

Medium-density Single House Development Standards Local Planning Policy

Responsible directorate: Planning and Community Development

Objectives:

- To ensure the consistent application of acceptable variations to the deemed-to-comply provisions of the Residential Design Codes (R-Codes) to medium-density single houses located in specified development zones or in local structure plans or activity centre plans.
- To implement the Western Australian Planning Commission (WAPC) adopted medium-density single house development standards (R-MD Codes).

1. Authority:

This Policy has been prepared in accordance with Schedule 2, Part 2 of the deemed provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015*, which allows a local government to prepare local planning policies relating to planning and development within the Scheme area.

2. Application:

This policy will apply:

1. To the following properties:
 - Lots 1-4 (No. 21, 23, 25 & 27) & 65-67 (No. 31, 33 & 35) Grangemouth Turn, Kinross
 - Lots 5-16 (No. 3, 5, 7, 9, 11, 13,15, 17, 19, 21, 23 & 25) Lochnager Way, Kinross
 - Lots 32-64 (No. 3-38) Darroch Loop, Kinross
 - Lots 26-31 (No. 1-11) Skene Lane, Kinross
 - Lots 17-25 (No. 17, 19, 21, 23, 25, 27, 29, 31 & 33) MacNaughton Crescent, Kinrossand/or

2. Where the approved structure plan identifies that the R-MD Codes Local Planning Policy applies.

This policy should be read in conjunction with the local planning scheme, R-Codes, relevant structure plans, activity centre plans and/or local development plans.

This policy will also be applied when making recommendations to the WAPC on subdivision of land for residential development where the R-MD Codes apply to ensure the lots created can be developed in accordance with this policy.

3. Definitions:

“approved structure plan” means a structure plan or activity centre plan that has been approved by the WAPC under Part 4 of the deemed provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

“front load” refers to a lot 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” refers to R25-R60 density codes, as per the R-Codes.

“rear load” refers to a lot 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” refers to medium-density single house development standards.

4. Statement:

In order to reduce the use of ad-hoc R-Code variations, the WAPC released Planning Bulletin 112/2016 Medium-density single house development standards – Development Zones. The Planning Bulletin outlines a set of variations to the deemed to comply provisions of the R-Codes that can be consistently applied to medium-density single house development in specified development zones and structure plans.

The City supports the adoption of appropriate mechanisms designed to facilitate the effective delivery of contemporary housing typologies on constrained sites within development areas in a manner that obviates the requirement for obtaining development approval from the City.

5. Details:

The deemed-to-comply provisions of the following clauses of the R-Codes are replaced with those provisions set out in Appendix 1 of this policy:

- Building and garage setbacks – clauses 5.1.2, 5.1.3 and 5.2.1
- Open space – clause 5.1.4
- Front fences – clause 5.2.4
- Outdoor living areas – clause 5.3.1
- Parking – clause 5.3.3

- Vehicular access – clause 5.3.5
- Visual privacy – clause 5.4.1
- Solar access – clause 5.4.2.

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 clauses 61(1) of the deemed provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Creation date: June 2017 (CJ106-06/17)

Formerly:

Amendments: (CJ278-12/23)

Last reviewed: December 2023 (CJ278-12/23)

Related documentation:

- Planning and Development (Local Planning Schemes) Regulations 2015
- State Planning Policy 3.1: Residential Design Codes of Western Australia
- Planning Bulletin 112/2016 Medium-density single house development standards – Development Zones (WAPC April 2016)
- City of Joondalup Local Planning Scheme No. 3

File reference: 106380

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><u>Rear load</u> 5m x 30m – 150m² 6m x 30m – 180m²</p> <p><u>Front load</u> 8.5m x 20m – 170m² 7.5m x 25m – 187.5m²</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 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 3.5m 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>16m² 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 20m², whichever is the 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"> - 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>	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-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 – R40	<u>Rear load</u> 7.5m x 30m – 225m ² <u>Front load</u> 8.5m x 30m – 255m ² 8.5m x 25m – 212.5m ² 10m x 20m – 200m ² 10m x 25m – 250m ² 12.5m x 20m – 250m ²	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: 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). 20m ² 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. 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.	
R-MD – R30	<u>Rear load</u> 10m x 30m – 300m ² <u>Front load</u> 10m x 30m – 300m ² 15m x 20m – 300m ²	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 to one side boundary.	<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 ² 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 – R25	<u>Front load</u> 12.5m x 25m – 312.5m ² 15m x 25m – 375m ² 12.5m x 30m – 375m ²	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 ² 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	