

POL-LP-11 Variation to deemed-to-comply requirements of the R-codes – Medium-density single house development standards (R-MD Codes)

1 Objective

To replace the deemed-to-comply requirements of following clauses of the Residential Design Codes with those set out in the provisions of this policy:

- Building and garage setbacks- clauses 5.12, 5.13 and 5.21
- Open space – clause 5.1.4
- Parking – clause 5.3.3
- Visual Privacy – clause 5.4.1
- Solar access – clause 5.4.2

2 Definitions / abbreviations

Approved Structure Plan	A structure plan or activity centre plan that has been approved by the WAPC under Part 4 or Part 5 of the <i>Planning and Development (Local Planning Scheme) Regulations 2015</i>
Front load	Lots where the primary vehicle access is via the front of the lot and the garage / carport is located at the front of the dwelling
Medium density	R25–R60 density codes
Rear load	Lots where the primary vehicle access is via the rear of the lot, from a street or right of way (ROW) and the garage / carport is located at the back of the dwelling
R-MD / R-MD Codes	Single house standards for medium density housing

3 Statutory Provisions

Development approval will not be required for a single dwelling that complies with the provisions of this policy (and all other deemed-to-comply requirements of the R-Codes), in accordance with Schedule 5 Exemptions of Local Planning Scheme No.17.

4 Application

This policy will apply:

1. To the following areas covered by an approved structure plan: land zoned Special Use Zone 3, 4, 10, 11 and 14 (The Vines, Ellenbrook, Brabham, Dayton and Bushmead) and land zoned Residential Development and Residential Redevelopment subject to an approved structure plan.

5 Policy Provisions

The policy provisions are listed in Appendix 1

Governance References

Statutory Compliance	State Planning Policy 3.1 <i>The Residential Design Codes</i> ; Planning Bulletin 112/2016 <i>Medium-density single house development standards – Development Zones</i> <i>Planning and Development (Local Planning Scheme) Regulations 2015</i>
Industry Compliance	
Organisational Compliance	Strategic Community Plan 2012-2022
Decision Maker	Council
Process Links	

Policy Administration

Business Unit Name	Officer Title	Contact:
Statutory Planning	Manager Statutory Planning	9267 9267
Risk Complexity Classification	3	Review Frequency Annual
		Next Due 2017

Version	Decision Reference	Synopsis
1.	Executive - 23/06/2016 Governance - 30/08/2016 OCM - 07/09/2016 OCM - 19/10/2016	Endorsed draft policy. Endorsed draft policy. Adopted policy. Adopted revised policy.
2.		
3.		

POL-LP-11 Variation to deemed-to comply requirements of the R-codes – Medium-density single house development standards (R-MD Codes)



Appendix 1
Single house standards for medium density housing in development zones (R-MD Codes)

R-Code	Lot type and size	Street setback and front fences		Lot boundary setback		Open space		Garage setback and width and vehicular access		Parking		Overshadowing		Privacy	
		R-Codes	R-MD provision	R-Codes	R-MD provision	R-Codes	R-MD provision	R-Codes	R-MD provision	R-Codes	R-MD provision	R-Codes	R-MD provision	R-Codes	R-MD provision
R-MD – R60	<p>Rear/Lead 5m x 30m – 150m² 6m x 30m – 180m²</p> <p>Front/Lead 9.5m x 20m – 170m² 7.5m x 25m – 187.5m²</p>	<p>2m</p>	<p>Boundary setbacks 1 to 1.5m for wall height 3.5m and less (subject to wall length and major openings)</p> <p>Boundary walls 2/3 length one side boundary, max 3.5m high and 3m average height</p> <p>Front fences within the primary street setback area being a maximum height of 900mm above natural ground level, measured from the primary street side of the front fence</p>	<p>Boundary setbacks 1.2m for wall height 3.5m or less with major openings</p> <p>1m for wall height 3.5 or less without major openings</p> <p>Boundary walls No maximum length to both side boundaries</p>	<p>40% open space (95% site cover)</p> <p>16m² courtyard area may be covered</p> <p>1/3 required outdoor living area (OLA) may be covered</p> <p>Minimum dimension 4m</p>	<p>An outdoor living area (OLA) within an area of 10% of the lot area or 20m², whichever is greater, directly accessible from a habitable room of the dwelling and located behind the street setback area</p> <p>At least 70% of the OLA must be uncovered and includes areas under eaves which define uncovered areas</p> <p>The OLA has a minimum 3m length or width dimension</p> <p>No other R-Codes site cover standards apply</p>	<p>Rear/Lead Nil – provided laneway is minimum of 6m wide</p> <p>Front/Lead 4.5m or 0.5m behind dwelling alignment subject to averaging requirements</p> <p>Garage width limited to maximum 50% of lot frontage where a double garage is permitted to a maximum width of 6m as viewed from the street subject to:</p> <ul style="list-style-type: none"> Garage setback a minimum of 0.5m behind the building alignment A major opening to a habitable room directly facing the primary street An entry feature consisting of a porch or veranda with a minimum depth of 1.2m, and No vehicular crossover wider than 4.5m where it meets the street <p>Lots with a frontage less than 10.5m or not compliant with above require single or tandem garaging</p>	<p>Two on-site bays</p>	<p>One on-site bay where dwelling has two bedrooms or less</p>	<p>50% of the adjoining site area</p>	<p>No maximum overshadowing for wall height 3.5m or less</p> <p>No maximum overshadowing for wall height greater than 3.5m where overshadowing is confined to the front half of the lot. If overshadowing intrudes into rear half of the lot, shadow cast does not exceed 95%</p>	<p>5m to bedrooms and studies</p> <p>4.5m to all other major openings</p> <p>6m to balconies or similar</p>	<p>No privacy provisions apply</p>		
R-MD – R40	<p>Rear/Lead 7.5m x 30m – 225m²</p> <p>Front/Lead 9.5m x 30m – 255m² 8.5m x 30m – 255m² 212.5m²</p> <p>10 x 20m – 200m² 10 x 25m – 250m² 12.5m x 20m – 250m²</p>	<p>4m</p>	<p>Boundary setbacks 1 to 1.5m for wall height 3.5m and less (subject to wall length and major openings)</p> <p>Boundary walls 2/3 length one side boundary, maximum 3.5m high and 3m average height</p> <p>Front fences within the primary street setback area being a maximum height of 900mm above natural ground level, measured from the primary street side of the front fence</p>	<p>Boundary setbacks As per R-MD – R60</p> <p>Boundary walls To both side boundaries subject to averaging</p> <p>No maximum length to one side boundary 2/3 max length to second side boundary for wall height 3.5m or less</p>	<p>45% open space (55% site cover)</p> <p>20m² courtyard area may be covered</p> <p>1/3 required OLA area may be covered</p> <p>Minimum dimension 4m</p>	<p>As per R-MD – R60</p>	<p>Rear/Lead Nil – provided laneway is minimum of 6m wide</p> <p>Front/Lead 4.5m or 0.5m behind dwelling alignment subject to averaging requirements</p>	<p>Two on-site bays</p>	<p>As per R-Codes</p>	<p>35% of the adjoining site area</p>	<p>No maximum overshadowing for wall height 3.5m or less</p> <p>No maximum overshadowing for wall height greater than 3.5m where overshadowing is confined to the front half of the lot. If overshadowing intrudes into rear half of the lot, shadow cast does not exceed 95%</p>	<p>4.5m to bedrooms and studies</p> <p>6m to all other major openings to bedrooms and studies, 4.5m to major openings to habitable rooms other than bedrooms and studies</p> <p>7.5m to balconies or similar</p>	<p>R-Codes clause 5.4.1 C1.1 applies, however the setback distances are 5m to bedrooms and studies, 4.5m to major openings to habitable rooms other than bedrooms and studies, 7.5m to balconies or similar</p>		

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**Appendix 1
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R-Code	Lot type and size		Street setback and front fences		Lot boundary setback		Open space		Garage setback and width and vehicular access		Parking		Overshadowing		Privacy	
	R-Codes	R-MD provision	R-Codes	R-MD provision	R-Codes	R-MD provision	R-Codes	R-MD provision	R-Codes	R-MD provision	R-Codes	R-MD provision	R-Codes	R-MD provision	R-Codes	R-MD provision
R-MD – R30	<p>Best load 10m x 30m – 90m²</p> <p>Front load 10m x 30m – 90m² 15m x 20m – 30m²</p>	<p>4m</p> <p>2m minimum, no average</p> <p>1.5m to porch / veranda no maximum length</p> <p>1m minimum to secondary street</p> <p>Front fences within the primary street setback area being a maximum height of 900mm above natural ground level, measured from the primary street side of the front fence</p>	<p>Boundary setbacks 1 to 1.5m for wall height 3.5m and less (subject to wall length and major openings)</p> <p>Boundary walls to both side boundaries subject to</p> <p>Boundary walls 2/3 length one side side boundary, 1/3 max length to second side boundary for wall height 3.5m or less</p>	<p>45% open space (55% site cover)</p> <p>24m² courtyard</p> <p>1/3 required OLA area may be covered</p> <p>Minimum dimension 4m</p>	<p>Best load Nil – provided laneway is minimum of 6m wide</p> <p>Front load 4.5m or 0.5m behind dwelling alignment subject to averaging requirements</p>	<p>As per R-MD – R60</p>	<p>Two on-site bays</p>	<p>35% of the adjoining site area</p>	<p>As per R-MD – R60</p>	<p>As per R-MD – R60</p>	<p>As per R-MD – R60</p>	<p>As per R-MD – R60</p>	<p>As per R-MD – R60</p>	<p>As per R-MD – R60</p>	<p>4.5m to bedrooms and studios</p> <p>6m to all other major openings</p> <p>7.5m to balconies or similar</p>	<p>As per R-MD – R40</p>
R-MD – 25	<p>Front load 12.5m x 25m – 312.5m²</p> <p>15m x 25m – 375m² 12.5m x 30m – 375m²</p>	<p>6m</p> <p>3m</p> <p>1.5m to porch / veranda no maximum length</p> <p>1.5m minimum to secondary street</p> <p>Front fences within the primary street setback area being a maximum height of 900mm above natural ground level, measured from the primary street side of the front fence</p>	<p>Boundary setbacks 1 to 1.5m for wall height 3.5m and less (subject to wall length and major openings)</p> <p>Boundary walls 2/3 length one side side boundary, max 3.5m high and 3m average height to one side boundary</p>	<p>50% open space (50% site cover)</p> <p>30m² courtyard</p> <p>1/3 required OLA area may be covered</p> <p>Minimum dimension 4m</p>	<p>Best load Nil – provided laneway is minimum of 6m wide</p> <p>Front load 4.5m or 0.5m behind dwelling alignment subject to averaging requirements</p>	<p>As per R-MD – R60</p>	<p>Two on-site bays</p>	<p>25% of the adjoining site area</p>	<p>As per R-MD – R60</p>	<p>As per R-MD – R60, however if overlooking rear half of the lot shadow cast does not exceed 25%</p>	<p>As per R-MD – R60</p>	<p>As per R-MD – R60</p>	<p>4.5m to bedrooms and studios</p> <p>6m to all other major openings</p> <p>7.5m to balconies or similar</p>	<p>As per R-MD – R40</p>		