

1. Introduction

The purpose of this policy is to set out acceptable variations to the deemed-to-comply provisions of the Residential Design Codes (R-Codes) for medium density single houses in Development Zones, as included in WAPC Planning Bulletin 112/2016.

2. Background

Residential densities have increased in the Development Zones of the City due to the implementation of Directions 2031. As a result, R-Code variations were being sought within Local Development Plans (LDPs) for estate wide developments.

R-Code variations in LDPs were inconsistent, overused and are not limited to specific lots, as required by Liveable Neighbourhoods. Some LDPs apply to lots across entire housing estates, remove various R-Codes deemed-to-comply standards (e.g. solar access) and amended various R-Codes deemed-to-comply standards (e.g. open space) to facilitate large dwellings on small lots.

In December 2013, the City ceased to support LDPs with significant R-Code variations due to the resultant poor built form outcomes, such as large dwellings on smaller lots and garage dominated streetscapes.

A working group of key government, development and building industry stakeholders was convened to identify issues regarding variations to the R-Codes and to identify potential solutions.

In May 2015, the Western Australian Planning Commission (WAPC) released Planning Bulletin 112/2015 *Medium-density single house development standards - Structure Plan* areas. These standards were implemented through incorporation into any Local Structure Plan from the date of the Planning Bulletin. The City has implemented the R-MD standards to date, by their incorporation into various Structure Plans.

In April 2016, the WAPC subsequently released Planning Bulletin 112/2016 - *Medium-density single house development standards – Development Zones*, which allows the Council to adopt a Policy to implement the R-MD standards.

The Policy sets out where medium-density single house development standards will be applied in the assessment of applications for single houses.

3. Policy Application

The **R-MD Codes** are contained in **Appendix 1**.

This Policy applies to areas where the R-MD Codes are included in approved Structure Plans as shown in **Appendix 2**. Appendix 2 plans may be updated from time to time without the further adoption of amendments to the R-MD Codes Policy, for consistency with WAPC adopted Structure Plans where the R-MD Codes apply.

4. Policy Statement

This Policy sets out the Council's position in assessing applications for single houses where the R-MD Codes have been included in approved Structure Plans.

The R-MD Codes development standards included in Planning Bulletin 112/2016 are applied in this Policy as a replacement of existing R-Code deemed-to-comply provisions for:

- Building and garage setbacks (clauses 5.12, 5.13 and 5.2.1)
- Open Space (clause 5.1.4)
- Parking (clause 5.3.3)

- Visual privacy (clause 5.4.1)
- Solar access (clause 5.4.2)

All other R-Code standards will continue to apply, where relevant to single houses including:

- Site area (clause 5.1.1)
- Building height (clause 5.1.6)
- Street surveillance, walls fences and sightlines (clauses 5.2.3, 5.2.4 and 5.2.5)
- Parking space design and vehicular access (clauses 5.3.4 and 5.3.5)
- Site works, retaining walls and stormwater management (clauses 5.3.7, 5.3.8 and 5.3.9)
- Outbuildings, external fixtures and utilities and facilities (clauses 5.4.3 and 5.4.5)

5. Authority

This Planning Policy has been adopted by the Council under Clause 4 (4) of the Planning and Development (Local Planning Schemes) Regulations 2015. The Council is to have due regard to the provisions of the Policy and the objectives which the Policy is designed to achieve before making its determination.

6. Interpretations

For the purposes of this Planning Policy, the following terms shall have the following meaning:

Council:	Council of the City of Rockingham.
Deemed Provisions:	Schedule 2 of the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> .
R-Codes:	The R-Codes in the Western Australian Planning Commission State Planning Policy No. 3.1, as amended from time to time.
Approved Structure Plan:	A Structure Plan approved by the WAPC under Part 26 of the deemed provisions.
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.
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.
Medium Density:	R25-R60 density codes.
RMD/R-MD Codes:	Single house standards for medium density housing.

7. Delegation

Applications for a single house that comply in all respects with the objectives and provisions of the Planning Policy will be determined under delegated authority, pursuant to the Delegated Authority Register.

8. Adoption

This Planning Policy was originally adopted by the Council at its ordinary Meeting held on 28 June 2016.



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
RMD - 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 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>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 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

PLANNING POLICY NO.3.3.22
MEDIUM-DENSITY SINGLE HOUSE DEVELOPMENT
STANDARDS - DEVELOPMENT ZONES



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
RMD - 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 10 x 20m – 200m ² 10 x 25m – 250m ² 12.5m x 20m – 250m ²	4m	2m minimum, no average 1.5m to porch / veranda no max 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, max 3.5m high and 3m average height	<u>Boundary setbacks</u> As per RMD - 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 RMD – 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 RMD – 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 6.0m 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.
RMD -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 max 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, max 3.5m high and 3m average height	<u>Boundary setbacks</u> As per RMD – 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 RMD – 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 RMD – R60	Two on-site bays	As per R-Codes	35% of the adjoining site area	As per RMD – R40	4.5m to bedrooms and studies 6.0m to all other major openings 7.5m to balconies or similar	As per RMD – R40

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MEDIUM-DENSITY SINGLE HOUSE DEVELOPMENT
STANDARDS - DEVELOPMENT ZONES**




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
RMD-25	<p><u>Front load</u> 12.5m x 25m – 312.5m²</p> <p>15m x 25m – 375m²</p> <p>12.5m x 30m – 375m²</p>	6m	<p>3m</p> <p>1.5m to porch / veranda no max length</p> <p>1.5m min 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 To one side boundary</p>	<p><u>Boundary Setbacks</u> As per_RMD – R60</p> <p><u>Boundary walls</u> As per RMD – R30</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>	As per RMD R-60	<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 RMD – R60	Two on-site bays	As per R-Codes	25% of the adjoining site area	As per RMD – R40, however if overshadowing intrudes into rear half of the lot, shadow cast does not exceed 25%	<p>4.5m to bedrooms and studies</p> <p>6.0m to all other major openings</p> <p>7.5m to balconies or similar</p>	As per RMD – R40

R-MD CODES (BALDIVIS AREA)

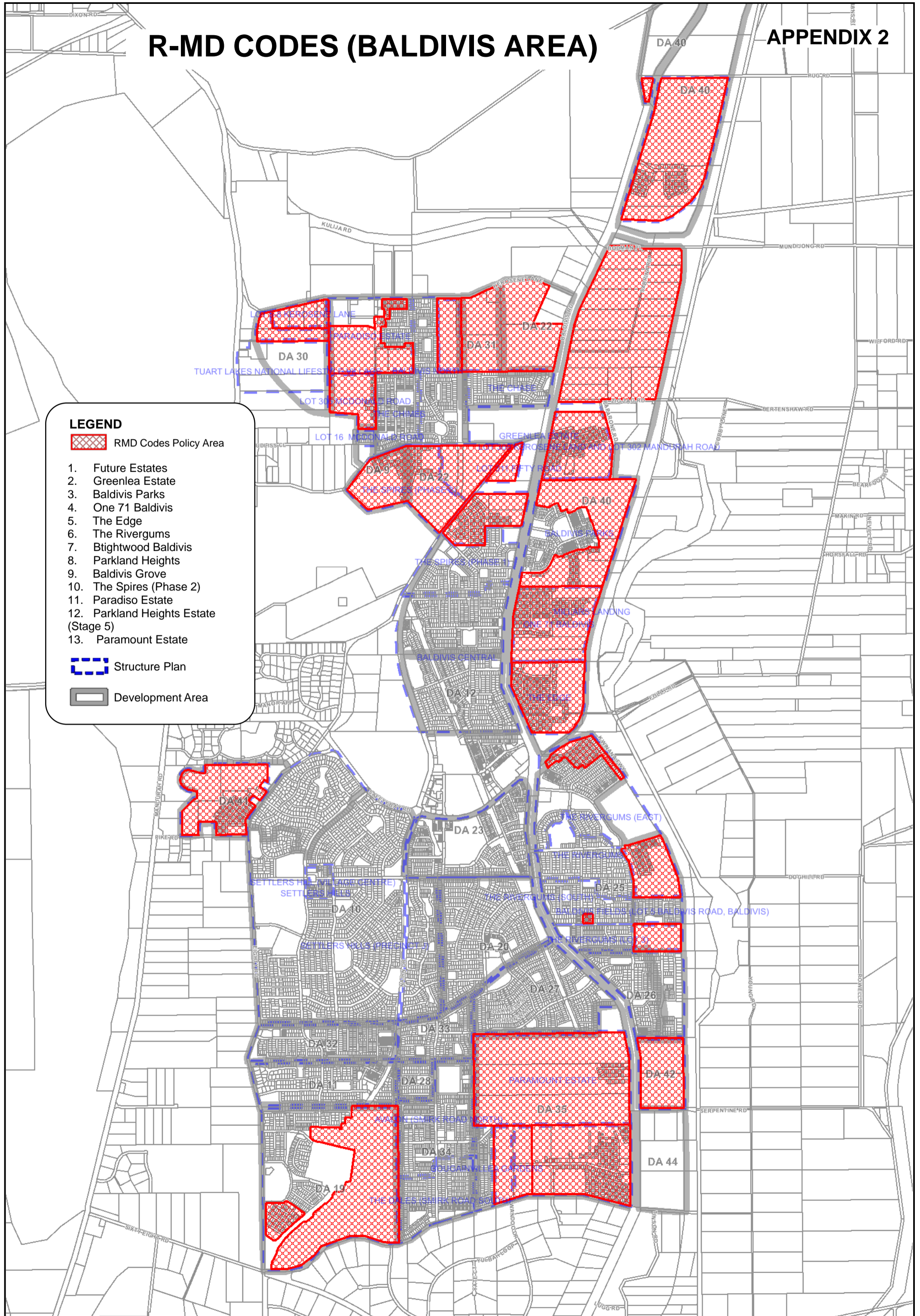
LEGEND

 RMD Codes Policy Area

1. Future Estates
2. Greenlea Estate
3. Baldvis Parks
4. One 71 Baldvis
5. The Edge
6. The Rivergums
7. Btightwood Baldvis
8. Parkland Heights
9. Baldvis Grove
10. The Spires (Phase 2)
11. Paradiso Estate
12. Parkland Heights Estate (Stage 5)
13. Paramount Estate

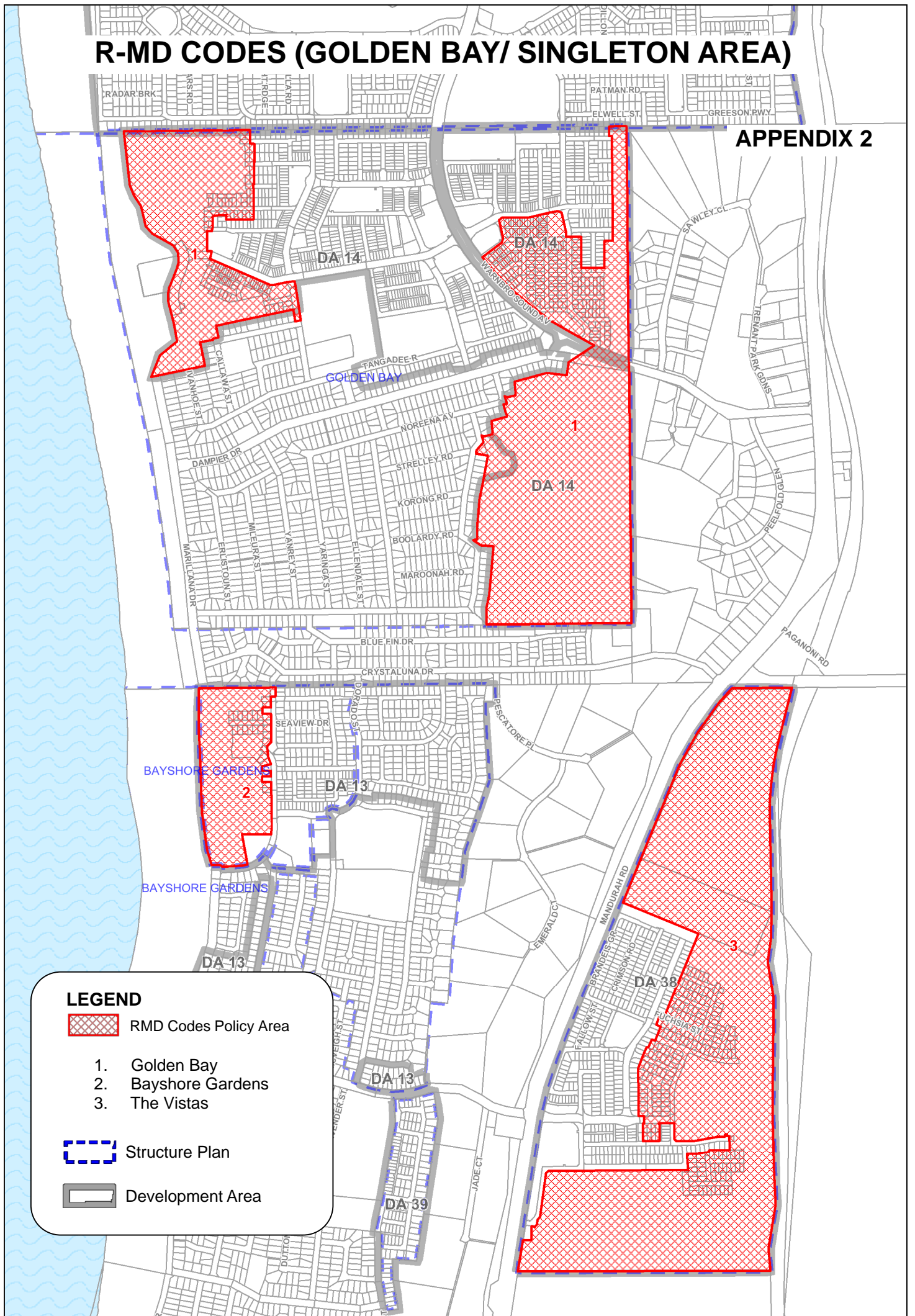
 Structure Plan

 Development Area




R-MD CODES (GOLDEN BAY/ SINGLETON AREA)


APPENDIX 2



LEGEND

 RMD Codes Policy Area


1. Golden Bay
2. Bayshore Gardens
3. The Vistas

 Structure Plan


 Development Area

R-MD CODES (KARNUP AREA)

LEGEND

 RMD Codes Policy Area

1. Karnup

 Structure Plan

 Development Area

