

R-Code Provisions Assessment

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

Multiple Dwelling Development - 48 Dwellings

Address - 30 Nairn Street Bulgarra, Karratha, Western Australia

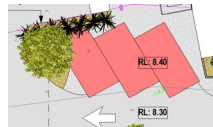
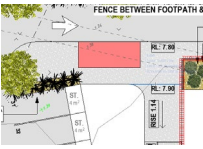


Rev: A
12/06/2025

1 Bed / 1 Bath 15
2 Bed / 2 Bath 27
3 Bed / 2 Bath 6

Zoning - R50
Lot Area - 5 502m2

Part C						
1.0 The Garden	Applicable	Dwelling Type	Requirement	Proposed	Compliant	Justification
1.1 Private open space	Yes	Ground floor dwelling	15m2 / 3m min dimension	29m2 - 55m2	Yes	
		1 Bed - other than ground floor	8m2 / 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. 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	10m2 / 2.4m min dimension	8.25m2 / 2.5m min dimension	Area No : less 1.75m2 Min 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,
		3 Bed / 2 Bath other than ground floor	12m2 / 2.4m min dimension	13.2m2 / 2.5m min dimension	Yes	
1.2 Trees & landscaping	Yes		15% of the site soft landscaping with 1m min dimension	17% (922m2)	Yes	
			30% of primary street setback	100% (exc. paved driveways)	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	14 medium trees	Yes	
			Uncovered Parking 1/4 bays	Provided in landscape design	Yes	
1.3 Communal Open Space	Yes		Behind primary setback		Yes	
			Universally accessible		Yes	
			Exclusive to residents		Yes	
			Screened from noise & odour (bins)		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 - 6m2 / dwelling up to 300m2	357m2	Yes	
			Min accessible hard landscape - 2m2 / dwelling up to 100m2	153m2	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		Yes	
			primary living space 3.8m x 3.8m	min dimension 4m	Yes	
			Primary living space max depth 3 x ceiling height	6m	Yes	
			Bedroom 9m2 / 2.7m min dimension	11m2 / 3m min dimension	Yes	
			Ceiling 2.65m to habitable rooms 2.4m to non habitable	2.7m Habitable Bathrooms 2.4m	Yes	
		1 Bed	Min floor area - 47m2	57m2	Yes	
		2 Bed / 2 Bath	Min floor area - 72m2	83.5m2	Yes	
		3 Bed / 2 Bath	Min floor area - 95m2	107m2	Yes	
			No more than 80% of dwellings to have same number of bedrooms	1 Bed - 31% 2 Bed - 56% 3 Bed - 13%	2 3	Yes
			Storage - 4m2 min dimension 1.5m min height 2.1m	1 x store / dwelling (48 stores) 4m2 / 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 2 hours direct sunlight between 9am and 3pm on 21 June.	33 of 48 (70%)	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.	6 of 48 (13%)	Yes	
2.3 Parking	Yes		Occupant Parking (Cars) 1 Bay / dwelling	1 Bay / dwelling (48 Bays) Car bays are 2.7m wide x 5.5m deep.	Yes	
			Motorcycle Scooter Parking 1 Bay / 10 car bays	5 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,	14 required. 7 can be provided.	7 short fall	The development was subject to design review and inputs on 2 occasions. Visitor parking was addressed but numbers were not confirmed. The submitted plans show 5 visitor spaces this can be increased to 7 thus a dispensation is being requested. Justification for this is land has been planned for pedestrian access ways and breaks of landscaped pathways within the carparks to reduce the impact of scale. Without these features the visitor parking requirement could be achieved at the expense of the design. However 2 additional bay can be achieved without compromise in the location shown below: 
			Bicycle parking. 0.1 / dwelling	5 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 (8m2) 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 (R50)	Applicable	Dwelling Type	Requirement	Proposed	Compliant	Justification
3.1 Site Cover	Yes		max site cover 65%	Site area - 5502m2 - 2689m2 / 49% Coverage	Yes	
3.2 Building Height	Yes		3 Storeys 10m to wall top 13m to ridge	3 Storey 9.6m Top of wall 10.9m top of ridge	Yes	
3.3 Street Setbacks	Yes		2m	3m	Yes	
3.4 Lot Boundary Setbacks	Yes		7.1m - 10m / 3m setback	Min 6m to bin store	Yes	Setbacks vary but min setback to main building is over double required.
3.5 Retaining	Yes		1.5m high / 1.5m setback	Greater than 6m	Yes	Retaining is up to 1.5m 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 Nairn street which is the only viable option.		
			Lot frontage which exceeds 40m, two vehicle access points are permitted.		Yes	Note: There are 2 x driveways the entry is at the south boundary and the exit is from the north boundary. There is significant distance between these two ingress and egress points (66.5m) that will not interfere with the traffic flow of Nairn 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 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 (R50)	Applicable	Dwelling Type	Requirement	Proposed	Compliant	Justification
			Site area requirements - 100m2 average / dwelling	5502m2 / 48 dwellings average land per dwelling 115m2 (rounded)	Yes	