

COVERAGE OF AN OUTDOOR LIVING AREA - R-CODES PERFORMANCE CRITERIA POLICY



Responsible Division	Planning and Development Services
Responsible Business Unit/s	Planning Services
Responsible Officer	Planning Manager
Affected Business Unit/s	Planning Services

PURPOSE:

To provide direction and clarity to Developers and the Community on the application of the Performance Criteria with regard to Clause 3.4.2 – Outdoor Living areas of the Residential Design Codes (R-Codes) 2002.

POLICY STATEMENT:

In accordance with the provisions of the R-Codes (Clause 3.4.2 – Outdoor Living Areas) at least two thirds of the required outdoor living shall be without permanent roof cover. Approval should be sought in accordance with the performance criteria where a lesser unroofed area is proposed.

The relevant Residential Design Codes 2002 Performance Criteria states:

“An outdoor living area capable of use in conjunction with a habitable room of the dwelling, and if possible, open to winter sun.”

1. This policy is made pursuant to Clause 2.6.2 of the Residential Design Codes 2002 and shall have effect for applications made for residential development as defined by the City of Bayswater Town Planning Schemes (as amended). This policy does not alter or change in any way the acceptable development criteria of the codes.
2. An outdoor living area which has no less than one third of the required minimum area without permanent roof cover, shall be deemed as meeting the performance criteria of Clause 3.4.2 of the Residential Design Codes 2002 where:
 - a) The roof cover is unenclosed on a minimum of two sides; and
 - b) Provision is made for adequate winter sun.

DEFINITIONS:

Nil

RELATED LEGISLATION:

Clause 2.6.2 of Residential Design Codes (2002).

RELATED DOCUMENTATION:

Nil

Relevant Delegations		
Risk Evaluation		
Council Adoption	Date	25 May 2004
Reviewed / Modified	Date	1 March 2016
Reviewed / Modified	Date	
Reviewed / Modified	Date	