as follows:

- wall height at 4.0m and length at 17m = 1.6m

23. Modify Table 2b as follows:

- wall height at 5.0m and length at 19m = 4.0m
- wall height at 7.0m and length at 19m = 5.2m
- Wall height at 6.5m and length at 14m = 4.0m
- Wall height at 8.0m and length at 14m = 4.8m
- Wall height at 8.0m and length at 16m = 5.2m
- Wall height at 8.5m and length at 19m = 6.1m