# **Local Planning Policy**



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 Planning and Development (Local Planning Scheme) Regulations 2015

**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

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

R-Codes	Lot type and size	Street setback	and front fences	Lot bound	ary setback	Oper	ı space		k and width and	Pa	·king	Oversh	adowing	Pri	vacy
	,								R-MD provision						
R-MD - R60	Rear load 5m x 30m - 150m <sup>2</sup> 6m x 30m - 180m <sup>2</sup> Front load 8.5m x 20m - 170m <sup>2</sup> 7.5m x 25m - 187.5m <sup>2</sup>	R-Codes	R-MD provision  2m minimum, no average  1m to porch / veranda no maximum length  1m minimum to secondary street  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	Boundary setbacks 1 to 1.5m for wall height 3.5m and less (subject to wall length and major openings)  Boundary walls 2/3 length one side boundary, max 3.5m high and 3m average height	R-MD provision  Boundary setbacks 1.2m for wall height 3.5m or less with major openings  1m for wall height 3.5 or less without major openings  Boundary walls No maximum length to both side boundaries	R-Codes  40% open space (60% site cover)  16m² courtyard  1/3 required outdoor living area (OLA) may be covered  Minimum dimension 4m	R-MD provision  An outdoor living area (OLA) with an area of 10% of the lot size or 20m², whichever is greater, directly accessible from a habitable room of the dwelling and located behind the street setback area  At least 70% of the OLA must be uncovered and includes areas under eaves which adjoin uncovered areas  The OLA has a minimum 3m length or width dimension  No other R-Codes site cover standards apply	Rear load Nil – provided laneway is minimum of 6m wide  Front load 4.5m or 0.5m behind dwelling alignment subject to averaging requirements  Garage width limited to maximum 50% of lot frontage where garage in front of or within 1m of building	R-MD provision  Rear load 0.5m garage setback to laneway  Front load 4.5m garage setback from the primary street and 1.5m from a secondary street  The garage setback from the primary street may be reduced to 4m where an existing or planned footpath or shared path is located more than 0.5m from the street boundary  For front loaded lots with street frontages between 10.5 and 12m, a double garage is permitted to a maximum width of 6m as viewed from the street subject to:  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  Lots with a frontage less than 10.5m or not compliant with above require single or tandem garaging	R-Codes Two on-site bays	R-MD provision  One on-site bay where dwelling has two bedrooms or less	So% of the adjoining site area	R-MD provision  No maximum overshadowing	R-Codes  3m to bedrooms and studies  4.5m to all other major openings  6m to balconies or similar	R-MD provision  No privacy provisions apply
R-MD — R40	Rear load 7.5m x 30m - 225m <sup>2</sup> Front load 8.5m x 30m - 255m <sup>2</sup> 8.5m x 25m - 212.5m <sup>2</sup> 10m x 20m - 200m <sup>2</sup> 10m x 25m - 250m <sup>2</sup> 12.5m x 20m - 250m <sup>2</sup>	4m	2m minimum, no average  1.5m to porch / veranda no maximum length  1m minimum to secondary street  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	Boundary setbacks  1 to 1.5m for wall height 3.5m and less (subject to wall length and major openings)  Boundary walls  2/3 length one side boundary, maximum 3.5m high and 3m average height	Boundary setbacks As per R-MD – R60  Boundary walls To both side boundaries subject to:  No maximum length to one side boundary, 2/3 max length to second side boundary for wall height 3.5m or less	45% open space (55% site cover) 20m² courtyard 1/3 required OLA area may be covered Minimum dimension 4m	As per R-MD – R60	Rear load Nil – provided laneway is minimum of 6m wide  Front load 4.5m or 0.5m behind dwelling alignment subject to averaging requirements	As per R-MD – R60	Two on-site bays	As per R-Codes	35% of the adjoining site area	No maximum overshadowing for wall height 3.5m or less  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 35%	4.5m to bedrooms and studies 6m to all other major openings 7.5m to balconies or similar	R-Codes clause 5.4.1 C1.1 applies, however the setback distances are 3m to bedrooms and studies, 4.5m to major openings to habitable rooms other than bedrooms and studies and 6m to unenclosed outdoor active habitable spaces

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

R-Codes Lot type and siz		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 – R30	Rear load	4m	2m minimum, no	Boundary setbacks	Boundary setbacks	45% open space	As per R-MD – R60	Rear load	As per R-MD – R60	Two on-site bays	As per R-Codes	35% of the	As per R-MD – R40	4.5m to bedrooms	As per R-MD – R40
	10m x 30m -		average	1 to 1.5m for wall	As per R-MD – R60	(55% site cover)		Nil – provided				adjoining site area		and studies	
	300m <sup>2</sup>			height 3.5m and				laneway is							
			1.5m to porch /	less (subject to	Boundary walls	24m <sup>2</sup> courtyard		minimum of 6m						6m to all other	
	Front load		veranda no	wall length and	To both side	1/3 required OLA		wide						major openings	
	10m x 30m -		maximum length	major openings)	boundaries	area may be									
	300m <sup>2</sup>				subject to:	covered		Front load						7.5m to balconies	
	15m x 20m –		1m minimum to	Boundary walls	2/3 length to one			4.5m or 0.5m						or similar	
	300m <sup>2</sup>		secondary street	2/3 length one side	side boundary, 1/3	Minimum		behind dwelling							
				boundary,	max length to	dimension 4m		alignment subject							
			Front fences within	maximum 3.5m	second side			to averaging							
			the primary street	high and 3m	boundary for wall			requirements							
			setback area being	average height	height 3.5m										
			a maximum height		or less										
			of 900mm above												
			natural ground												
			level, measured												
			from the primary												
			street side of the												
5.45 25	·		front fence	5 1 11	D 1 C 1 1	500/	A BAAB BCO		4 0.440 0.00		1 201	250/ 6.1		45	
R-MD – 25	Front load	6m	3m	Boundary setbacks	Boundary Setbacks	50% open space	As per R-MD – R60	Rear load	As per R-MD – R60	Two on-site bays	As per R-Codes	25% of the	As per R-MD –	4.5m to bedrooms	As per R-MD – R40
	12.5m x 25m – 312.5m <sup>2</sup>		4.5	1 to 1.5m for wall	As per R-MD – R60	(50% site cover)		Nil – provided				adjoining site area	R40, however if	and studies	
	312.5111		1.5m to porch	height 3.5m and	Davadamivialla	30m <sup>2</sup> courtyard		laneway is minimum of 6m					overshadowing	6m to all other	
	15m x 25m –		/ veranda no maximum length	less (subject to wall length and	Boundary walls As per R-MD – R30	1/3 required OLA		wide					intrudes into rear half of the lot,		
	375m <sup>2</sup>		maximum lengui	major openings)	As per K-IVID - KSU	area may be		wide					shadow cast does	major openings	
	3/3111-		1.5m minimum to	major openings)		covered		Front load					not exceed 25%	7.5m to balconies	
	12.5m x 30m –		secondary street	Boundary walls		covered		4.5m or 0.5m					Hot exceed 2570	or similar	
	375m <sup>2</sup>		secondary street	2/3 length one side		Minimum		behind dwelling						Or Sirrinar	
	373111		Front fences within	boundary, max		dimension 4m		alignment subject							
			the primary street	3.5m high and 3m		2		to averaging							
			setback area being	average height to				requirements							
			a maximum height	one side boundary											
			of 900mm above												
			natural ground												
			level, measured												
			from the primary												
			street side of the												
			front fence												

## **Document Control**

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