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TOWN PLANNING AND DEVELOPMENT ACT 1928

STATEMENT OF PLANNING POLICY NO. 1

RESIDENTIAL PLANNING CODES

PREPARED UNDER SECTION 5AA WITH THE APPROVAL OF THE MINISTER
FOR PLANNING BY THE TOWN PLANNING BOARD OF WESTERN AUSTRALIA
AND APPROVED BY HIS EXCELLENCY THE GOVERNOR.

1. It is the policy of the Town Planning Board that all town planning schemes prepared and adopted by local authorities under the provisions of the Town Planning and Development Act 1928 which provide for the zoning and allocation of land shall require residential development to be subject to the controls contained in the Residential Planning Codes. In making its recommendations to the Hon. Minister for Planning with respect to such schemes, the Board will require that, unless exceptional circumstances apply, the necessary provisions of those Codes are included.
2. Town Planning schemes are to incorporate the Codes by reference to this Statement of Planning Policy using the model scheme text provisions set out in Appendix 1 of the Statement and by the allocation of an appropriate code to each zone where residential development is to be permitted. The Residential Planning Codes are contained in Appendix 2.
3. The policy of the Board will be not to agree to variations of fundamental provisions of the Codes between different town planning schemes.
4. Notwithstanding paragraph 3, the Board recognises that there may be justification for variations to the Codes to meet local requirements or circumstances. The Board is prepared to recommend the acceptance of variations in cases where a need can be shown. Such variations should be incorporated in the manner provided for in the model scheme text set out in Appendix 1.
5. In many parts of the State certain provisions of the Codes have no practical application, and the Town Planning Board does not consider it desirable that town planning schemes should contain controls which are not relevant to the type and scale of planning issues likely to occur. A simplified set of Codes for optional use outside the Metropolitan Region has been prepared and is set out in Appendix 3. Local authorities which consider that their requirements would be best suited by the use of these simplified Codes are requested to consult with the Board in this regard before preparing a town planning scheme.

APPENDIX 1

1. A town planning scheme shall refer to the Residential Planning Codes in the following manner:

"RESIDENTIAL DEVELOPMENT : RESIDENTIAL PLANNING CODES

- 1.1 FOR THE PURPOSE OF THIS SCHEME "RESIDENTIAL PLANNING CODES" MEANS THE RESIDENTIAL PLANNING CODES SET OUT IN APPENDICES 2 AND 3 TO THE STATEMENT OF PLANNING POLICY NO. 1, TOGETHER WITH ANY AMENDMENTS THERETO.
- 1.2 A COPY OF THE RESIDENTIAL PLANNING CODES, AS AMENDED, SHALL BE KEPT AND MADE AVAILABLE FOR PUBLIC INSPECTION AT THE OFFICES OF THE COUNCIL.
- 1.3 UNLESS OTHERWISE PROVIDED FOR IN THE SCHEME THE DEVELOPMENT OF LAND FOR ANY OF THE RESIDENTIAL PURPOSES DEALT WITH BY THE RESIDENTIAL PLANNING CODES SHALL CONFORM TO THE PROVISIONS OF THOSE CODES."

2. Residential Planning Codes densities should be shown on the Scheme Map or other Map included in the Scheme, or in another manner acceptable to the Board.
3. Variations to or exclusions from the provisions of the Residential Planning Codes should be included under the following heading --

"RESIDENTIAL PLANNING CODES - VARIATIONS AND EXCLUSIONS."

APPENDIX 2

RESIDENTIAL PLANNING CODES

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RESIDENTIAL PLANNING CODES

PRELIMINARY

1. The provisions of the Codes relate to the Residential Planning Codes hereinafter referred to as the "R Codes" or "Codes" which shall govern residential development of land within the Residential zone or zones or any zone wherein residential development is permitted under this Scheme.
2. No residential development of any land within a Residential zone or any zone wherein residential development is permitted shall be carried out except in accordance with the provisions of these Codes and all land shall be subject to those provisions which apply to the particular R Code classification or classifications assigned to it.
3. The assignment of the R Codes to the various portions and parcels of land within a Residential zone or zones or any zone wherein residential development is permitted shall be as shown on the Scheme documents in accordance with the legend thereof.
4. Where these Codes take effect those provisions of the Uniform Building By-laws 1974 (as amended) which purport to control the matters contained within these Codes, shall not have effect.

INTERPRETATIONS

5. In these Codes unless the context requires otherwise -

"A" Code means an R Code which is designated in the high density codes of Table 1 by the addition of the suffix "A";

additional accommodation means self contained accommodation on the same site as a single house and having its own facilities such as kitchen, laundry and bathroom for occupation by a member or members of the occupier's family or by aged or dependent persons;

aged or dependent person's dwelling means a dwelling within a group of such dwellings provided by a religious or charitable organisation, or body approved by the Council, for the accommodation of aged or dependent persons, and designed and used solely for that purpose;

attached house means a dwelling that is constructed as part of a group of 2 or more dwellings each of which stands on a separate lot;

"B" Code means an R Code which is designated in the high density codes of Table 1 by addition of the suffix "B";

building means any structure or appurtenance thereto whether fixed or movable, temporary or permanent, placed or erected upon land, and the term shall include dwellings and buildings appurtenant to dwellings such as carports, garages, verandahs and outhouses, but shall exclude a boundary fence;

communal open space means open space set aside on a lot for the exclusive use of the occupants of the dwellings on that lot;

defined site in relation to a "grouped dwelling", means that area of land on which a group of dwellings is to be erected which is allotted or set aside on the plans of the proposed development for the exclusive use of each dwelling;

development means the use or development of any land and includes the erection, construction, alteration or carrying out, as the case may be, of any building, excavation or other works on any land;

dwelling means a separate self contained place of residence containing at least 1 living room and includes rooms and outbuildings separate from such building but ancillary thereto;

frontage shall mean the width of a lot at the average permissible front setback line, provided that in the case of battle-axe or other irregular shaped lots, it shall be as determined by the Council;

grouped dwelling means a dwelling which may be attached to another dwelling and constructed as 1 of a group of 2 or more on 1 lot so that no dwelling is placed wholly or partly vertically above any other, except that where there are special conditions of landscape or topography, the Council may vary the requirement that no dwelling should be placed wholly or partly above any other;

habitable room means a room, other than a bathroom, laundry, water closet, or the like, that is designed, constructed, or adapted for the activities normally associated with domestic living, and for the purpose -

- (a) includes a bedroom, living room, lounge room, music room, television room, kitchen, dining room, sewing room, study, playroom, sunroom and the like; and
- (b) excludes in addition to bathrooms, laundries, water closets and the like, such rooms or spaces as food storage pantries, walk-in-wardrobes, corridors, hallways, lobbies, photographic darkrooms, clothes-drying rooms and other spaces of a specialised nature occupied neither frequently nor for extended periods and any other room not having a major opening;

height of a wall at any point for the purpose of determining its setback from a boundary means the vertical distance between the top of the eaves, parapet or flat roof whichever is highest and the natural ground level of the lot boundary at a point at right angles (90°) to the wall. Where a skillion roof occurs the height shall be measured as the median height of the wall or where a triangular gable roof occurs the height shall be measured as the height of the wall together with 1/3 of the vertical height of the gable;

landscape, landscaping or landscaped refer to land developed with, or by the planting of lawns, garden beds, shrubs and trees and includes such features as rockeries, ornamental ponds, swimming pools, barbeque areas or children's playgrounds and any other such area approved of by the Council as landscaped area;

living room means a habitable room, other than a kitchen or a room used principally for sleeping purposes, and includes a room used principally for dining (other than where part of a kitchen) or for relaxation or recreation or as a combined living room/bedroom;

major opening means a window, door or other opening to a room or space which in the opinion of the Council provides the principal or substantial external means of light or view to that room or space but does not include an opening or openings which in aggregate do not exceed 1.5 sq.m in area providing that any room may have more than 1 major opening and no habitable room shall be deemed to have less than 1 such opening;

multiple dwelling means a separate, self contained dwelling within a building containing 2 or more such dwellings, but the term does not include any part of a grouped dwelling or attached house;

open space means that area of a lot or defined site which is not occupied by any building and may include accessible and usable roof spaces, car parking areas and private balconies as further described in Clauses 22, 23 and 24 of these Codes;

plot ratio means the ratio of the gross total of the areas of all floors to the area of land within the site boundaries and in calculating the gross total of the areas of all floors the areas shall be measured over any walls but shall not include lift shafts, stairs or stair landings, machinery rooms, air conditioning, equipment rooms, non-habitable floor space in basements, areas used exclusively for the parking of wheeled vehicles at or below ground level, lobbies or amenities common to more than 1 dwelling or private open balconies of not more than 2.4m depth;

private open space means open space set aside for the sole use of the occupants of the dwelling to which it abuts;

R Codes means the requirements for the control of residential development set out in these Codes;

setback means the horizontal distance between a wall at any point and the adjacent lot boundary measured at right angles (90°) to the wall;

single house means an independently constructed dwelling standing wholly on its own lot;

storey means that portion of a building which is situated between the top of any floor and the top of the floor next above it; and if there is no floor above it, that portion between the top of the floor and the ceiling above it;

street alignment means the boundary between the land comprising a street and the land that abuts thereon, but where a new street alignment is prescribed, means the new street alignment so prescribed.

DEVELOPMENT REQUIREMENTS see TABLE 1

6. Table 1 sets out, subject to the other provisions of the Codes the minimum requirements pertaining to each R Code in respect of such matters as the area of land required for each kind of dwelling, lot frontages, open space, plot ratios and setbacks from boundaries and such requirements shall be ascertained by reference thereto.

7. (1) Wherever the symbol "-" appears in Table 1 it shall be interpreted as meaning 'not applicable'.

- (2) Wherever the symbol "*" appears in Table 1 it shall be interpreted as meaning 'See Table 2 and Figure 3'.
- (3) Notwithstanding the provisions of Clause 6 the minimum lot frontages set out under Column 4 of the Low Density Code of Table 1 shall not be mandatory but are a guideline for subdivision of land.

SUBDIVISION

- 8. (1) Notwithstanding the provisions of Clause 7(3) the minimum lot area and frontage standards shall be as set down in Table 1 and the Town Planning Board shall have regard to these standards in determining an application for subdivision.
- (2) Where the Town Planning Board considers there are special local or site circumstances, and that the objectives of the Codes will be maintained, nothing in the Codes shall, in any way affect, prejudice or restrict the Town Planning Board from approving an application for subdivision which is not in accordance with the standards in Table 1.
- (3) In the case of attached housing developments, the preliminary approval of the Town Planning Board to the subdivision shall be obtained prior to the Council issuing its planning consent in respect of the development.
- (4) The "average" lot size shall be calculated as the average residential lot size for any subdivisional application and shall be as determined by the Town Planning Board.

MINIMUM BUILDING SETBACK REQUIREMENTS

- 9. (1) Except in the case of Clause 16 all buildings shall be set back from lot boundaries, including the street alignment, and from each other so as to:
 - (a) preserve the amenity of the area; and
 - (b) maintain adequate standards of privacy, daylighting, sunshine and safety on the site and in relation to the adjoining lot or lots.
- (2) For the purposes of subclause (1), the setting back of buildings in accordance with Tables 1 and 2 and Figure 3 to these Codes shall be deemed, subject to Clause 13, to provide adequate privacy and daylighting on the site of the development.
- 10. No part of any building including the eaves overhang of a roof, shall project closer than 750mm to the boundary of the site than the setback requirement applicable to the wall of the building immediately below the projection or eaves overhang, but in any case shall be not closer than 750mm.
- 11. In the case of determining the minimum distance between separate buildings on the same lot but in different occupancies, or facing portions of a building in different occupancies, the distance shall be calculated as far as possible as though they were separate

buildings and as though there was a boundary between them provided that the setback so calculated may be reduced by 15% unless the Council is satisfied in a particular case that in order to maintain an adequate standard of daylighting, sunshine, privacy and amenity such reduction shall not apply, but in any case, the following minimum distances, measured in a direct line, shall apply:

- (a) major openings to habitable rooms facing one another at ground floor - 6 metres;
- (b) openings to non-habitable rooms or minor openings to habitable rooms facing one another - 6 metres;
- (c) major openings to habitable rooms facing one another above ground floor - 9 metres;
- (d) major openings to living rooms, or private balconies, facing one another - 10 metres; and
- (e) where combinations of such circumstances occur, the required separation shall be calculated accordingly.

MEASUREMENT OF BUILDING SETBACK

- 12.** (1) For the purposes of Clause 9(2) the terms "side" and "rear" in Table 1 shall be interpreted so that either side and the rear setback may be interchanged.
- (2) For the purpose of Table 2 and Figure 3 the term "length of wall" means the total horizontal dimension of the side of the building nearest that boundary providing that in the determination of the setback from Table 2 and Figure 3, the following rules shall apply: (See Fig. 1)

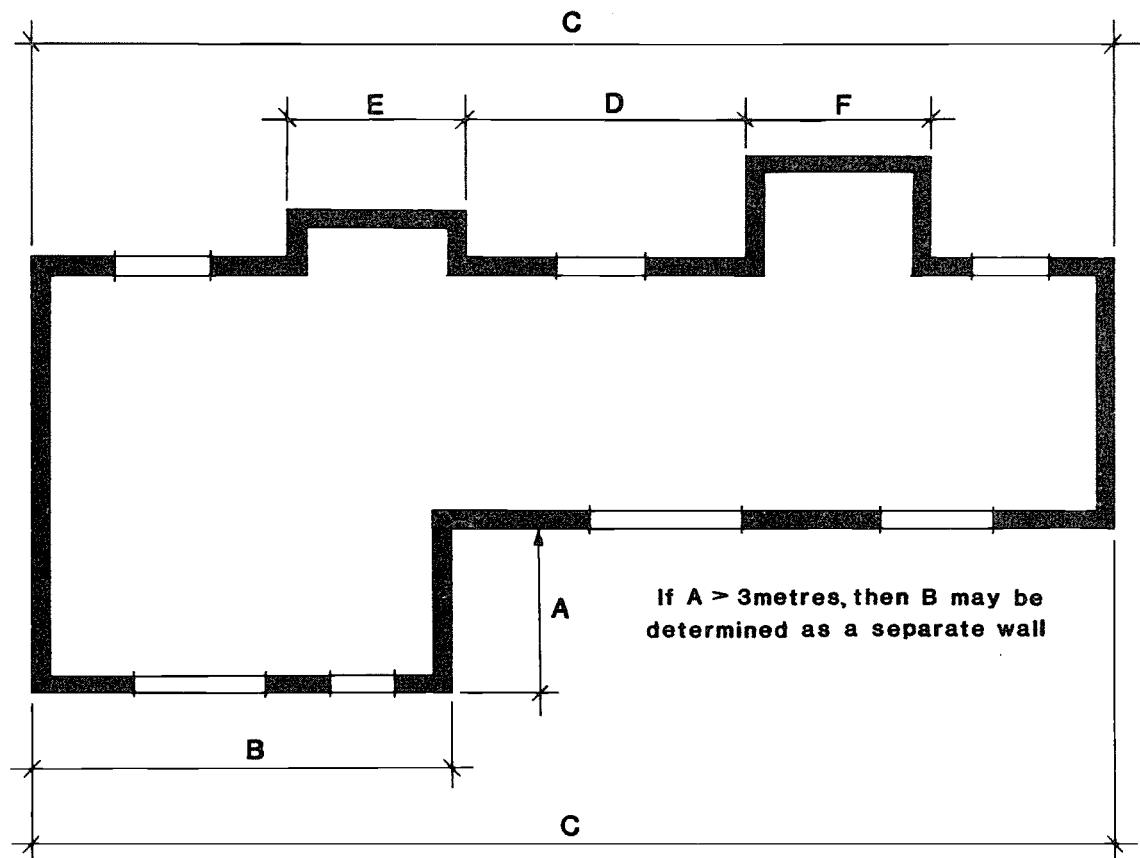


FIGURE 1

- (a) Where A is more than 3m, B may be treated as a separate wall for the purpose of determining its setback, providing that the length C shall be the basis for determining the setback of the rest of the side of the building.
- (b) Where a portion of wall (such as E) is without a major opening, its setback may be determined independently providing that the setback of the rest of that side of the building is determined on the basis of the total length (C).
- (c) Where the side of the building includes 2 or more portions of wall without a major opening (such as E and F) their setbacks may be determined independently of each other providing they are separated one from another by a distance of, more than 5m in the case of walls less than or equal to 6m in height, or more than 25m in the case of walls greater than 6m in height. The setback of the rest of side of the building shall be determined on the basis of its total length (C).

VARIATION OF BUILDING SETBACK

Generally

- 13.** (1) The Council may, in a particular case, vary the required building setbacks providing it is satisfied that such a variation is desirable.
- (2) Before deciding to vary the building setback requirements, the Council shall take into consideration:
- (a) the effect on any adjoining lot, if such variation is implemented, having regard to the zoning, the existing buildings and structures and the use of such lot;
 - (b) any unusual or irregular condition relating to the shape or size of the subject lot or any adjoining lot; and
 - (c) the relative ground levels of the subject lot and any adjoining lot.

Notification of Affected Owners and Occupiers.

- 14.** (1) Where, in the opinion of the Council, a proposed variation of building setback requirements may significantly affect an adjoining property, the Council shall cause the owners and occupiers of such property to be advised in writing of the proposed variation, and afforded reasonable access to the plans of the proposed development for a period of not less than 14 days commencing on the date of notification.
- (2) In such cases the Council, before determining the application, shall have regard to any submissions received in respect of the proposed variation within the period of 14 days as specified in subclause (1).

Specific Matters Subject to Variation.

15. Without affecting the generality of Clause 13, when requested by the applicant, the Council shall give consideration to a variation of building setback requirements if 1 or more of the following circumstances apply:

- (a) the zoning and/or use of adjoining land is not residential;
- (b) the subject lot adjoins a right of way or a pedestrian accessway;
- (c) a building line or street setback has been determined by the Council for the street and existing buildings in the street do not conform to the street setback;
- (d) where, in a particular case, the interests of visual amenity would be better served by permitting a variation; or
- (e) a lot has boundaries to 2 or more streets.

16. Any variation of a building setback requirement under Clause 15 shall accord with 1 of the following:

- (a) where the subject lot adjoins a right of way or a pedestrian accessway, the setback from that boundary may be reduced by up to $\frac{1}{2}$ the width of the right of way or accessway;
- (b) where a lot has boundaries to 2 or more streets, the setback from the less important street or streets may be reduced to not less than 1.5m provided that adequate provision is made for traffic sight lines;
- (c) the setback of a building from the street or rear boundary may be reduced by up to 50%, provided that the area contained by that boundary and the building projected onto that boundary (as illustrated in Figure 2) is not less than would be the case were the setbacks set out in Table 1 complied with;

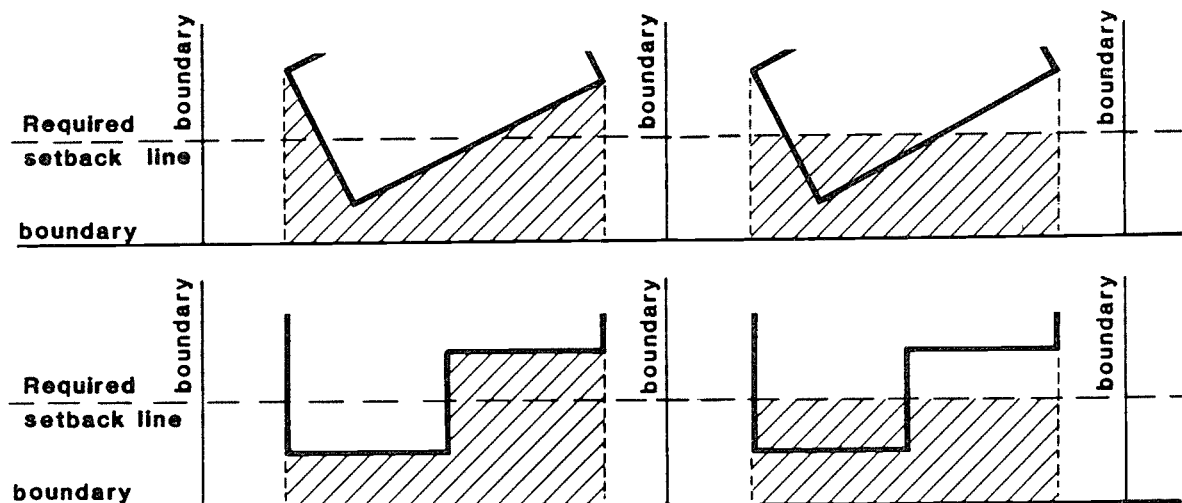


FIGURE 2

- (d) in the case of a wall not exceeding 9m in length and 6m in height, the setback of an attached house from the alignment of a street dedicated to public use may be reduced to not less than 1.5m, except when the street is created as part of the proposed development the setback may be nil, provided that in no case will any ground floor window be setback less than 1.5m;
- (e) in the case of an attached house the setback to 1 or more side or rear boundaries may be nil where an unroofed courtyard with an area of not less than 40 sq.m, with a minimum side dimension of 5m is provided;
- (f) 1 or more walls of a dwelling may, subject to the procedures set out in Clauses 14(1) and 14(2), be built up to a side or rear boundary provided that such wall or walls do not exceed the following lengths:
 - (i) for walls not exceeding 2m in height, no limit;
 - (ii) for walls not exceeding 2.5m average height and a maximum height of 3.5m at any point, the lesser of 30m or 2/3 of the boundary length;
 - (iii) for walls not exceeding 3m average height and a maximum of 4m at any point, the lesser of 20m or 1/2 of the boundary length;
 - (iv) for walls not exceeding 6m average height, the lesser of 15m or 1/3 of the boundary length; and
 - (v) for walls greater than 6m average height, the lesser of 9m or 1/4 of the boundary length.
- (g) in the case of a building exceeding 9m in height in an area coded for high density, where the prior agreement of all adjoining owners has been obtained, any setback to a side or rear boundary may be varied in accordance with a comprehensive plan, having regard to buildings already erected in the locality.

CAR PARKING

- 17. (1)** The minimum number of car spaces to be provided on a lot shall be as follows:

single houses	:	2 spaces per dwelling
attached houses	:	2 spaces per dwelling
grouped dwellings	:	2 spaces per dwelling for the first 4 dwellings and 1.5 spaces per dwelling for each subsequent dwelling
multiple dwellings	:	0.35 spaces per dwelling plus 0.015 spaces per sq.metre of gross floor area (for the purpose of this clause "gross floor area" shall be determined in the same manner as "plot ratio")
aged or dependent persons' dwellings	:	0.5 spaces per dwelling (see also Clauses 28 and 29).

- (2) In the case of grouped dwellings and multiple dwellings in the "B" Codes, where 2 car spaces are provided and marked exclusively for the use of the occupants of a particular dwelling the second space may be located directly behind the first.
- (3) In all grouped and multiple developments comprising 3 or more dwellings, at least 10% of all car parking spaces required, with a minimum of 2 spaces, shall be set aside for visitors' parking, marked permanently as such and located so as to be easily accessible or their location visible from the entrance to the lot.
- (4) Car parking bays shall be of minimum dimensions of 5.5m x 2.5m except that where 2 car bays in a grouped development or a multiple development under the "B" Codes are provided and marked for the exclusive use of a particular dwelling, then 1 of the bays may be reduced to 4.5m x 2.5m.
- (5) Vehicle access and space to manoeuvre must be provided to all car parking bays.

- 18.** (1) Car parking in developments under the "B" Codes shall be located so that a minimum of 70% of all spaces are not visible from any street or other public place, or from any dwelling on the lot; and if contained in a separate building the top of the roof of such building shall be not more than 1m above ground level at its external perimeter and may be required to be designed, located and finished so as to qualify as landscaped open space. Car spaces which are not fully concealed shall be located below ground level, in surface areas, or on decks the top of which are not greater than 0.5m above ground level, and shall have approved screening by landscaping or other means to screen the car parking areas from view from dwellings above ground level on the development lot and adjoining lots.
- (2) Where car parking under "A" Codes is concealed to the standard required for the "B" Codes the developers shall have the option to utilise the standards of the "B" Codes in total or, to increase nett site density in terms of number of dwellings, without increasing plot ratio.

- 19.** (1) The Council, when considering attached houses, grouped and multiple dwellings, may impose conditions on the location and screening of car parking spaces on site, including the extent of parking areas, number and location of access points, manoeuvring spaces, the extent of screening and landscaping required, and the maximum extent of roofing of car parking spaces.
- (2) All parking areas containing more than 3 car spaces shall be screened by permanent dense planting or other screening approved by the Council.

- (3) Parking spaces may be located within the street setback area, provided that:
 - (a) there is adequate screening from the street, with a minimum of 1m width in the case of landscaping;
 - (b) separate pedestrian access from the street is provided;
 - (c) except in the case of single houses, all, or a proportion of all car spaces may be required to be set below footpath level.
- (4) The minimum width of any planting area shall be 1m provided that not more than 0.6m of this area may be included in the length of a car bay or bays.
- (5) Any continuous line of car parking shall be provided with planting areas, including shade trees approved by the Council at the rate of 1 per 8 car parking bays.
- (6) The Council may permit part of the required car parking area to be planted as if it were landscaped open space provided that the Council may at any time require that the area be hard surfaced.
- (7) Where an access point to a street serves more than 6 car parking spaces adequate provision shall be made on site for all cars to be able to leave the site without reversing onto the street.
- (8) Vehicle accessways and parking areas shall be located so as to minimise noise and headlight glare to windows.
- (9) No parking area or vehicle accessway shall be closer to ground floor living room windows of a dwelling than 4m, unless that parking area or vehicle accessway is for the exclusive use of the occupants of that dwelling or, unless such parking area or accessway is screened to the satisfaction of the Council.
- (10) Where street crossovers are required they shall be spaced not less than 6m apart on the same site.

- 20.** (1) The Council may permit car parking spaces to be provided off-site subject to compliance with the following conditions:
- (a) the Council is satisfied that the amenities of the locality would be better served thereby.
 - (b) the parking area or building is reasonably close to the buildings to be served and that permanent legal right of use and access is granted to all users and occupiers of buildings for which the car parking is to be provided for the life of the building; and
 - (c) the aggregate number of spaces provided conforms to the standards laid down; and,

in such cases the Council may permit the nett density of the development site to be increased accordingly, based on a hypothetical increase in site area by the extent to which the car parking site serves the development site.

- (2) Where 2 or more different uses share a car parking area, the number of car parking spaces to be provided should be calculated as the aggregate requirement for those uses, except that where the non-residential uses are conducted substantially between the hours of 9.00 a.m. and 5.00 p.m. the total number of spaces to be provided may be reduced by 15%. This provision includes the sharing of car parking areas off-site and should be read in conjunction with the previous paragraph.

- 21.** Where street parking is controlled by the Council during normal business hours, the Council may permit the car parking requirements for multiple development to be reduced by up to 50%.

OPEN SPACE AND PEDESTRIAN ACCESS

- 22.** (1) All dwellings shall be provided with sufficient open space to satisfy the requirements for the provisions of open space as set out in Table 1 and to fulfill the following criteria:
- (a) to provide a satisfactory standard of visual amenity in relation to both the general locality and the lot being developed, having particular regard to the relationship between buildings, the spaces between and around them, the provision of landscaping, and to the need for screening; and
 - (b) to provide usable areas for active and passive recreation as appropriate to the particular development.
- (2) For the purpose of the Codes, open space shall include:
- (a) all areas designed, developed, and maintained as landscaped open space, or as natural landscape where acceptable to the Council;
 - (b) structural decks or roofs to car parking areas where so designed and located as to be suitable and acceptable in the opinion of the Council for use as open space;
 - (c) private balconies with a minimum area of 10 sq.m and a minimum dimension of 2.5m (provided that not more than 1/3 of that area is directly covered by a roof or other overhang), to a maximum of 20% of the total required open space and this percentage may be increased if such balconies contribute substantially in the opinion of the Council to the visual amenity of the locality;
 - (d) car parking areas up to 10% of the total parking requirement if paved in a material which in the opinion of the Council is appropriate to open space;
 - (e) access driveways providing they adjoin open space but not when they adjoin parking bays and in any case only up to 3m of their width.
- (3) Except in the case of single houses areas provided for services such as clothes drying, bin storage, etc., shall not be included as open space, nor shall any area which, in the opinion of the Council, does not contribute to active or passive recreational uses or visual amenity.

- 23.** (1) Private open space shall include only areas which are easily accessible only from the dwellings to which they are appurtenant and are capable of being screened from the view of the public and other dwellings.
- (2) At least 1 portion of private open space shall be reasonably accessible from a living room of each dwelling and shall have a minimum area of 25 sq.m and a minimum dimension of 4m and shall not be built on except for structures of a pergola type.
- 24.** Communal open space shall include only areas which are in the opinion of the Council adequately screened from view from outside the lot by buildings, dense planting, walls, fences or the like and which areas are designed, developed and maintained for the use of residents on the site for active or passive use, including children's play areas, swimming pools, other active recreational or sporting facilities and areas of garden or natural landscape.
- 25.** (1) Every multiple dwelling under the "B" Codes shall be provided with a private, unenclosed balcony area, opening directly from a living room, with a minimum dimension of 2m and a minimum area of 10 sq.m.
- (2) Notwithstanding the provisions of Clause 10, a projecting unenclosed balcony may project into the required minimum setback by a maximum of 1m but shall in no case be less than 3m from the boundary.
- 26.** In the case of 3 or more grouped or multiple dwellings, an approved landscaping plan shall form part of each planning approval.
- 27.** (1) Points of pedestrian access from the street to grouped and multiple dwellings exceeding 12 in number shall be provided separately from, but may be adjacent to, vehicular access points.
- (2) Pedestrian access ways at ground level serving more than 1 dwelling shall not pass closer than 3m to any window to a habitable room other than a kitchen.
- (3) Where above ground floor level windows abut common access ways, the Council may require that the sills of such windows be a minimum of 1.5m above floor level of the access way.
- (4) Access above ground level to all multiple dwellings developed in accordance with the "B" Codes standards and access above second floor level to all other multiple dwellings shall be totally protected from the weather.
- (5) Where dwellings developed in accordance with the "B" Codes standards are served by stairs only, such stairs shall be provided so that for normal access purposes no more than 2 dwellings at each floor level are served by each flight of stairs.

ADDITIONAL ACCOMMODATION

- 28.** In the case of land used for single house purposes, the Council may permit additional accommodation on a lot where the density code for that lot precludes additional accommodation if the existing single house and the additional accommodation are to be occupied by relatives of the same family or the additional accommodation is to be occupied by aged or dependent persons.
- 29.** If permission is granted for additional accommodation under Clause 28 other requirements of these Codes shall be observed, except that the car parking requirement of 2 per dwelling may be reduced to nil in the case of the additional accommodation if the Council is satisfied that such a reduction is warranted.

ADDITIONAL FACILITIES AND AMENITIES

- 30.** (1) 3 or more attached houses and 3 or more grouped dwellings shall be provided with an enclosed storage area for each dwelling, accessible from outside, of a minimum area of 4 sq.m per dwelling and constructed of materials compatible with the building.
- (2) All multiple dwellings shall have exclusive access to an enclosed storage area for each dwelling, accessible from outside, of a minimum area of 4 sq.m per dwelling in the case of the "B" Codes and of 1.5 sq.m per dwelling in all other cases.
- (3) All multiple dwelling developments shall have an adequate area set aside for clothes drying screened from view from any adjacent public place and, in considering the adequacy of such areas, the Council shall have regard to the location and shape of the areas and the provisions of mechanical drying apparatus.
- (4) All grouped and multiple dwelling developments shall make adequate provision to the satisfaction of the Council for the storage of garbage and a garbage pick-up area which shall be fully screened from the public view.
- (5) All multiple dwelling developments greater than 4 storeys in height and with more than 24 dwellings shall have a change room and toilet at ground floor level for the use of residents and maintenance staff.
- (6) The Council may require, in the case of multiple dwellings, that an area within the building be designated and set aside for communal purposes and such an area shall not be included in plot ratio calculations.
- 31.** In the case of grouped and multiple dwelling developments other than developments under the "B" Codes, the Council may require as a condition of approval, or, agree on application by the developer in a particular case, that certain additional amenities be provided on the site, not exceeding in value the value of an increase in plot ratio for the particular site of 0.2, and in such a case shall grant a bonus by way of plot ratio or additional dwellings, provided that:

- (a) the amenities provided are permanent;
- (b) the amenities provided are appropriate to the needs of the anticipated occupants;
- (c) the bonus granted is not significantly more valuable in monetary terms than the cost of providing the amenities;
- (d) the plot ratio bonus granted does not exceed 0.2;
- (e) the general amenity of the lot is not adversely affected thereby; and
- (f) all adjoining and other affected owners and occupiers are directly notified of the proposal and are given 21 days in which to view the proposal and to comment to the Council prior to a decision being made.

AGED OR DEPENDENT PERSONS' DWELLINGS

- 32.** Development of land for aged or dependent persons' dwellings shall be in all respects in accordance with the relevant Code applying to the locality of the land except that the permanent dwelling density may be increased by not more than 50%.

AMENITY

- 33.** Notwithstanding the specific provisions of the Codes, in considering a proposed development, the Council may have regard to and may impose conditions relating to the following:
- (a) the need for limitation of height or location of buildings to preserve or enhance views;
 - (b) the need for preservation of existing trees or areas or buildings of architectural or historical interest;
 - (c) the choice of building materials and finishes where these relate to the preservation of local character and the amenity of the area generally;
 - (d) the dispersal of building bulk into 2 or more separate buildings on a lot in order to minimise the effect of building bulk;
 - (e) an increase in building setbacks where the adjoining land is controlled under a lower density residential code in order to ensure adequate protection for adjoining residents; and
 - (f) the location and orientation of a building or buildings on a lot in order to achieve higher standards of daylighting, sunshine or privacy or to avoid visual monotony in the street scene as a whole.

OVERSHADOWING

- 34.** The Council may refuse approval to any development, if more than 50% of an adjoining lot would as a result of that development be in shadow at noon on the 21st June.

TABLE 1 **LOW DENSITY CODES**

1 R. Code	2 Dwelling Type	3 Minimum Area of Lot per Dwelling (m ²)	4 Minimum Lot Frontage (m)	5 Open Space Minimum Total % of Site Private Open Space per Dwelling (m ²)	6 Minimum Setbacks from Boundaries (m) Street Rear Side
R2	Single house Attached house Grouped dwelling	5000 5000 5000	50 40 —	80 80 80	20 20 10 20 20 10 20 20 10
R2.5	Single house Attached house Grouped dwelling	4000 4000 4000	40 30 —	80 80 80	15 15 15 15 15 15 15 15 15
R5	Single house Attached house Grouped dwelling	2000 2000 2000	30 20 —	70 70 70	12 12 12 12 12 12 12 12 12
R10	Single house Attached house Grouped dwelling	1000 1000 1000	20 17 —	60 60 60	7.5 9 7.5 9 7.5 9
R12.5	Single house Attached house Grouped dwelling	Average not less than Minimum 800 700 700 700	17 12 —	55 55 55	7.5 9 7.5 9 7.5 *
R15	Single house Attached house Grouped dwelling	Average not less than Minimum $666\frac{2}{3}$ 550 550 550	15 10 —	50 50 50	6 9 6 9 6 *
R17.5	Single house Attached house Grouped dwelling	Average not less than Minimum 571 500 500 500	15 10 —	50 50 50	6 8 6 8 6 *
R20	Single house Attached house Grouped dwelling	Average not less than Minimum 500 450 450 450	15 10 —	50 50 50	6 8 6 8 6 *

KEY: — Not applicable.
* See Table 2 and Figure 3.

TABLE 1 cont. **MEDIUM DENSITY CODES**

1 R. Code	2 Dwelling Type	3 Minimum Area of Lot per Dwelling (m ²)	4 Minimum Average Defined Site Area (m ²)	5 Maximum Plot Ratio	6 Open Space Communal % of Site Private Average m ² per Dwelling	7 Minimum Setbacks from Boundaries (m) Street Rear Side
R25	Single house Attached house Grouped dwelling	Average not less than Minimum as R20 350 320 400	— — 320	— — —	— — 100	6 8 6 8 6 *
R30	Single house Attached house Grouped dwelling	Average not less than Minimum as R20 300 270 333 1/3	— — 270	— — —	— — 85	6 8 6 8 6 *
R35	Single house Attached house Grouped dwelling	Average not less than Minimum as R20 260 235 285	— — 235	— — —	— — 70	6 8 6 6 6 *
R40	Single house Attached house Grouped dwelling	Average not less than Minimum as R20 220 200 250	— — 200	— — 0.5	— — 60	6 8 6 6 6 *
R50	Single house Attached house Grouped dwelling Multiple dwelling	Average not less than Minimum as R20 180 160 200 200	— — 160 —	— — 0.5 0.5	— — 50 20	6 8 6 6 6 * 6 *
R60	Single house Attached house Grouped dwelling Multiple dwelling	Average not less than Minimum as R20 as R50 166 2/3 166 2/3	— — 135 —	— — 0.55 0.55	— — 40 20	6 8 6 6 6 * 6 *

KEY: — Not applicable.
* See Table 2 and Figure 3.

TABLE 1 cont.

HIGH DENSITY CODES

1 R. Code	2 Dwelling Type	3 Minimum Area of Lot per Dwelling (m ²)	4 Maximum Plot Ratio	5 Open Space Communal % of Site Minimum Total % of Site	6 Minimum Setbacks from Boundaries (m)
R80 A B	Multiple dwelling	125	0.60	50	Street setback 9 metres. All others refer to Table 2 and Figure 3.
	Multiple dwelling	125	0.75	60	
R100 A B	Multiple dwelling	100	0.8	50	
	Multiple dwelling	100	1.0	60	
R160 A B	Multiple dwelling	62.5	1.2	50	
	Multiple dwelling	62.5	1.5	60	

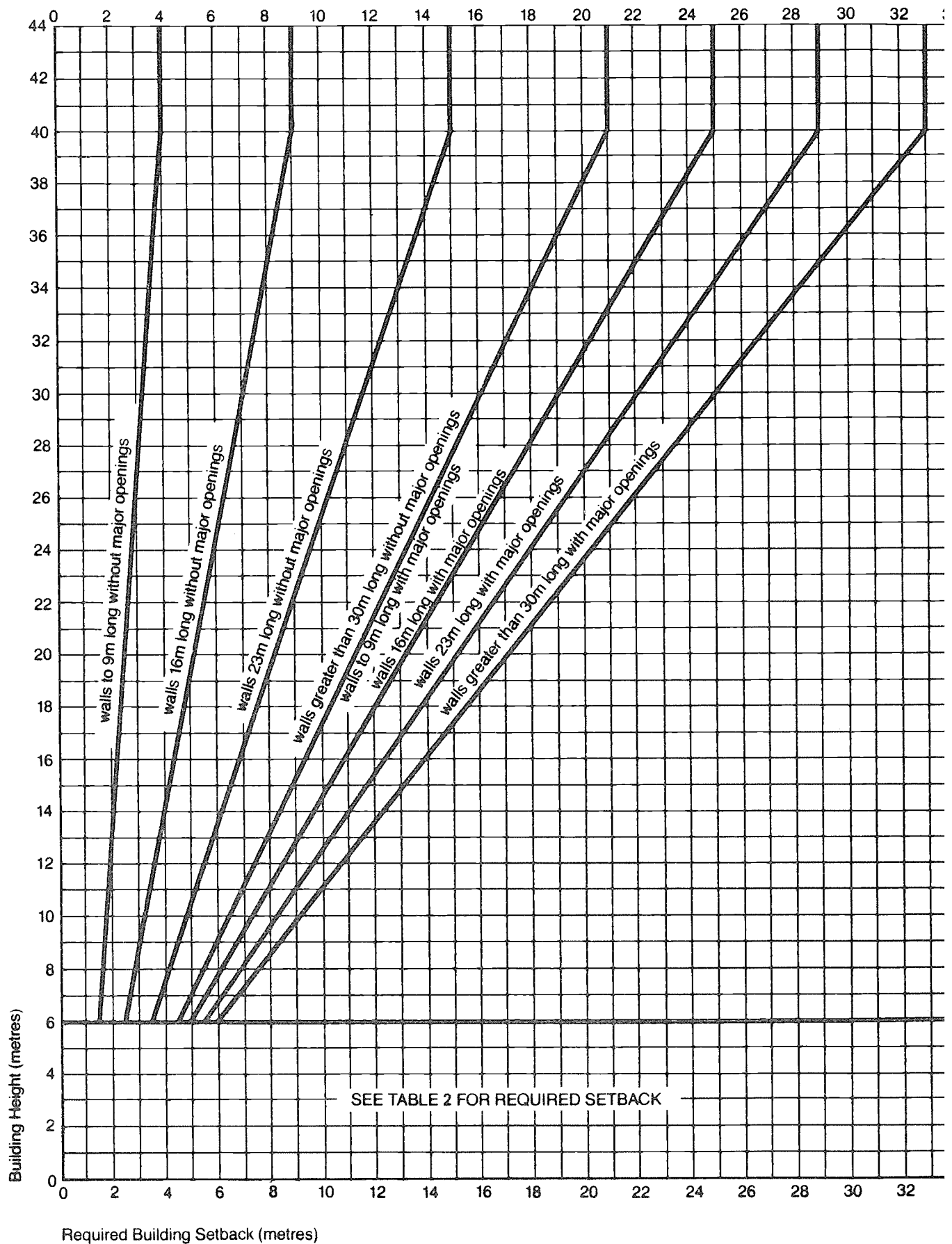
NOTE: All standards for Single houses are as for the R20 Code.

All standards for Attached houses are as for the R50 Code.

All standards for Grouped dwellings are as for the R60 Code.

TABLE 2
SIDE BOUNDARY
SETBACKS FOR
BUILDINGS NOT
EXCEEDING
6 METRES IN
HEIGHT

Height of Wall	Walls without Major Openings to Habitable Rooms		Single and Attached Houses with Walls with Major Openings to Habitable Rooms	Grouped and Multiple Dwellings with Walls with Major Openings to Habitable Rooms
	Less than or Equal to 9 m in Length	Greater than 9 m in Length		
Less than 3.0 metres	1.0 m	1.5 m	1.5 m	3.0 m
3.0—6.0 m	1.5 m	3.0 m	3.0 m	5.0 m



NOTE: Intermediate values are to be obtained by interpolation to the nearest 0.5metre.

SETBACKS FROM BOUNDARIES OTHER THAN STREET

FIGURE 3

APPENDIX 3

RESIDENTIAL PLANNING CODES

COUNTRY TOWNS

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RESIDENTIAL PLANNING CODES - COUNTRY TOWNS

PRELIMINARY

1. The provisions of the Codes relate to the Residential Planning Codes hereinafter referred to as the "R Codes" or "Codes" which shall govern residential development of land within the Residential zone or zones or any zone wherein residential development is permitted under this Scheme.
2. No residential development of any land within a Residential zone or any zone wherein residential development is permitted shall be carried out except in accordance with the provisions of these Codes and all land shall be subject to those provisions which apply to the particular R Code classification or classifications assigned to it.
3. The assignment of the R Codes to the various portions and parcels of land within a Residential zone or zones or any zone wherein residential development is permitted shall be as shown on the Scheme documents in accordance with the legend thereof.
4. Where these Codes take effect those provisions of the Uniform Building By-laws 1974 (as amended) which purport to control the matters contained within these Codes, shall not have effect.

INTERPRETATIONS

5. In these Codes unless the context requires otherwise -

additional accommodation means self contained accommodation on the same site as a single house and having its own facilities such as kitchen, laundry and bathroom for occupation by a member or members of the occupier's family or by aged or dependent persons;

aged or dependent person's dwelling means a dwelling within a group of such dwellings provided by a religious or charitable organisation, or body approved by the Council, for the accommodation of aged or dependent persons, and designed and used solely for that purpose;

attached house means a dwelling that is constructed as part of a group of 2 or more dwellings each of which stands on a separate lot;

building means any structure or appurtenance thereto whether fixed or movable, temporary or permanent, placed or erected upon land, and the term shall include dwellings and buildings appurtenant to dwellings such as carports, garages, verandahs and outhouses, but shall exclude a boundary fence;

communal open space means open space set aside on a lot for the exclusive use of the occupants of the dwellings on that lot;

defined site in relation to a "grouped dwelling", means that area of land on which a group of dwellings is to be erected which is allotted or set aside on the plans of the proposed development for the exclusive use of each dwelling;

development means the use or development of any land and includes the erection, construction, alteration or carrying out, as the case may be, of any building, excavation or other works on any land;

dwelling means a separate self contained place of residence containing at least 1 living room and includes rooms and outbuildings separate from such building but ancillary thereto;

frontage shall mean the width of a lot at the average permissible front setback line, provided that in the case of battle-axe or other irregular shaped lots, it shall be as determined by the Council;

grouped dwelling means a dwelling which may be attached to another dwelling and constructed as 1 of a group of 2 or more on 1 lot so that no dwelling is placed wholly or partly vertically above any other, except that where there are special conditions of landscape or topography, the Council may vary the requirement that no dwelling should be placed wholly or partly above any other;

habitable room means a room, other than a bathroom, laundry, water closet, or the like, that is designed, constructed, or adapted for the activities normally associated with domestic living, and for the purpose -

- (a) includes a bedroom, living room, lounge room, music room, television room, kitchen, dining room, sewing room, study, playroom, sunroom and the like; and
- (b) excludes in addition to bathrooms, laundries, water closets and the like, such rooms or spaces as food storage pantries, walk-in-wardrobes, corridors, hallways, lobbies, photographic darkrooms, clothes-drying rooms and other spaces of a specialised nature occupied neither frequently nor for extended periods and any other room not having a major opening;

height of a wall at any point for the purpose of determining its setback from a boundary means the vertical distance between the top of the eaves, parapet or flat roof whichever is highest and the natural ground level of the lot boundary at a point at right angles (90°) to the wall. Where a skillion roof occurs the height shall be measured as the median height of the wall or where a triangular gable roof occurs the height shall be measured as the height of the wall together with $1/3$ of the vertical height of the gable;

landscape, landscaping or landscaped refer to land developed with, or by the planting of lawns, garden beds, shrubs and trees and includes such features as rockeries, ornamental ponds, swimming pools, barbeque areas or children's playgrounds and any other such area approved of by the Council as landscaped area;

major opening means a window, door or other opening to a room or space which in the opinion of the Council provides the principal or substantial external means of light or view to that room or space but does not include an opening or openings which in aggregate do not exceed 1.5 sq.m in area providing that any room may have more than 1 major opening and no habitable room shall be deemed to have less than 1 such opening;

multiple dwelling means a separate, self contained dwelling within a building containing 2 or more such dwellings, but the term does not include any part of a grouped dwelling or attached house;

open space means that area of a lot or defined site which is not occupied by any building and may include accessible and usable roof spaces, car parking areas and private balconies;

plot ratio means the ratio of the gross total of the areas of all floors to the area of land within the site boundaries and in calculating the gross total of the areas of all floors the areas shall be measured over any walls but shall not include lift shafts, stairs or stair landings, machinery rooms, air conditioning, equipment rooms, non-habitable floor space in basements, areas used exclusively for the parking of wheeled vehicles at or below ground level, lobbies or amenities common to more than 1 dwelling or private open balconies of not more than 2.4m depth;

private open space means open space set aside for the sole use of the occupants of the dwelling to which it abuts;

R Codes means the requirements for the control of residential development set out in these Codes;

setback means the horizontal distance between a wall at any point and the adjacent lot boundary measured at right angles (90°) to the wall;

single house means an independently constructed dwelling standing wholly on its own lot;

street alignment means the boundary between the land comprising a street and the land that abuts thereon, but where a new street alignment is prescribed, means the new street alignment so prescribed.

DEVELOPMENT REQUIREMENTS see TABLE 1

6. Table 1 sets out, subject to the other provisions of the Codes the minimum requirements pertaining to each R Code in respect of such matters as the area of land required for each kind of dwelling, lot frontages, open space, plot ratios and setbacks from boundaries and such requirements shall be ascertained by reference thereto.
7.
 - (1) Wherever the symbol "-" appears in Table 1 it shall be interpreted as meaning 'not applicable'.
 - (2) Wherever the symbol "*" appears in Table 1 it shall be interpreted as meaning 'See Table 2 and Figure 3'.
 - (3) Notwithstanding the provisions of Clause 6 the minimum lot frontages set out under Column 4 of the Low Density Code of Table 1 shall not be mandatory but are a guideline for subdivision of land.

SUBDIVISION

8.
 - (1) Notwithstanding the provisions of Clause 7(3) the minimum lot area and frontage standards shall be as set down in Table 1 and the Town Planning Board shall have regard to these standards in determining an application for subdivision.

- (2) Where the Town Planning Board considers there are special local or site circumstances, and that the objectives of the Codes will be maintained, nothing in the Codes shall, in any way affect, prejudice or restrict the Town Planning Board from approving an application for subdivision which is not in accordance with the standards in Table 1.
- (3) In the case of attached housing developments, the preliminary approval of the Town Planning Board to the subdivision shall be obtained prior to the Council issuing its planning consent in respect of the development.
- (4) The "average" lot size shall be calculated as the average residential lot size for any subdivisional application and shall be as determined by the Town Planning Board.

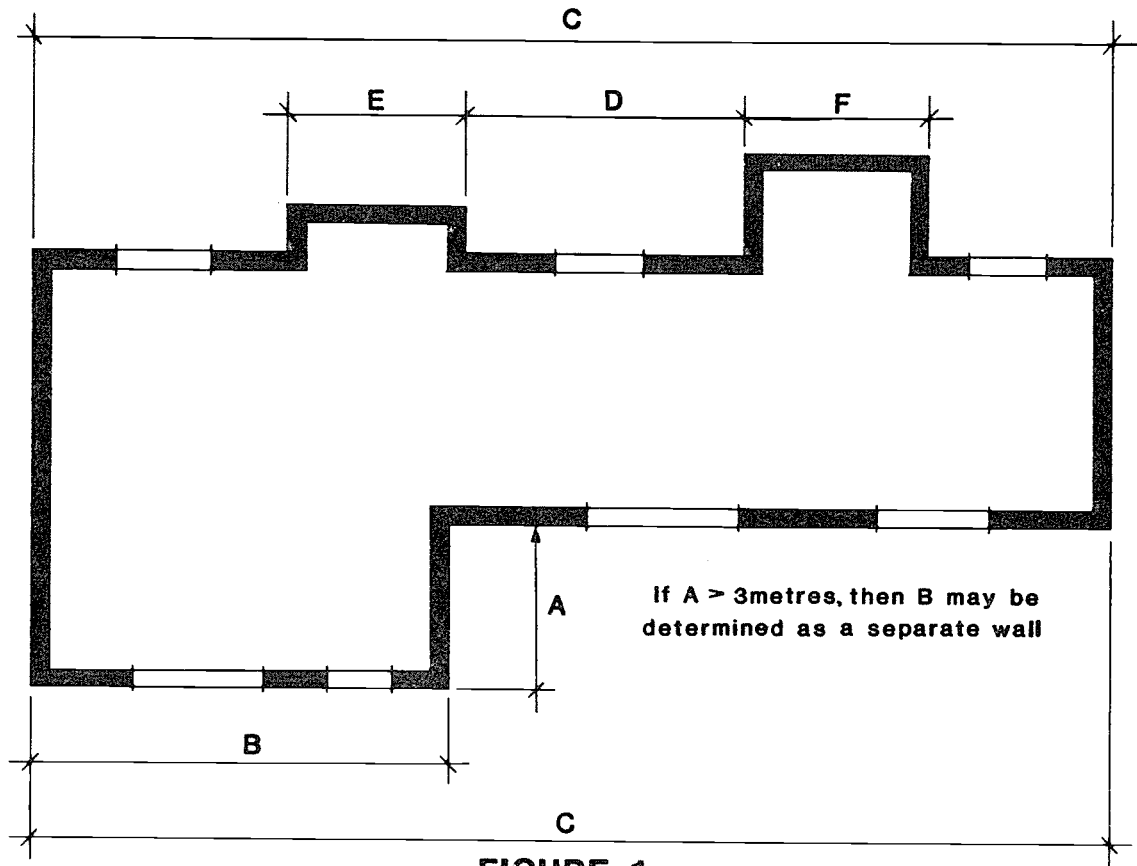
MINIMUM BUILDING SETBACK REQUIREMENTS

- 9.** (1) Except in the case of Clause 16 all buildings shall be set back from lot boundaries, including the street alignment, and from each other so as to:
 - (a) preserve the amenity of the area; and
 - (b) maintain adequate standards of privacy, daylighting, sunshine and safety on the site and in relation to the adjoining lot or lots.
- 10.** (2) For the purposes of subclause (1), the setting back of buildings in accordance with Tables 1 and 2 and Figure 3 to these Codes shall be deemed, subject to Clause 12, to provide adequate privacy and daylighting on the site of the development.

No part of any building including the eaves overhang of a roof, shall project closer than 750mm to the boundary of the site than the setback requirement applicable to the wall of the building immediately below the projection or eaves overhang, but in any case shall be not closer than 750mm.

MEASUREMENT OF BUILDING SETBACK

- 11.** (1) For the purposes of Clause 9(2) the terms "side" and "rear" in Table 1 shall be interpreted so that either side and the rear setback may be interchanged.
- (2) For the purpose of Table 2 and Figure 3 the term "length of wall" means the total horizontal dimension of the side of the building nearest that boundary providing that in the determination of the setback from Table 2 and Figure 3, the following rules shall apply: (See Fig. 1)



- 11.** (2) (a) Where A is more than 3m, B may be treated as a separate wall for the purpose of determining its setback, providing that the length C shall be the basis for determining the setback of the rest of the side of the building.
- (b) Where a portion of wall (such as E) is without a major opening, its setback may be determined independently providing that the setback of the rest of that side of the building is determined on the basis of the total length (C).
- (c) Where the side of the building includes 2 or more portions of wall without a major opening (such as E and F) their setbacks may be determined independently of each other providing they are separated one from another by a distance of, more than 5m in the case of walls less than or equal to 6m in height, or more than 25m in the case of walls greater than 6m in height. The setback of the rest of that side of the building shall be determined on the basis of its total length (C).

VARIATION OF BUILDING SETBACK

Generally

- 12.** (1) The Council may, in a particular case, vary the required building setbacks providing it is satisfied that such a variation is desirable.
- (2) Before deciding to vary the building setback requirements, the Council shall take into consideration:
- (a) the effect on any adjoining lot, if such variation is implemented, having regard to the zoning, the existing buildings and structures and the use of such lot;
 - (b) any unusual or irregular condition relating to the shape or size of the subject lot or any adjoining lot; and
 - (c) the relative ground levels of the subject lot and any adjoining lot.

Notification of Affected Owners and Occupiers.

- 13.** (1) Where, in the opinion of the Council, a proposed variation of building setback requirements may significantly affect an adjoining property, the Council shall cause the owners and occupiers of such property to be advised in writing of the proposed variation, and afforded reasonable access to the plans of the proposed development for a period of not less than 14 days commencing on the date of notification.
- (2) In such cases the Council, before determining the application, shall have regard to any submissions received in respect of the proposed variation within the period of 14 days as specified in subclause (1).

Specific Matters Subject to Variation.

- 14.** Without affecting the generality of Clause 12, when requested by the applicant, the Council shall give consideration to a variation of building setback requirements if 1 or more of the following circumstances apply:
- (a) the zoning and/or use of adjoining land is not residential;
 - (b) the subject lot adjoins a right of way or a pedestrian accessway;
 - (c) a building line or street setback has been determined by the Council for the street and existing buildings in the street do not conform to the street setback;
 - (d) where, in a particular case, the interests of visual amenity would be better served by permitting a variation; or
 - (e) a lot has boundaries to 2 or more streets.

15. Any variation of a building setback requirement under Clause 14 shall accord with 1 of the following:

- (a) where the subject lot adjoins a right of way or a pedestrian accessway, the setback from that boundary may be reduced by up to $\frac{1}{2}$ the width of the right of way or accessway;
- (b) where a lot has boundaries to 2 or more streets, the setback from the less important street or streets may be reduced to not less than 1.5m provided that adequate provision is made for traffic sight lines;
- (c) the setback of a building from the street or rear boundary may be reduced by up to 50%, provided that the area contained by that boundary and the building projected onto that boundary (as illustrated in Figure 2) is not less than would be the case were the setbacks set out in Table 1 complied with;

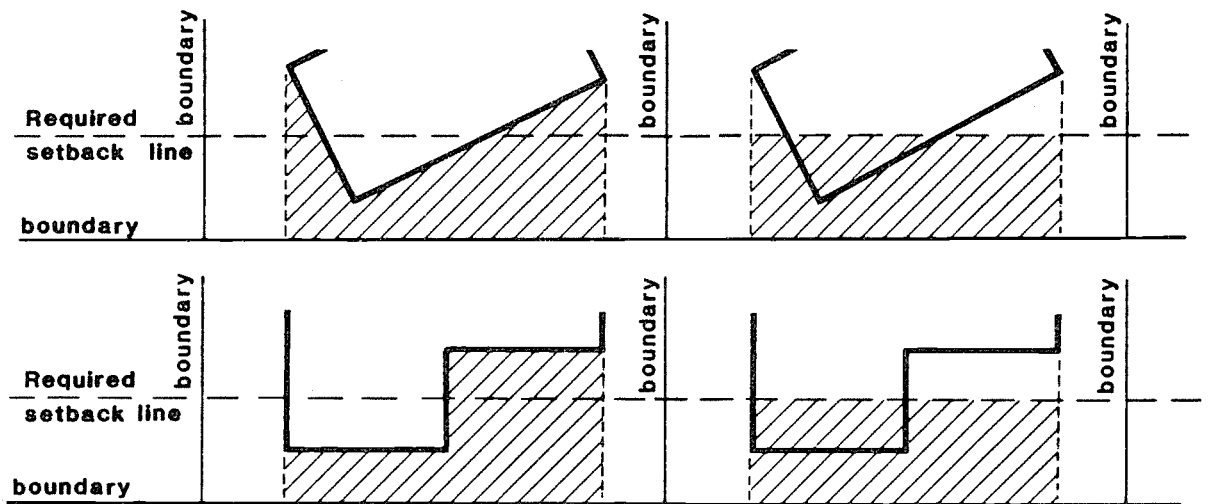


FIGURE 2

- (d) in the case of a wall not exceeding 9m in length and 6m in height, the setback of an attached house from the alignment of a street dedicated to public use may be reduced to not less than 1.5m, except when the street is created as part of the proposed development the setback may be nil, provided that in no case will any ground floor window be setback less than 1.5m;
- (e) in the case of an attached house the setback to 1 or more side or rear boundaries may be nil where an unroofed courtyard with an area of not less than 40 sq. m, with a minimum side dimension of 5m is provided;
- (f) 1 or more walls of a dwelling may, subject to the procedures set out in Clauses 13(1) and 13(2), be built up to a side or rear boundary provided that such wall or walls do not exceed the following lengths:

- (i) for walls not exceeding 2m in height, no limit;
- (ii) for walls not exceeding 2.5m average height and a maximum height of 3.5m at any point, the lesser of 30m or 2/3 of the boundary length;
- (iii) for walls not exceeding 3m average height and a maximum of 4m at any point, the lesser of 20m or 1/2 of the boundary length;
- (iv) for walls not exceeding 6m average height, the lesser of 15m or 1/3 of the boundary length; and
- (v) for walls greater than 6m average height, the lesser of 9m or 1/4 of the boundary length.

CAR PARKING

- 16.** (1) The minimum number of car spaces to be provided on a lot shall be as follows:
- | | | |
|---|---|--|
| single houses | : | 2 spaces per dwelling |
| attached houses | : | 2 spaces per dwelling |
| grouped dwellings | : | 2 spaces per dwelling for the first 4 dwellings and 1.5 spaces per dwelling for each subsequent dwelling |
| multiple dwellings | : | 0.35 spaces per dwelling plus 0.015 spaces per sq.metre of gross floor area (for the purpose of this clause "gross floor area" shall be determined in the same manner as "plot ratio") |
| aged or dependent persons' dwellings | : | 0.5 spaces per dwelling (see also Clauses 19 and 20). |
- (2) In all grouped and multiple developments comprising 3 or more dwellings, at least 10% of all car parking spaces required, with a minimum of 2 spaces, shall be set aside for visitors' parking marked permanently as such and located so as to be easily accessible or their location visible from the entrance to the lot.
- (3) Car parking bays shall be of minimum dimensions of 5.5m x 2.5m.
- 17.** (1) The Council, when considering attached houses, grouped and multiple dwellings, may impose conditions on the location and screening of car parking spaces on site, including the extent of parking areas, number and location of access points, manoeuvring spaces, the extent of screening and landscaping required, and the maximum extent of roofing of car parking spaces.

- (2) Parking spaces may be located within the street setback area, provided that:
 - (a) there is adequate screening from the street, with a minimum of 1m width in the case of landscaping;
 - (b) separate pedestrian access from the street is provided;
 - (c) except in the case of single houses, all, or a proportion of all car spaces may be required to be set below footpath level.

OPEN SPACE AND PEDESTRIAN ACCESS

- 18.** (1) All dwellings shall be provided with sufficient open space to satisfy the requirements for the provisions of open space as set out in Table 1 and to fulfill the following criteria:
 - (a) to provide a satisfactory standard of visual amenity in relation to both the general locality and the lot being developed, having particular regard to the relationship between buildings, the spaces between and around them, the provision of landscaping, and to the need for screening; and
 - (b) to provide usable areas for active and passive recreation as appropriate to the particular development.

ADDITIONAL ACCOMMODATION

- 19.** In the case of land use for single house purposes, the Council may permit additional accommodation on a lot where the density code for that lot precludes additional accommodation if the existing single house and the additional accommodation are to be occupied by relatives of the same family or the additional accommodation is to be occupied by aged or dependent persons.
- 20.** If permission is granted for additional accommodation under Clause 19 other requirements of these Codes shall be observed, except that the car parking requirement of 2 per dwelling may be reduced to nil in the case of the additional accommodation if the Council is satisfied that such a reduction is warranted.

AGED OR DEPENDENT PERSONS' DWELLINGS

- 21.** Development of land for aged or dependent persons' dwellings shall be in all respects in accordance with the relevant Code applying to the locality of the land except that the permanent dwelling density may be increased by not more than 50%.

AMENITY

22. Notwithstanding the specific provisions of the Codes, in considering a proposed development, the Council may have regard to and may impose conditions relating to the following:

- (a) the need for limitation of height or location of buildings to preserve or enhance views;
- (b) the need for preservation of existing trees or areas or buildings of architectural or historical interest;
- (c) the choice of building materials and finishes where these relate to the preservation of local character and the amenity of the area generally;
- (d) the dispersal of building bulk into 2 or more separate buildings on a lot in order to minimise the effect of building bulk;
- (e) an increase in building setbacks where the adjoining land is controlled under a lower density residential code in order to ensure adequate protection for adjoining residents; and
- (f) the location and orientation of a building or buildings on a lot in order to achieve higher standards of daylighting, sunshine or privacy or to avoid visual monotony in the street scene as a whole.

TABLE 1 **LOW DENSITY CODES**

1 R. Code	2 Dwelling Type	3 Minimum Area of Lot per Dwelling (m ²)	4 Minimum Lot Frontage (m)	5 Open Space Minimum Total % of Site Private Open Space per Dwelling (m ²)	6 Minimum Setbacks from Boundaries (m) Street Rear Side
R2	Single house Attached house Grouped dwelling	5 000 5 000 5 000	50 40 —	— — —	20 20 20 10 10 10
R2·5	Single house Attached house Grouped dwelling	4 000 4 000 4 000	40 30 —	— — —	15 15 15 ↑ Nil between attached houses. All others 6. ↓
R5	Single house Attached house Grouped dwelling	2 000 2 000 2 000	30 20 —	— — —	12 12 12
R10	Single house Attached house Grouped dwelling	1 000 1 000 1 000	20 17 —	— — 450	7·5 7·5 7·5 ↑
R12·5	Single house Attached house Grouped dwelling	800 700 700 700	17 12 —	— — 350	9 9 9 * ↑ Nil between attached houses. All others refer to Table 2 and Figure 3. ↓
R15	Single house Attached house Grouped dwelling	666⅔ 550 550 550	15 10 —	— — 200	6 6 6 8 8 *
R17·5	Single house Attached house Grouped dwelling	571 500 500 500	15 10 —	— — 175	6 6 6 8 8 *
R20	Single house Attached house Grouped dwelling	500 450 450 450	15 10 —	— — 150	6 6 6 8 8 *

KEY: — Not applicable.
* See Table 2 and Figure 3.

TABLE 1 cont.

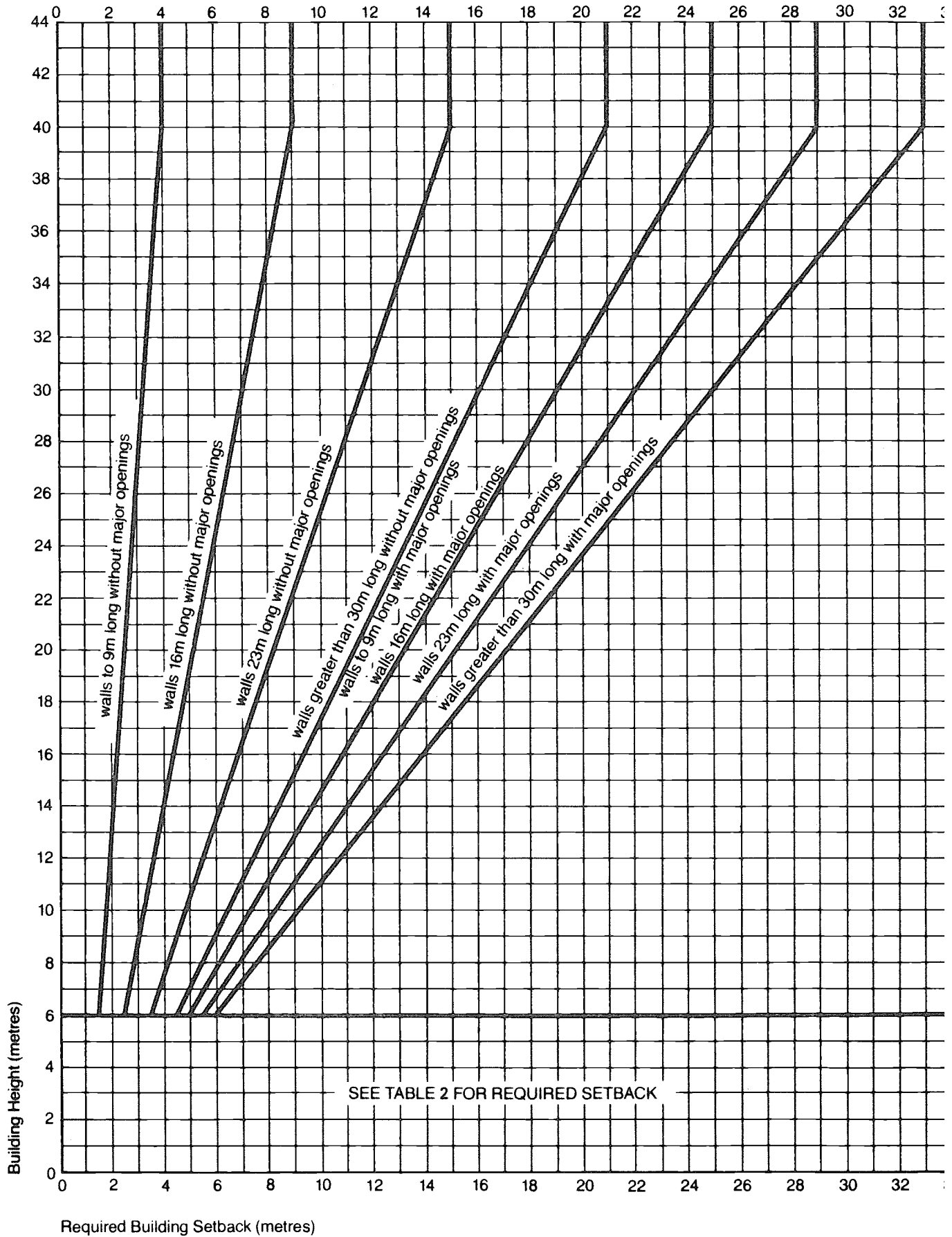
MEDIUM DENSITY CODES

1 R. Code	2 Dwelling Type	3 Minimum Area of Lot per Dwelling (m ²)	4 Minimum Average Defined Site Area (m ²)	5 Maximum Plot Ratio	6 Open Space Communal % of Site Minimum Total % of Site	Private Average m ² per Dwelling	7 Minimum Setbacks from Boundaries (m) Street Rear Side
R25	Single house Attached house Grouped dwelling	as R20 Average not less than Minimum 320 400	— — 320	— — —	50 50 50	— — 100	6 6 6 8 8 *
R30	Single house Attached house Grouped dwelling	as R20 Average not less than Minimum 270 333½	— — 270	— — —	50 50 50	— — 85	6 6 6 8 8 *
R35	Single house Attached house Grouped dwelling	as R20 Average not less than Minimum 235 285	— — 235	— — —	50 50 50	— — 70	6 6 6 8 6 * Nil between attached houses. All others refer to Table 2 and Figure 3.
R40	Single house Attached house Grouped dwelling	as R20 Average not less than Minimum 200 250	— — 200	— — 0.5	50 50 50	— — 60	6 6 6 8 6 6 *
R50	Single house Attached house Grouped dwelling Multiple dwelling	as R20 Average not less than Minimum 160 200 200	— — 160 —	— — 0.5 0.5	50 50 50 50	— — 50 —	6 6 6 8 6 6 * *
R60	Single house Attached house Grouped dwelling Multiple dwelling	as R20 as R50 166⅔ 166⅔	— — 135 —	— — 0.55 0.55	50 50 50 50	— — 40 —	6 6 6 8 6 6 * *

KEY: — Not applicable.
* See Table 2 and Figure 3.

TABLE 2
SIDE BOUNDARY
SETBACKS FOR
BUILDINGS NOT
EXCEEDING
6 METRES IN
HEIGHT

Height of Wall	Walls without Major Openings to Habitable Rooms		Single and Attached Houses with Walls with Major Openings to Habitable Rooms	Grouped and Multiple Dwellings with Walls with Major Openings to Habitable Rooms
	Less than or Equal to 9 m in Length	Greater than 9 m in Length		
Less than 3.0 metres	1.0 m	1.5 m	1.5 m	3.0 m
3.0—6.0 m	1.5 m	3.0 m	3.0 m	5.0 m



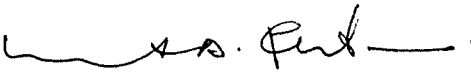
Required Building Setback (metres)

NOTE: Intermediate values are to be obtained by interpolation to the nearest 0.5metre.

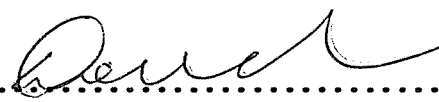
SETBACKS FROM BOUNDARIES OTHER THAN STREET

FIGURE 3

PREPARED BY THE TOWN PLANNING BOARD OF WESTERN AUSTRALIA
WITH THE APPROVAL OF THE MINISTER FOR PLANNING.



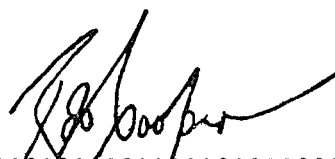
.....
CHAIRMAN
TOWN PLANNING BOARD
OF WESTERN AUSTRALIA



.....
MINISTER FOR PLANNING

APPROVED BY HIS EXCELLENCY THE GOVERNOR IN EXECUTIVE COUNCIL

ON^{27th}.....⁸⁵.....1984.



.....
CLERK OF THE EXECUTIVE COUNCIL.