



Department of Planning,
Lands and Heritage



Western
Australian
Planning
Commission

*We're working for
Western Australia.*

R-Codes

State Planning Policy 7.3 Residential Design Codes

R-Codes Volume 1 Assessment Checklist

May 2019

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 May 2019

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.

R-Codes Volume 1 Residential Development Compliance Checklist

This checklist streamlines the compliance assessment of residential development applications to support a consistent, accurate and faster determination process. It outlines the major R-Codes Vol. 1 (Part 5) design elements to be considered for various residential development proposal types including single houses, grouped dwellings, ancillary dwellings, outbuildings, external fixtures, boundary walls or fences, patios, pergolas, verandahs, garages, carports and retaining walls. The checklist does not form part of the R-Codes Vol. 1 and may be updated from time to time as a supplement the R-Codes Explanatory guidelines.

Use of the checklist is recommended for both applicants and decision-makers to assist in the timely determination of a proposal. Applicants are encouraged to complete the checklist and submit it to the decision-maker together with the development application form, associated plan(s) and the assessment fee.

The checklist is available online at www.dplh.wa.gov/rcodes/assessmentchecklist.

R-Codes Vol. 1 Residential Development Compliance Checklist

General

Application description	
Reference number	

Property details

Address	
Land area	
Title information (Lot type and easements)	

Planning framework

Metropolitan Region Scheme zoning	
Local Planning Scheme zoning/R-Code	
Land use permissibility	
Special control area	
Local development plan	
Structure plan area	
Development contributions	
Road widening proposed	
Is referral required to external agency? (Main Roads, WAPC, Heritage Council, etc.)	

Site inspection

Site inspection undertaken	
Verge infrastructure (lighting, power, water, side entry pit, etc.)	
Street trees	
Date of site inspection	
Summary of site inspection findings/ photos	

5.1.1 Site area

R-Codes Vol. 1 deem to comply	Required (Table 1)	Proposed	Compliance Yes/No
C1.1 and C1.2 – Site area requirements	Minimum lot area square metres (m ²)		
	Average lot area square metres (m ²)		
	Minimum frontage metres (m ²)		
C1.3	Corner truncations up to a maximum of 20m ² to be added to the area of an adjoining lot		
	Battle-axe – access leg is no more than 20% of site area		

5.1.2 Street setback

R-Codes Vol. 1 deem to comply	Required (Table 1)	Proposed	Compliance Yes/No
C2.1 – Primary street	Average setback metres (m)		
	Minimum setback metres (m)		
C2.2 – Secondary street	metres (m)		
C2.3 – Corner truncation	(as per secondary street) metres (m ²)		
C2.4 – Porches, verandas, balconies and chimneys	Project less than 1m into street setback area and less than 20% of frontage or meets average setback		

5.1.3 Lot boundary setback

Boundary (select one — north, south, east or west)

Wall/section of wall	Major opening	Length	Height	Setback required	Setback provided	Compliance Yes/No
Wall	(Y/N)	m	m	m	m	
Eaves	Project no more than 750mm into a setback area			m	m	
Wall	(Y/N)	m	m	m	m	
Eaves	Project no more than 750mm into a setback area			m	m	

Boundary (select one — north, south, east or west)

Wall/section of wall	Major opening	Length	Height	Setback required	Setback provided	Compliance Yes/No
Wall	(Y/N)	m	m	m	m	
Eaves	Project no more than 750mm into a setback area			m	m	
Wall	(Y/N)	m	m	m	m	
Eaves	Project no more than 750mm into a setback area			m	m	

5.1.3 Boundary walls

R-Codes Vol. 1 deem to comply	Permitted	Proposed	Compliance Yes/No
Boundary wall			
Wall length			
Maximum height			
Average height			
Behind front setback			
Adjacent to existing boundary wall of similar/greater dimension			
To one side boundary only			

5.1.4 Open space

R-Codes Vol. 1 deem to comply	Required	Proposed	Compliance Yes/No
C4 – Open Space (refer definition in Appendix 1)	%		

5.1.5 Communal open space (grouped dwellings only)

R-Codes Vol. 1 deem to comply	Required	Proposed	Compliance Yes/No
C5 – Grouped dwellings	Is communal open space proposed? If yes, refer 5.1.5 and 5.3.1		

5.1.6 Building height

R-Codes Vol. 1 deem to comply	Required (Table 3)	Proposed	Compliance Yes/No
-------------------------------	--------------------	----------	-------------------

Pitched roof

Top of external wall (roof above)	m		
Top of pitched roof	m		

Concealed, flat and skillion roof

Top of external wall (concealed roof)	m		
---------------------------------------	---	--	--

5.2.1 Setback of garages and carports

R-Codes Vol. 1 deem to comply	Required	Proposed	Compliance Yes/No
C1.1 – Garage (Primary street)	4.5m or at least 0.5m behind the dwelling alignment? (Figure 8b)		
	3m where parallel to street		
C1.2 – Carport (Primary street)	As per, 5.1.2, C2.1		
C1.3 – Setback from right of way of communal street	Manoeuvring space of at least 6m provided?		
C1.4 – Secondary street (if applicable)	1.5m		
C1.5 – Carports within the street setback area (if applicable)	Maximum 50% of frontage		
	Unobstructed views to and from dwelling		

5.2.2 Garage width

R-Codes Vol. 1 deem to comply	Permitted	Proposed	Compliance Yes/No
C2 – Garage width relative to frontage	%		

5.2.3 Street surveillance

R-Codes Vol. 1 deem to comply	Required	Proposed	Compliance Yes/No
C3.1 – Entry points	Clearly definable entry points visible and accessible from the street		
C3.2 – Surveillance	At least one major opening from a habitable room of the dwelling faces the street and the pedestrian or vehicular approach to the dwelling		

5.2.4 Street walls and fences

R-Codes Vol. 1 deem to comply	Required	Proposed	Compliance Yes/No
C4 – Fence height	Fencing within front setback visually permeable above 1.2m		

5.2.5 Sightlines

R-Codes Vol. 1 deem to comply	Required	Proposed	Compliance Yes/No
C5 – Sightlines	No structures higher than 0.75m within 1.5m of where a driveway meets a public street or two streets intersect		

5.2.6 Appearance of retained dwelling

R-Codes Vol. 1 deem to comply	Required	Proposed	Compliance Yes/No
C6 – Grouped and multiple dwellings	Appearance of retained dwelling upgraded to similar maintenance standard of new development		

5.3.1 Outdoor living areas

R-Codes Vol. 1 deem to comply	Required	Proposed	Compliance Yes/No
C1.1 – Outdoor living area	Area in accordance with Table 1		
	Behind front setback		
	Accessible from habitable room		
	Minimum width and length dimension of 4m		
	Two-thirds of the required area without permanent roof cover		

5.3.2 Landscaping

R-Codes Vol. 1 deem to comply	Required	Proposed	Compliance Yes/No
C2 – Grouped and multiple dwellings	Street setback area without car-parking (except visitor bays) and max. 50% hard surface		
	Disabled access paths connecting all entries to footpath and parking		
	Landscaping between each six car bays to include shade trees		
	Lighting to pathways, communal open space and parking		
	Bin areas conveniently located and screened		
	Trees <3m in height retained in communal open space		
	Sightlines for pedestrians and vehicles		
	Line of sight between communal open space and at least two major openings		
	Clothes drying areas secure and screened		
	Unroofed visitor bays screened from street		

5.3.3 Parking

R-Codes Vol. 1 deem to comply	Required	Proposed	Compliance Yes/No
C3.1 – Resident parking	bays		
C3.2 – Visitor parking	bays		

5.3.4 Design of car parking spaces

R-Codes Vol. 1 deem to comply	Required	Proposed	Compliance Yes/No
C4.2 – Car space and manoeuvring area design	As per AS 2890.1		
C4.2 – Visitor bays	Marked and signposted		
	Located outside of security barrier		
	Accessible path provided		
C4.3 – Landscaping	Landscaping between each six consecutive bays		

5.3.5 Vehicular access

R-Codes Vol. 1 deem to comply	Required	Proposed	Compliance Yes/No
C5.1 – Access to on-site parking	Provided from right-of-way, or secondary street where no right-of-way exists, or primary street where no secondary street or right-of-way exists		
C5.2 – Driveways to primary and secondary streets	Minimum width of 3m for driveways serving four dwellings or less		
	Maximum width of 6m		
	Maximum aggregate width of 9m (where more than one driveway proposed)		
C5.3 – Driveways	Setback of 0.5m from side lot boundary		
	No closer than 6m to a street corner		
	Align at right angle to the street		
	Avoids street trees		
C5.4 – Driveways design for two-way access and for vehicles to enter the street in a forward gear	Adequately paved and drained		
	Does driveway serve five or more dwellings?		
	Is the distance from a car space to the street 15m or more?		
C5.5 – Driveways for grouped dwellings (five or more)	Is the street a primary distributor or integrator arterial?		
	Minimum width of 4m		
C5.6 – Driveways where retaining an existing dwelling	Designed for two way access		
	3m where retaining an existing dwelling and driveway services a grouped dwelling		
C5.7 – Driveways for 20 or more grouped dwellings	Minimum width 12m		

5.3.6 Pedestrian access

R-Codes Vol. 1 deem to comply	Required	Proposed	Compliance Yes/No
C6.1	Separate path where communal street serves more than 10 dwellings		
C6.2	Where communal street serves more than two dwellings the configuration of the pedestrian and vehicular route is to be provided with: <ul style="list-style-type: none"> • clear sight lines • adequate lighting • paving surfaces to slow traffic 		
C6.3	Communal street or pathway no closer than 3m to major opening		

5.3.7 Site works

R-Codes Vol. 1 deem to comply	Required	Proposed	Compliance Yes/No
C7.1 – Site works	0.5m or less between street and building or within 3m of street (whichever lesser)		
C7.2 – Site works behind front setback	Complies with building height and setbacks		
C7.3 – Site works behind front setback	0.5m or less within 1m of a lot boundary		

5.3.8 Retaining walls

R-Codes Vol. 1 deem to comply	Required	Proposed	Compliance Yes/No
C8.1 – Setbacks	Setback in accordance with Table 1		
C8.2 – Height and setbacks	Retaining walls less than 0.5m permitted within 1m of lot boundary to allow for landscaping		

5.3.9 Stormwater management

R-Codes Vol. 1 deem to comply	Required	Proposed	Compliance Yes/No
C9 – Stormwater	Stormwater contained on site		

5.4.1 Visual privacy

R-Codes Vol. 1 deem to comply	Setback required	Proposed	Compliance Yes/No
	m (C1.1)		
	m (C1.1)		

5.4.2 Solar access

R-Codes Vol. 1 deem to comply (as applicable)	Required	Proposed	Compliance Yes/No
R25 and lower; or	25% of adjoining site area		
R30–R40; or	35% of adjoining site area		
Higher than R40	50% of adjoining site area		

5.4.3 Outbuildings

R-Codes Vol. 1 deem to comply	Required	Proposed	Compliance Yes/No
C3 – Outbuildings	Not attached to a dwelling		
	Non-habitable		
	Maximum 60m ² /10% of site (whichever is less)		
	Maximum wall height 2.4m		
	Maximum ridge height 4.2m		
	Located behind front setback		
	Complies with open space		
	Complies with setbacks		

5.4.4 External facilities

R-Codes Vol. 1 deem to comply	Required	Proposed	Compliance Yes/No
C4.1	Solar collectors proposed		
C4.2	Television aerials, essential plumbing and down pipes permitted		
C4.3	Other external fixtures not visible from the primary street		
	Designed to integrate with the building		
	Are located so as not to be visually obtrusive		
C4.4	Antennas, satellite dishes and the like not visible from the primary and secondary street		

5.4.5 Utilities and facilities (Grouped and Multiple Dwellings)

R-Codes Vol. 1 deem to comply	Required	Proposed	Compliance Yes/No
C5.1	Min 4m ² enclosed lockable store room with minimum dimension of 1.5m		
C5.2	Communal bin store area provided if necessary		
C5.3	Clothes drying areas screened from street		

5.5.1 Ancillary dwellings

R-Codes Vol. 1 deem to comply	Required	Proposed	Compliance Yes/No
C1	Lot not less than 450m ²		
	Maximum plot ratio area of 70m ²		
	Parking provided in accordance with 5.3.3		
	Compliance with the R-Codes with the exception of site area, street surveillance and outdoor living areas		