

Department of Planning,
Lands and Heritage

R-Codes

State Planning Policy 7.3 Residential Design Codes

R-Codes Volume 1 Residential Development Compliance Checklist

July 2021

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.

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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.

When completing the checklist it should be noted that local planning policies, local development plans and activity centre plans may contain provisions that amend or replace deemed-to-comply provisions. Assessments should be conducted against those amended/replaced provisions.

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.au/rcodes

General

Application description	
Reference number	

Property details

Address	
Land area	
Title information (Lot type and easements)	

Planning framework

Region Scheme zoning	
Local Planning Scheme zoning/R-Code	
Land use permissibility	
Special control area	
Structure plan area	
Local development plan	
Local planning policies	
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 deemed to comply	Required (Table 1)	Proposed	Compliance
C1.1 and C1.2 – Site area requirements	Minimum lot area square metres (m ²)		<input type="checkbox"/> Yes <input type="checkbox"/> No
	Average lot area square metres (m ²)		<input type="checkbox"/> Yes <input type="checkbox"/> No
	Minimum frontage m		<input type="checkbox"/> Yes <input type="checkbox"/> No
C1.3	Corner truncations up to a maximum of 20m ² to be added to the area of an adjoining lot		<input type="checkbox"/> Yes <input type="checkbox"/> No
	Battle-axe – access leg is no more than 20% of site area		<input type="checkbox"/> Yes <input type="checkbox"/> No

5.1.2 Street setback

R-Codes Vol. 1 deemed to comply	Required (Table 1)	Proposed	Compliance
C2.1 – Primary street			<input type="checkbox"/> Yes <input type="checkbox"/> No
C2.2 – Secondary street			<input type="checkbox"/> Yes <input type="checkbox"/> No
C2.3 – Corner truncation			<input type="checkbox"/> Yes <input type="checkbox"/> No
C2.4 – Porches, verandahs and balconies	Project into the primary street setback area to a maximum of half the required primary street setback.		<input type="checkbox"/> Yes <input type="checkbox"/> No

5.1.3 Lot boundary setback **REFER TO BUILT FORM CONTROLS ATTACHED IN APPENDIX D DEVELOPMENT APPLICATION**

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

Wall/section of wall	Major opening	Length	Height	Setback required	Setback provided	Compliance
Wall	<input type="checkbox"/> Yes <input type="checkbox"/> No	m	AVG 6m	m	m	<input type="checkbox"/> Yes <input type="checkbox"/> No
Eaves	Project no more than 750mm* into a setback area			m	m	<input type="checkbox"/> Yes <input type="checkbox"/> No
Wall	<input type="checkbox"/> Yes <input type="checkbox"/> No	m	m	m	m	<input type="checkbox"/> Yes <input type="checkbox"/> No
Eaves	Project no more than 750mm* into a setback area			m	m	<input type="checkbox"/> Yes <input type="checkbox"/> No

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

Wall/section of wall	Major opening	Length	Height	Setback required	Setback provided	Compliance
Wall	<input type="checkbox"/> Yes <input type="checkbox"/> No	m	AVG 6m	m	m	<input type="checkbox"/> Yes <input type="checkbox"/> No
Eaves	Project no more than 750mm* into a setback area			m	m	<input type="checkbox"/> Yes <input type="checkbox"/> No
Wall	<input type="checkbox"/> Yes <input type="checkbox"/> No	m	m	m	m	<input type="checkbox"/> Yes <input type="checkbox"/> No
Eaves	Project no more than 750mm* into a setback area			m	m	<input type="checkbox"/> Yes <input type="checkbox"/> No

* Less setbacks may apply as per 5.1.3 C3.1, separate building code requirements may also apply.

* REFER TO BUILT FORM CONTROLS ATTACHED IN APPENDIX C DEVELOPMENT APPLICATION

5.1.3 Boundary walls

R-Codes Vol. 1 deemed to comply	Permitted	Proposed	Compliance
Boundary wall			<input type="checkbox"/> Yes <input type="checkbox"/> No
Wall length			<input type="checkbox"/> Yes <input type="checkbox"/> No
Maximum height			<input type="checkbox"/> Yes <input type="checkbox"/> No
Behind front setback			<input type="checkbox"/> Yes <input type="checkbox"/> No
Adjacent to existing boundary wall of similar/greater dimension			<input type="checkbox"/> Yes <input type="checkbox"/> No
Up to two site boundaries			<input type="checkbox"/> Yes <input type="checkbox"/> No

5.1.4 Open space

R-Codes Vol. 1 deemed to comply	Required	Proposed	Compliance
C4 – Open Space (refer definition in Appendix 1)			<input type="checkbox"/> Yes <input type="checkbox"/> No

5.1.5 Communal open space (grouped dwellings only)

R-Codes Vol. 1 deemed to comply	Required	Proposed	Compliance
C5 – Grouped dwellings	Is communal open space proposed? If yes, refer 5.1.5 and 5.3.1		<input type="checkbox"/> Yes <input type="checkbox"/> No

5.1.6 Building height **REFER TO BUILDING HEIGHT PRINCIPLE (ATTACHED) WITH DEVELOPMENT APPLICATION**

R-Codes Vol. 1 deemed to comply	Required (Table 3)	Proposed	Compliance
Pitched roof			
Maximum height of wall			<input type="checkbox"/> Yes <input type="checkbox"/> No
Maximum total building height			
Gable, skillion and concealed roof			<input type="checkbox"/> Yes <input type="checkbox"/> No
Hipped and pitched roof			<input type="checkbox"/> Yes <input type="checkbox"/> No

NB.
DISCRETION WILL BE ALLOWED FOR INTERNAL FLOOR LEVELS. FLOOR LEVELS SHOWN INDICATIVE ONLY.
RIDGE HEIGHT IS MANDATED AND MAY NOT BE EXCEEDED.

5.2.1 Setback of garages and carports

R-Codes Vol. 1 deemed to comply	Required	Proposed	Compliance
C1.1 – Garage (Primary street)	4.5m or at least 0.5m behind the dwelling alignment? (Figure 8b)		<input type="checkbox"/> Yes <input type="checkbox"/> No
	3m where parallel to street		<input type="checkbox"/> Yes <input type="checkbox"/> No
C1.2 – Carport (Primary street)	Carport meets primary street setback requirement or		<input type="checkbox"/> Yes <input type="checkbox"/> No
	Carport achieves 50% of Table 1 setback and:		<input type="checkbox"/> Yes <input type="checkbox"/> No
	- width does not exceed 60% of frontage - allows unobstructed view between dwelling and street - is compatible in materials and roof pitch with the dwelling		<input type="checkbox"/> Yes <input type="checkbox"/> No
C1.3 – Setback from right of way of communal street	Manoeuvring space of at least 6m provided?		<input type="checkbox"/> Yes <input type="checkbox"/> No
C1.4 – Secondary street (if applicable)	1.5m		<input type="checkbox"/> Yes <input type="checkbox"/> No

5.2.2 Garage width

R-Codes Vol. 1 deemed to comply	Required	Proposed	Compliance
C2 – Garage width relative to frontage			<input type="checkbox"/> Yes <input type="checkbox"/> No

5.2.3 Street surveillance

R-Codes Vol. 1 deemed to comply	Required	Proposed	Compliance
C3.1 – Entry points	Clearly definable entry points visible and accessible from the street		<input type="checkbox"/> Yes <input type="checkbox"/> No
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		<input type="checkbox"/> Yes <input type="checkbox"/> No
C3.3 – Surveillance of battleaxe lots	At least one major opening from a habitable room of the dwelling faces the approach of the dwelling		<input type="checkbox"/> Yes <input type="checkbox"/> No

5.2.4 Street walls and fences

R-Codes Vol. 1 deemed to comply	Required (Table 3)	Proposed	Compliance
C4.1 – Fence height	Fencing (excluding pillars) within front setback visually permeable above 1.2m (Figure 12)		<input type="checkbox"/> Yes <input type="checkbox"/> No
C4.2 – Front fence pillars	Maximum solid pillar height of 1.8m		<input type="checkbox"/> Yes <input type="checkbox"/> No
	Maximum pillar dimensions of 400mm by 400mm		<input type="checkbox"/> Yes <input type="checkbox"/> No

5.2.5 Sightlines *LOCALISED PET AND CHILDREN AREAS ALLOWED TO BE FENCED AS PER DESIGN GUIDELINES

R-Codes Vol. 1 deemed to comply	Required	Proposed	Compliance
C5 – Sightlines	Walls, fences and other structures truncated or reduced to no higher than 0.75m within 1.5m of where walls, fences, or other structures adjoin those outlined in C5 i – iii		<input type="checkbox"/> Yes <input type="checkbox"/> No

5.2.6 Appearance of retained dwelling

R-Codes Vol. 1 deemed to comply	Required	Proposed	Compliance
C6 – Grouped and multiple dwellings	Appearance of retained dwelling upgraded to similar maintenance standard of new development		<input type="checkbox"/> Yes <input type="checkbox"/> No

5.3.1 Outdoor living areas

R-Codes Vol. 1 deemed to comply	Required	Proposed	Compliance
C1.1 – Outdoor living area	Area in accordance with Table 1		<input type="checkbox"/> Yes <input type="checkbox"/> No
	Behind front setback		<input type="checkbox"/> Yes <input type="checkbox"/> No
	Accessible from a primary living space		<input type="checkbox"/> Yes <input type="checkbox"/> No
	Minimum width and length dimension of 4m (Figure 13)		<input type="checkbox"/> Yes <input type="checkbox"/> No
	Two-thirds of the required area without permanent roof cover (Figure 13)		<input type="checkbox"/> Yes <input type="checkbox"/> No
C1.2.	Multiple dwelling provided with a balcony (10m ² , minimum dimension 2.4m) opening directly from primary living space.		<input type="checkbox"/> Yes <input type="checkbox"/> No

5.3.2 Landscaping

R-Codes Vol. 1 deemed to comply	Required	Proposed	Compliance
C2.1 – Grouped and multiple dwellings, common property and communal open spaces	Street setback area without car-parking (except visitor bays)		<input type="checkbox"/> Yes <input type="checkbox"/> No
	Pedestrian access (wheelchair accessible) connecting ground floor entries with public footpath and car parking areas.		<input type="checkbox"/> Yes <input type="checkbox"/> No
	One tree for every four uncovered car bays (rounded to the nearest whole number)		<input type="checkbox"/> Yes <input type="checkbox"/> No
	Lighting to pathways, communal open space and parking		<input type="checkbox"/> Yes <input type="checkbox"/> No
	Bin areas conveniently located and screened		<input type="checkbox"/> Yes <input type="checkbox"/> No
	Trees <3m in height retained in communal open space		<input type="checkbox"/> Yes <input type="checkbox"/> No
	Sightlines for pedestrians and vehicles		<input type="checkbox"/> Yes <input type="checkbox"/> No
	Line of sight between communal open space and at least two major openings		<input type="checkbox"/> Yes <input type="checkbox"/> No
C2.2 – Trees and associated planting areas	Trees		<input type="checkbox"/> Yes <input type="checkbox"/> No
	2m x 2m tree planting area		<input type="checkbox"/> Yes <input type="checkbox"/> No
	Street setback area not more than 50% impervious surface		<input type="checkbox"/> Yes <input type="checkbox"/> No

5.3.3 Parking

R-Codes Vol. 1 deemed to comply	Required	Proposed	Compliance
C3.1 – Resident parking	bays		<input type="checkbox"/> Yes <input type="checkbox"/> No
C3.2 – Visitor	bays		<input type="checkbox"/> Yes <input type="checkbox"/> No

5.3.4 Design of car parking spaces

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

5.3.5 Vehicular access

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

5.3.6 Pedestrian access

R-Codes Vol. 1 deemed to comply	Required	Proposed	Compliance
C6.1	Separate path (to a minimum width of 1.2m) where communal street serves more than 10 dwellings		<input type="checkbox"/> Yes <input type="checkbox"/> No
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 		<input type="checkbox"/> Yes <input type="checkbox"/> No
C6.3	A communal street or pedestrian path is to be no closer than 2.5m to any wall with a major opening unless privacy screening is provided to the communal street or pedestrian path.		<input type="checkbox"/> Yes <input type="checkbox"/> No

5.3.7 Site works

R-Codes Vol. 1 deemed to comply	Required	Proposed	Compliance
C7.1 – Site works and retaining walls between the street boundary and the street setback	0.5m or less between street boundary and the street setback, except where necessary to provide for pedestrian, universal and/or vehicle access, drainage works or natural light to a dwelling.		<input type="checkbox"/> Yes <input type="checkbox"/> No
C7.2 – Site works and retaining walls behind front setback	Complies with Table 4: m		<input type="checkbox"/> Yes <input type="checkbox"/> No
C7.3 – Impact on adjoining properties	0.5m or less within 1m of a lot boundary		<input type="checkbox"/> Yes <input type="checkbox"/> No

5.3.8 Retaining walls – Deleted by amendment dated 02/07/2021

5.3.9 Stormwater management

R-Codes Vol. 1 deemed to comply	Required	Proposed	Compliance
C9 – Stormwater	Stormwater contained on site		<input type="checkbox"/> Yes <input type="checkbox"/> No

5.4.1 Visual privacy

R-Codes Vol. 1 deemed to comply	Setback required	Proposed	Compliance
	m (C1.1)		<input type="checkbox"/> Yes <input type="checkbox"/> No
	m (C1.1)		<input type="checkbox"/> Yes <input type="checkbox"/> No

5.4.2 Solar access

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

5.4.3 Outbuildings

R-Codes Vol. 1 deemed to comply	Required	Proposed	Compliance
C3 – Small outbuildings	Not attached to a dwelling		<input type="checkbox"/> Yes <input type="checkbox"/> No
	Non-habitable		<input type="checkbox"/> Yes <input type="checkbox"/> No
	Maximum 10m ² in area		<input type="checkbox"/> Yes <input type="checkbox"/> No
	Maximum wall height and ridge height of 2.7m		<input type="checkbox"/> Yes <input type="checkbox"/> No
	Not located within the primary or secondary street setback area		<input type="checkbox"/> Yes <input type="checkbox"/> No
	Complies with open space and outdoor living area requirements		<input type="checkbox"/> Yes <input type="checkbox"/> No
	Complies with setbacks		<input type="checkbox"/> Yes <input type="checkbox"/> No
C3 – Large and multiple outbuildings	Not attached to a dwelling		<input type="checkbox"/> Yes <input type="checkbox"/> No
	Non-habitable		<input type="checkbox"/> Yes <input type="checkbox"/> No
	Maximum 60m ²		<input type="checkbox"/> Yes <input type="checkbox"/> No
	Setback in accordance with Table 2a		<input type="checkbox"/> Yes <input type="checkbox"/> No
	Maximum wall height of 2.4m		<input type="checkbox"/> Yes <input type="checkbox"/> No
	Maximum ridge height of 4.2m		<input type="checkbox"/> Yes <input type="checkbox"/> No
	Not located within the primary or secondary street setback area		<input type="checkbox"/> Yes <input type="checkbox"/> No
	Complies with open space and outdoor living area requirements		<input type="checkbox"/> Yes <input type="checkbox"/> No
Complies with setbacks		<input type="checkbox"/> Yes <input type="checkbox"/> No	

5.4.4 External fixtures, utilities and facilities

R-Codes Vol. 1 deemed to comply	Required	Proposed	Compliance
C4.1	Solar collectors proposed		<input type="checkbox"/> Yes <input type="checkbox"/> No
C4.2	Television aerials, essential plumbing and down pipes permitted		<input type="checkbox"/> Yes <input type="checkbox"/> No
C4.3	Other external fixtures not visible from the primary street		<input type="checkbox"/> Yes <input type="checkbox"/> No
	Designed to integrate with the building		<input type="checkbox"/> Yes <input type="checkbox"/> No
	Are located so as not to be visually obtrusive		<input type="checkbox"/> Yes <input type="checkbox"/> No
C4.4	Antennas, satellite dishes and the like not visible from the primary and secondary street		<input type="checkbox"/> Yes <input type="checkbox"/> No
C4.5	Min 4m ² enclosed lockable store room with minimum dimension of 1.5m		<input type="checkbox"/> Yes <input type="checkbox"/> No
C4.6	Communal bin store area provided if necessary		<input type="checkbox"/> Yes <input type="checkbox"/> No
C4.7	Clothes drying areas screened from street		<input type="checkbox"/> Yes <input type="checkbox"/> No

5.5.1 Ancillary dwellings

R-Codes Vol. 1 deemed to comply	Required	Proposed	Compliance
C1	Lot not less than 350m ²		<input type="checkbox"/> Yes <input type="checkbox"/> No
	Maximum plot ratio area of 70m ²		<input type="checkbox"/> Yes <input type="checkbox"/> No
	Parking provided in accordance with 5.3.3		<input type="checkbox"/> Yes <input type="checkbox"/> No
	Located behind the street setback line		<input type="checkbox"/> Yes <input type="checkbox"/> No
	Compatible with the colour, roof pitch and materials of the single house on the same lot		<input type="checkbox"/> Yes <input type="checkbox"/> No
	Does not preclude single house from meeting open space and OLA requirements		<input type="checkbox"/> Yes <input type="checkbox"/> No
	Compliance with the R-Codes with the exception of site area, street surveillance and outdoor living areas		<input type="checkbox"/> Yes <input type="checkbox"/> No