

<b>POL</b>	<b>SINGLE HOUSE STANDARDS FOR MEDIUM DENSITY HOUSING IN THE DEVELOPMENT ZONE</b>	<b>LPP 1.16</b>
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<b>POLICY CODE:</b>	LPP 1.16
<b>DIRECTORATE:</b>	Planning and Development
<b>BUSINESS UNIT:</b>	Statutory Planning
<b>SERVICE UNIT:</b>	Statutory Planning
<b>RESPONSIBLE OFFICER:</b>	Manager Statutory Planning
<b>FILE NO.:</b>	182/001
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<b>ATTACHMENTS:</b>	N/A
<b>DELEGATED AUTHORITY REF.:</b>	OLPD33
<b>VERSION NO.</b>	3

<b>Dates of Amendments / Reviews:</b>	
DAPPS Meeting:	25 August 2016 24 November 2016 23 February 2017
OCM:	8 September 2016 9 March 2017

## **BACKGROUND:**

The Residential Design Codes (R-Codes) is a Western Australian Planning Commission (WAPC) State Planning Policy, which was previously gazetted on 04 October 2002 and was recently updated on 23 October 2015. The R-Codes provide a comprehensive basis for the control of residential development through Western Australia.

The introduction of the single house standards for medium density housing (RMD's) via the WAPC's Planning Bulletin 112/2016 applies to medium-density single dwellings in areas zoned 'Development'. It is based on contemporary housing typologies and incorporates existing R-Codes variations that have been applied to date.

This Local Planning Policy shall outline acceptable variations to the deemed-to-comply provisions of the Residential Design Codes (R-Codes) for medium density single dwellings in areas zoned 'Development' under the City's Town Planning Scheme No. 3 (TPS 3).

### Application

This policy applies to all development to which the R-Codes apply and does not exempt compliance with other requirements of the R-Codes, TPS 3, and other Council policies, Local Development Plans (LDP's) and/or the Building Code of Australia.

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Where there are existing LDP's with conflicting provisions, the approved LDP shall prevail.

Further variations sought to the RMD's will generally not be supported.

## PURPOSE

The purpose of this policy is to replace the deemed-to-comply requirements of the following clauses of the R-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; and
- Solar Access – Clause 5.4.2.

## Implementation

1. 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 Clause 61(4)(c) of the deemed provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015*.
2. This policy will apply where an approved Structure Plan or LDP identifies that the RMD codes Local Planning Policy applies.
3. Where a proposal meets the provisions of this policy, advertising to adjoining owners in relation to these provisions is not required.
4. Where a proposal does not meet the provisions of this policy, the City will consider the proposal on its merits in accordance with the relevant 'design principles' of the R-Codes having due regard to Clause 2.5 (Part 2) of the R-Codes.

## POLICY:

### (1) Definitions

<b>Approved Structure Plan</b>	A Structure Plan or Activity Central Plan that has been approved by the Western Australian Planning Commission (WAPC) under the City's TPS 3.
<b>Medium density</b>	R25-R60 density codes.
<b>Rear Load</b>	Lots where the primary vehicle access is via the rear of the lot, from a street of right of way (ROW) and the garage/carport is located at the back of the dwelling.
<b>Front Load</b>	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.
<b>RMD Codes</b>	Single house standards for medium density dwellings.

### (2) Provisions:

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><u>Rear load</u> 5m x 30m – 150m<sup>2</sup> 6m x 30m – 180m<sup>2</sup></p> <p><u>Front load</u> 8.5m x 20m – 170m<sup>2</sup> 7.5m x 25m – 187.5m<sup>2</sup></p>	2m	<p>2m minimum, no average</p> <p>1m 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><u>Boundary setbacks</u> 1 to 1.5m for wall height 3.5m and less (subject to wall length and major openings)</p> <p><u>Boundary walls</u> 2/3 length one side boundary, max 3.5m high and 3m average height</p>	<p><u>Boundary setbacks</u> 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><u>Boundary walls</u> No maximum length to both side boundaries</p>	<p>40% open space (60% site cover)</p> <p>16m<sup>2</sup> courtyard</p> <p>1/3 required outdoor living area (OLA) may be covered</p> <p>Minimum dimension 4m</p>	<p>An outdoor living area (OLA) with an area of 10% of the lot size or 20m<sup>2</sup>, 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 adjoin 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><u>Rear load</u> Nil – provided laneway is minimum of 6m wide</p> <p><u>Front load</u> 4.5m or 0.5m behind dwelling alignment subject to averaging requirements</p> <p>Garage width limited to maximum 50% of lot frontage where garage in front of or within 1m of building</p>	<p><u>Rear load</u> 0.5m garage setback to laneway</p> <p><u>Front load</u> 4.5m garage setback from the primary street and 1.5m from a secondary street</p> <p>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</p> <p>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:</p> <ul style="list-style-type: none"> <li>- Garage setback a minimum of 0.5m behind the building alignment</li> <li>- A major opening to a habitable room directly facing the primary street</li> <li>- An entry feature consisting of a porch or veranda with a minimum depth of 1.2m; and</li> <li>- No vehicular crossover wider than 4.5m where it meets the street</li> </ul> <p>Lots with a frontage less than 10.5m or not compliant with above require single or tandem garaging</p>	Two on-site bays	One on-site bay where dwelling has two bedrooms or less	50% of the adjoining site area	No maximum overshadowing	<p>3m to bedrooms and studies</p> <p>4.5m to all other major openings</p> <p>6m to balconies or similar</p>	No privacy provisions apply
R-MD – R40	<p><u>Rear load</u> 7.5m x 30m – 225m<sup>2</sup></p> <p><u>Front load</u> 8.5m x 30m – 255m<sup>2</sup> 8.5m x 25m – 212.5m<sup>2</sup> 10 x 20m – 200m<sup>2</sup> 10 x 25m – 250m<sup>2</sup> 12.5m x 20m – 250m<sup>2</sup></p>	4m	<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><u>Boundary setbacks</u> 1 to 1.5m for wall height 3.5m and less (subject to wall length and major openings)</p> <p><u>Boundary walls</u> 2/3 length one side boundary, maximum 3.5m high and 3m average height</p>	<p><u>Boundary setbacks</u> As per R-MD – R60</p> <p><u>Boundary walls</u> 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</p>	<p>45% open space (55% site cover)</p> <p>20m<sup>2</sup> courtyard</p> <p>1/3 required OLA area may be covered</p> <p>Minimum dimension 4m</p>	As per R-MD – R60	<p><u>Rear load</u> Nil – provided laneway is minimum of 6m wide</p> <p><u>Front load</u> 4.5m or 0.5m behind dwelling alignment subject to averaging requirements</p>	As per R-MD – R60	Two on-site bays	As per R-Codes	35% of the adjoining site area	<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 35%</p>	<p>4.5m to bedrooms and studies</p> <p>6m to all other major openings</p> <p>7.5m to balconies or similar</p>	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

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 – R30	<u>Rear load</u> 10m x 30m – 300m <sup>2</sup>  <u>Front load</u> 10m x 30m – 300m <sup>2</sup> 15m x 20m – 300m <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	<u>Boundary setbacks</u> 1 to 1.5m for wall height 3.5m and less (subject to wall length and major openings)  <u>Boundary walls</u> 2/3 length one side boundary, maximum 3.5m high and 3m average height	<u>Boundary setbacks</u> As per R-MD – R60  <u>Boundary walls</u> To both side boundaries subject to: 2/3 length to one side boundary, 1/3 max length to second side boundary for wall height 3.5m or less	45% open space (55% site cover)  24m <sup>2</sup> courtyard  1/3 required OLA area may be covered  Minimum dimension 4m	As per R-MD – R60	<u>Rear load</u> Nil – provided laneway is minimum of 6m wide  <u>Front load</u> 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	As per R-MD – R40	4.5m to bedrooms and studies  6m to all other major openings  7.5m to balconies or similar	As per R-MD – R40
R-MD – 25	<u>Front load</u> 12.5m x 25m – 312.5m <sup>2</sup>  15m x 25m – 375m <sup>2</sup>  12.5m x 30m – 375m <sup>2</sup>	6m	3m  1.5m to porch / veranda no maximum length  1.5m 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	<u>Boundary setbacks</u> 1 to 1.5m for wall height 3.5m and less (subject to wall length and major openings)  <u>Boundary walls</u> 2/3 length one side boundary, max 3.5m high and 3m average height to one side boundary	<u>Boundary Setbacks</u> As per R-MD – R60  <u>Boundary walls</u> As per R-MD – R30	50% open space (50% site cover)  30m <sup>2</sup> courtyard  1/3 required OLA area may be covered  Minimum dimension 4m	As per R-MD – R60	<u>Rear load</u> Nil – provided laneway is minimum of 6m wide  <u>Front load</u> 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	25% of the adjoining site area	As per R-MD – R40, however if overshadowing intrudes into rear half of the lot, shadow cast does not exceed 25%	4.5m to bedrooms and studies  6m to all other major openings  7.5m to balconies or similar	As per R-MD – R40