

## INFORMATION SHEET

# RESIDENTIAL DESIGN CODES & VARIATIONS

### WHAT ARE THE 'R-CODES'?

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' that will 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 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 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 coding for lots is shown on the Shire's Town Planning Scheme No.9 (TPS9) maps, or on approved Residential Structure Plans. TPS9 also has particular requirements in areas indicated on the scheme maps as 'Bushland Development'— see page 45 in the scheme text.

Please review common codes on the following page 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 Development Approval. Your application must demonstrate in writing how the Design Principle is still met even though your design varies the 'Deemed to Comply' provisions.

## RECENT AMENDMENTS TO RESIDENTIAL DESIGN CODES

The 2024 R-Codes were prepared as a series of amendments to State Planning Policy 7.3 Residential Design Codes ('R-Codes') to deliver better housing choice across Western Australia and reflect our changing lifestyles and housing needs to create more vibrant communities.

The R-Codes have been split into Two Volumes,

- Volume 1 – All single house development, all grouped dwelling development and multiple dwellings codes R60 and below.
- Volume 2 – Multiple dwellings codes R80 and above.

To view the R-Codes visit: [WA Government - Residential Design Codes](#)

### TYPES OF RESIDENTIAL DEVELOPMENT

#### DWELLING

Single

Grouped

Multiple

Ancillary

Outbuilding

#### DWELLING TYPE

One house on a lot

Two or more dwellings on a lot

Apartments

Granny flat

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 700m<sup>2</sup>, and the average site area is 800m<sup>2</sup>, per dwelling
- As an example, this equates to 2 dwellings on a 1600m<sup>2</sup> 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 350m<sup>2</sup>, and the average site area is 450m<sup>2</sup>, per dwelling
- As an example, this equates to 2 dwellings on a 900m<sup>2</sup> lot
- At least 50% of the lot size must be open space (i.e. not built on), with 30m<sup>2</sup> at least being private outdoor living area
- Minimum 'primary street' setback = 6m.

### R-30



- For single and grouped dwellings (such as units), the minimum site area is 260m<sup>2</sup>, and the average site area is 300m<sup>2</sup>, per dwelling.
- As an example, this equates to 3 dwellings on a 900m<sup>2</sup> lot
- At least 45% of the lot size must be open space (i.e. not built on), with 24m<sup>2</sup> 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 180m<sup>2</sup>, and the average site area is 220m<sup>2</sup>, per dwelling.
- As an example, this equates to 4 dwellings on a 880m<sup>2</sup> 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.'

## SPLIT CODES



- 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, TPS9 allows the lots to be developed at R20 standards.

## SUMMARY OF SOME COMMON CODE REQUIREMENTS





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

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 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	PAYMENT
<b>ONLINE</b> Applications may be emailed to: <a href="mailto:records@dardanup.wa.gov.au">records@dardanup.wa.gov.au</a> Documents in PDF format.	 Upon receipt of your completed application, Shire officers will contact you for payment.
<b>BY POST</b> Applications may be posted to: PO Box 7016, Eaton WA 6232.	 Cheques payable to: Shire of Dardanup PO Box 7016, Eaton WA 6232
<b>IN PERSON</b> Applications may be submitted to the Shire of Dardanup offices.	 Payment can be made via cheque, cash or EFTPOS at reception.
<b>Need more information or help?</b>	 Call (08) 9724 0000 or email <a href="mailto:planning@dardanup.wa.gov.au">planning@dardanup.wa.gov.au</a>