

R-Code Provisions Assessment

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For - Developed

Multiple Dwelling Development - 36 Dwellings

Address - Lot 751 Gregory Way Bulgarra, Karratha, Western Australia


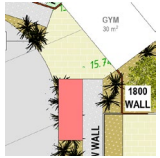
1 Bed / 1 Bath 12
2 Bed / 2 Bath 18
3 Bed / 2 Bath 6

Zoning - R30/40
Lot Area - 9 545m²



Rev: A
12/06/2025

Part C						
1.0 The Garden	Applicable	Dwelling Type	Requirement	Proposed	Compliant	Justification
1.1 Private open space	Yes	Ground floor dwelling 1 Bed - other than ground floor	15m ² / 3m min dimension 8m ² / 2m min dimension	29m ² - 62m ² 6.6m ² / 2m min dimension	Yes Area No : less 1.4m ² Min dimensions: Yes	Units are 57m ² which is 10m ² 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,
		2 Bed / 2 Bath other than ground floor	10m ² / 2.4m min dimension	8.25m ² / 2.5m min dimension	Area No : less 1.75m ² Min dimension: Yes	Units are 83.5m ² which is 11.5m ² 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,
		3 Bed / 2 Bath other than ground floor	12m ² / 2.4m min dimension	13.2m ² / 2.5m min dimension	Yes	
1.2 Trees & landscaping	Yes		15% of the site soft landscaping with 1m min dimension 30% of primary street setback 541m ² Communal street & lighting	35% (3 369m ²) 312m ² (58%) Pathways & lighting	Yes Yes 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 - 21 trees	32 medium trees	Yes	
			Uncovered Parking 1/4 bays	Provided in landscape design	Yes	
1.3 Communal Open Space	Yes		Behind primary setback Universally accessible Exclusive to residents Screened from noise & odour (bins)		Yes Yes Yes Yes	
			Designed to minimise impact from overlooking of habitable rooms, light spill and neighbour overlooking		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 - 6m ² / dwelling up to 300m ²	1 927m ²	Yes	
			Min accessible hard landscape - 2m ² / dwelling up to 100m ²	242m ²	Yes	
					Yes	Stormwater design concept submitted with Development Application.
1.3 Water management & conservation	Yes					
2.0 The Building	Applicable	Dwelling Type	Requirement	Proposed	Compliant	Justification
2.1 Size & Layout of Dwellings	Yes		Primary living space to garden area or balcony primary living space 3.8m x 3.8m Primary living space max depth 3 x ceiling height Bedroom 9m ² / 2.7m min dimension Ceiling 2.65m to habitable rooms 2.4m to non habitable	min dimension 4m 6m 11m ² / 3m min dimension 2.7m Habitable Bathrooms 2.4m	Yes Yes Yes Yes	
		1 Bed	Min floor area - 47m ²	57m ²	Yes	
		2 Bed / 2 Bath	Min floor area - 72m ²	83.5m ²	Yes	
		3 Bed / 2 Bath	Min floor area - 95m ²	107m ²	Yes	
			No more than 80% of dwellings to have same number of bedrooms	1 Bed - 33% Bed - 50% Bed - 17%	2 3 Yes	
			Storage - 4m ² min dimension 1.5m min height 2.1m	1 x store / dwelling (36 stores) 4m ² / 1.5m x 2.7m	Yes	
2.2 Solar Access & Natural Ventilation	Yes		Each habitable room has an openable window not less than 10% of the room floor area.		Yes	
			A minimum of 70% of dwellings have a primary living space that achieves at least 2hours direct sunlight between 9am and 3pm on 21 June.	36 of 36 (100%)	Yes	

			A maximum of 15% of dwellings in a building receiving no direct sunlight to the primary living space between 9am and 3pm on 21 June.	0 of 36 (0%)	Yes	
2.3 Parking	Yes		Occupant Parking (Cars) 1 Bay / dwelling	1 Bay / dwelling (36 Bays) Car bays are 2.7m wide x 5.5m deep.	Yes	
			Motorcycle Scooter Parking Bay / 10 car bays	4 required not shown on drawings.		Will provide as a condition of approval in location shaded: 
			Visitor Parking 3, plus 1 additional space per four dwellings or part thereof,	12 required. 12 provided	Yes	
			Bicycle parking. 0.1 / dwelling	4 required not shown on drawings		Will provide as a condition of approval in location shaded shown below: 
2.4 Waste Management	Yes		Where multiple dwellings, or five or more grouped dwellings are proposed, a waste management plan to the satisfaction of the decision-maker, is to be provided.			Waste management plan submitted with Development Application.
			Where a communal waste storage area is provided, it is to be separated or screened from major openings, primary garden areas and communal open space to avoid the adverse impact of potential sources of noise and odour.			Detailed on waste management plan
2.5 Utilities	Yes					Utilities will be located behind the setbacks and in accordance with "R" codes and local authority policy
2.6 Outbuildings	Yes					The pool pumphouse (19m2) is the only outbuilding and is integrated with the landscaping design of the pool area. This building will be finished in materials and colours of the main building structure.
2.7 Universal Design						Buildings will be in accordance with the appropriate standards and NCC.
2.8 Ancillary Dwellings	N/A					
2.9 Small Dwellings	N/A					
2.10 Houses on lots less than 100m2	N/A					
3.0 The Neighbourliness (R30/40)	Applicable	Dwelling Type	Requirement	Proposed	Compliant	Justification
3.1 Site Cover	Yes		max site cover 65%	Site area - 7621m2 (development area) Coverage - 2210m2 / 29%	Yes	
3.2 Building Height	Yes		2 Storeys (R40) 7m to wall top (R40) 10m to ridge (R40)	3 Storey 9.6m Top of wall 10.9m top of ridge	No	The zoning does not permit 3 storey buildings however a dispensation is sought for an increased height on this lot. The lot is expansive and as such has been designed with increased setback to mitigate the height impact on neighbouring properties. This building will not cast shadows to neighbouring sites with little to no effect on their solar access. Furthermore these increased setbacks also alleviate any privacy or overlooking issues. The design has also considered solar orientation and in this case all dwelling will have access to sunlight all year round. The 3 storey construction in this instance is also the most efficient to take advantage of the long narrow site by consolidating the communal areas at the core. Lastly it will present more pleasantly along the streetscape.
3.3 Street Setbacks	Yes		3m (R40)	excess of 3m	Yes	
3.4 Lot Boundary Setbacks	Yes		7.1m - 10m high / 3m setback	26m west boundary east boundary 52m	Yes	Setbacks vary but min setback to main building well over the min requirement.
3.5 Retaining	Yes		2m high / 2m setback	24m	Yes	Retaining is up to 2m located beyond the street and boundary setbacks.
3.6 Streetscape	Yes		For multiple dwellings, upper level balconies and/or windows overlook the street and public domain areas.		Yes	
			Ground floor multiple dwellings fronting the street are provided with separate pedestrian access from the street.		Yes	

			When provided, fences or walls within the primary street setback area are to be: i. a maximum height of 1.8m; and ii. visually permeable above 1.2m (refer Figure 3.6c); measured from natural ground level on the primary street side of the fence or wall.	Fences to dwellings are not visually permeable and do not exceed 1.2m. Fences and gates to communal areas and parking are 1.8m high garrison style and are visually permeable.	Yes	
3.7 Access			Vehicle access to on site car parking spaces to be provided via the lowest available street in the hierarchy	Access is Via Gregory Way which is the only viable option.		
			Lot frontage which exceeds 40m, two vehicle access points are permitted.	Not required		
			Driveways	6m 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.	driveways designed for 2 way traffic	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 less 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 (R30/R40)	Applicable	Dwelling Type	Requirement	Proposed	Compliant	Justification
			Site area requirements - 115m2 average / dwelling (R40)	7621m2 (developed area) 36 dwellings average land per dwelling 211m2 (rounded)	Yes	Meets the requirements for both zonings