

Information Sheet

RESIDENTIAL DESIGN CODES AND VARIATIONS

WHAT ARE THE 'R-CODES'

The R-Codes is a State Planning Policy that guides development on 'Residential' zoned lots. Essentially it is a table that lists two things: (1) Design Principles (objectives) that must be achieved, and (2) the 'conditions' to meet to automatically achieve the Design Principles. These conditions are called 'Deemed to Comply' provisions. In the R-Codes, it's all about meeting the Design Principles.

The R-Codes deal with things like:

- Dwellings, units, apartments
- Privacy to neighbours' houses and yards
- Building heights
- Setbacks from streets and boundaries
- Lot sizes
- Open space - Outdoor area

The R-Codes control how densely (tightly) an area will be developed, by assigning a residential 'code' such as R20, R30, etc. to each residential lot. Lower codes are for big lots with more open space to boundaries. Higher codes result in smaller lots with more development, closer to boundaries (higher development density).

The coding for lots is shown on the Shire's Town Planning Scheme No.3 (TPS3) maps, or on approved Residential Structure Plans. TPS3 also has particular requirements in areas indicated on the scheme maps as 'Bushland Development'— see page 44 in the Scheme Text.

Turn over for common codes or view the full R-Codes on the Department of Planning, Lands and Heritage (DPLH) website.

WHAT DOES THIS MEAN FOR ME?

Generally, a single house or shed on a residential lot that meets the Deemed to Comply requirements of the R-Codes does not need Development Approval ('DA', or planning consent). That's because if the Deemed to Comply requirements are met, the Design Principles are 'deemed' to be met also (Remember how it's all about meeting the Design Principles?).

If the Deemed to Comply requirements are not met for any relevant section of the R-Codes, and if there is no exemption in the Shire's 'Exempted Development and Land Use Policy', you will need to apply for a DA. Your application must demonstrate in writing how the Design Principle is still met even though your design varies the 'Deemed to Comply' provisions.

TYPES OF RESIDENTIAL DEVELOPMENT

DWELLING	BUILDING TYPE
Single	One house on a lot
Grouped	Two or more dwellings on a lot
Multiple	Apartments
Ancillary	Granny Flat
Outbuilding	Shed for personal use/storage

WHAT ABOUT MY NEIGHBOURS?

If the design impacts a neighbouring property, the Shire will need to consult the owners of the property (not tenants) and provide them with a copy of the application and plans, in most cases. Alternatively, you can request your neighbours' consent yourself by using the 'Form 87 – Consent or Objection: Adjoining Owners'. You will need to complete it with your neighbours, and submit it with your application. Your neighbours will need to sign each of your plans as well and they must be included with your application.



SUMMARY OF SOME COMMON CODE REQUIREMENTS

Please note: This does not detail all requirements or all codes.

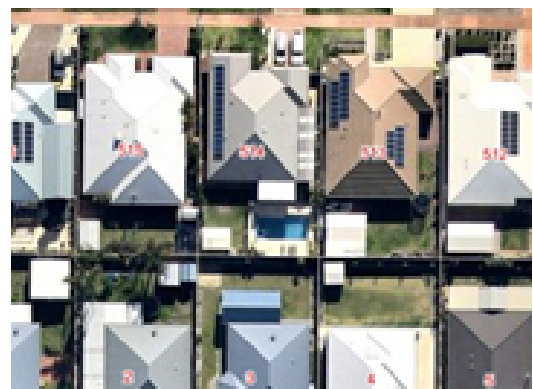
R-12.5

- For single and grouped dwellings (such as units), the minimum site area is 700m², and the average site area is 800m², per dwelling
- As an example, this equates to 2 dwellings on a 1600m² lot
- At least 55% of the lot size must be open space (i.e. not built on)
- Minimum 'primary street' setback = 7.5m



R-20

- For single and grouped dwellings (such as units), the minimum site area is 350m², and the average site area is 450m², per dwelling
- As an example, this equates to 2 dwellings on a 900m² lot
- At least 50% of the lot size must be open space (i.e. not built on), with 30m² at least being private outdoor living area
- Minimum 'primary street' setback = 6m



COMMON CODE REQUIREMENTS CONTINUED...

R-30

- For single and grouped dwellings (such as units), the minimum site area is 260m², and the average site area is 300m², per dwelling.
- As an example, this equates to 3 dwellings on a 900m² lot
- At least 45% of the lot size must be open space (i.e. not built on), with 24m² at least being private outdoor living area
- Minimum 'primary street' setback = 4m



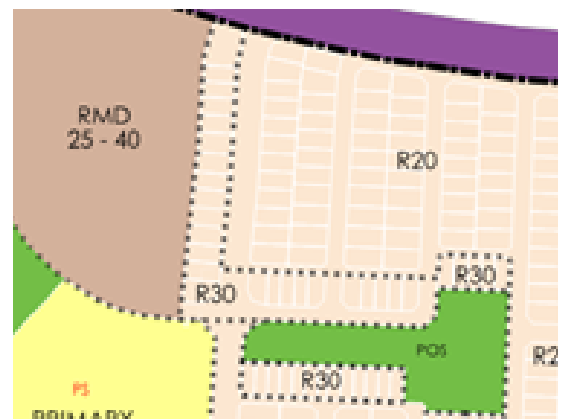
R-40

- For single and grouped dwellings (such as units), the minimum site area is 180m², and the average site area is 220m², per dwelling.
- As an example, this equates to 4 dwellings on a 880m² lot
- Multiple dwellings are assessed in accordance with the R-Codes vol.2, and are based on a 'plot ratio' rather than site area
- Maximum building heights for multiple dwellings is 2 storeys
- Minimum 'primary street' setback = 4m



R-MD CODES

- The R-MD codes are medium-density, single house development standards that are 'alternative' deemed-to-comply requirements for constrained sites.
- The R-MD codes only apply to sites identified as such on a Local Development Plan (LDP), or in a Local Structure Plan that is listed in the Shire's Local Planning Policy 'Variation to Deemed-To-Comply Requirements of the R-Codes'.



COMMON CODE REQUIREMENTS CONTINUED...

SPLIT CODES (E.G R12.5/30)

- Lots with split density codes can be developed at the higher code ('upcoded') if:
 - The lot frontage is at least 40m, and
 - There will be only one crossover (unless the frontage is 55m+ wide), and
 - There will be at least two dwellings looking over and fronting the street.
- Alternatively, TPS3 allows the lots to be developed at R20 standards (clause 3.4.1 of TPS3).







APPLICATION FOR R-CODES VARIATION

The minimum requirements for an application to vary the requirements of the R-Codes are:

- Completed Form 110 – Application for Development
- Completed Form 87 - Consent/Objection Form Adjoining Owners, and complete set of plans each signed by all adjoining landowners, if you are obtaining neighbours' consent yourself (otherwise the Shire may need to advertise to your neighbours).
- All information outlined in the checklist attached to the Application for Development Approval, and in the Regulations (includes titles, detailed plans, and written justification for the proposal in most cases)

Application forms and fees are available on the Shire's website under 'Forms & Fees'. The 'applicant' does not need to be an owner of the lot, but every owner of the lot must sign the completed application form.

LODGING AN APPLICATION

LODGEMENT METHOD:	PAYMENT:
ONLINE: Applications may be made to records@dardanup.wa.gov.au Documents in PDF format	 Upon receipt of your completed application, Shire officers will contact you for payment.
BY POST: Applications may be posted to: PO Box 7016, Eaton WA 6232.	 Cheques payable to: Shire of Dardanup PO Box 7016, Eaton WA 6232
IN PERSON: Applications may be submitted to the Shire of Dardanup Offices	 Payment can be made via cheque, cash or EFTPOS at reception.
Need more information or help?	 Call 9724 0000 or email planning@dardanup.wa.gov.au