R-Code Provisions Assessment

Prepared by Shane Denney - 0416 206 320 / shane@denneydesign.com.au For - Developed

Multiple Dwelling Development - 32 Dwellings Address - 17 Ridley Street Bulgarra, Karratha, Western Australia

1 Bed / 1 Bath 8 2 Bed / 2 Bath 20 3 Bed / 2 Bath 4

Zoning - R40 Lot Area - 5 104m2



Applicable	Dwelling Type	Requirement	Proposed	Compliant	Justification
					Justinication
100	1 Bed - other than ground floor	Bm2 / 2m min dimension	6.6m2 / 2m min dimension	Area No: less 1.4m2 Min dimensions: Yes	Units are 57m2 which is 10m2 over the minimum size prescribed in the Table 2.1a. Karatha is climate is typically hot each, unit is airconditioned so it is considered the balconies will be occasional use. Also the balconies accessed from the master bedroom and living area with silding doors so the minimum depth can be expanded by opening the doors if desired. Further to this the development has external gardens and recreational areas,
	2 Bed / 2 Bath other than ground floor	10m2 / 2.4m min dimension	8.25m2 / 2.5m min dimension	dimension: Yes	Units are 83.5m2 which is 11.5m2 over the minimum size prescribed in the Table 2.1a. Karratha is climate is typically hot each, unit is airconditioned so it is considered the balconies will be occasional use. Also the balconies accessed from the master bedroom and living area with sliding doors so the minimum depth can be expanded by opening the doors if desired. Further to this the development has external gardens and recreational areas,
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	9				
Yes		15% of the site soft landscaping with 1m min dimension	20% (1 033m2)	Yes	
		30% of primary street setback 205m2	155m2 (75%)	Yes	
		Communal street & lighting	Pathways & lighting	Yes	Note: Pathways are shown on plan & will be illuminated inwards to avoid light spill to neighbouring properties. This will be in the detailed design for building approval.
		Tree Canopy - 14 trees	15 medium trees	Yes	12 within the site plus 3 street trees
		Uncovered Parking 1/4 bays	Provided in landscape design	Yes	
Yes		Behind primary setback		Yes	
100		Universally accessible		Yes	
		Exclusive to residents		Yes	
		Designed to minimise impact from overtooking of habitable rooms, light spill and neighbour overtooking		Yes	Note: The communal space is a central courtyard which is screened from the inward looking ground floor dwelling by private courtyards, fencing and landscaping. The upper levels are screened by shade sales and landscaping that interrupts the views.
		Min space - 6m2 / dwelling up to 300m2	398m2	Yes	
		Min accessible hard landscape - 2m2 / dwelling up to 100m2	138m2	Yes	
				Voc	Stormwater design concept submitted with Development
				res	Application.
Yes					
	Dwelling Type		Proposed	_	Justification
res		or balcony		res	
		primary living space 3.8m x 3.8m	min dimension 4m	Yes	
		Primary living space max depth 3 x	6m	Yes	
		Bedroom 9m2 / 2.7m min	11m2 / 3m min dimension	Yes	
		Ceiling 2.65m to habitable rooms 2.4m to non habitable	2.7m Habitable 2.4m Bathrooms	Yes	
	1 Bed	Min floor area - 47m2	57m2	Yes	
	2 Bed / 2 Bath	Min floor area - 72m2	83.5m2	Yes	
	3 Bed / 2 Bath				
		have same number of bedrooms	Bed - 63% 3		
		Storage - 4m2 min dimension 1.5m min height 2.1m	1 x store / dwelling (32 stores) 4m2 / 1.5m x 2.7m	Yes	
Yes		Each habitable room has an openable window not less than 10% of the room floor area.		Yes	
		A minimum of 70%t of dwellings have a primary living space that achieves at least 2hours direct sunlight between 9am and 3pm on 21 June.	28 of 32 (88%)	Yes	
	Yes Yes Yes Applicable Yes	Yes Ground floor dwelling 1 Bed - other than ground floor 2 Bed / 2 Bath other than ground floor 4 Sed / 2 Bath other than ground floor Yes 4 Sed / 2 Bath 5 Sed / 2 Bath 5 Sed / 2 Bath 6 Sed / 2 Bath 7 Sed / 2 Bath 7 Sed Sed / 2 Bath 7 Sed / 2 Bath	Yes Ground floor dwelling 15m2 / 2m min dimension 18m2 / 2m min dimension 18m3 / 2m min floor area - 4mm2 2m min dimension 18m3 / 2m min floor area - 3mm2 2m min dimension 18m3 / 2m min floor area - 3mm2 2m min dimension 18m3 / 2m min floor area - 3mm2 2m min dimension 18m3 / 2m min floor area - 3mm2 2m min dimension 18m3 / 2m min floor area - 3mm2 2m min dimension 18m3 / 2m min floor area - 3mm2 2m min dimension 18m3 / 2m min floor area - 3mm2 2m min dimension 18m3 / 2m min floor area - 3mm2 2m min dimension 18m3 / 2m min floor area - 3mm2 2m min dimension 18m3 / 2m min min height 2.m min min height 2.m min min min min min min min min min mi	Seed - Other than ground floor Seed - Other than ground floor	Second Floor develops 1881 / 3m min dimension 58m2 / 2m min dimension 6m2 / 2m min dimension 6m2 / 2m min dimension 7m2 / 2m min dimension 7m3 / 2m3

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			Lot frontage which exceeds 40m, two vehicle access points are permitted.	Not required		Note: There are 2 x driveways the entry is at the east boundary and the exit is from the west boundary. There is significant distance between these two ingress and egress points (57.1m) that will not interfere with the traffic flow of Ridley Street.
			Driveways	3.9m wide	Yes	Note: Driveways and crossovers will be in accordance with "R" codes clauses C3.7.3 & C3.7.4 & local authority specifications,
			Driveways designed to allow vehicles to pass in opposite directions where it serves five or more dwellings.	It is a one way system, however in the parking area vehicles have width to pass and reverse.	Yes	
3.8 Retaining Existing Dwellings	N/A					
3.9 Solar Access for Adjoining Sites	Yes		Shadow cast does not exceed 50% at midday, 21 June.	Dues to the increased designed setbacks neighbouring properties will not be adversely impacted by over shadowing which will be tess than the permitted 50% at midday 21 June.	Yes	
3.10 Visual Privacy	Yes		6m setback from major opening of habitable room other than bedroom or study. 4.5m from a bedroom and study. 7.5m from active outdoor habitable space.	All setbacks other than primary street frontage exceed 6m.	Yes	
4.0 Land (R40)	Applicable	Dwelling Type	Requirement Site area requirements - 115m2 average / dwelling (R40)	Proposed 5 104m2 (developed area) 32 dwellings average land per dwelling 160m2 (rounded)	Compliant Yes	Justification Meets the requirements for both zonings