



Policy 4.1.14 – Medium density single house development standards (R-MD Codes) – Treendale (South Structure Plan)

1. Policy objective

To replace the deemed-to-comply requirements of the 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; and
- Solar access – Clause 5.4.2.

2. Policy

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 Clause 61(4)(c) of the deemed provisions of the Scheme.

Application



The policy will apply to lots coded R30 and R40 within the Treendale (South Structure Plan area).

Policy Provisions

The policy provisions are listed in Attachment 1.

3. Strategic objective

The policy aligns to the following strategic objective:

	We have a balanced respect for our natural assets and built environment, retaining our lifestyle values and community spirit.
	Strong civic leadership representing the whole of the Shire which engages in effective partnerships and reflects the aspirations of an engaged community.

4. Definitions

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 the dwelling.

Medium density

R30 and R40 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

5. Legislation

- Nil.

6. Related documents

- Former Council Policy Number 15.26.

Responsible officer	Director Sustainability		
Responsible team	Planning		
Responsible area	Planning Services		
Version control	Date	Resolution	Number
Version 1	14.03.2017	Resolution	17/063

ATTACHMENT 1

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	Rear load 5m x 30m – 150m ² 6m x 30m – 180m ² Front load 8.5m x 20m – 170m ² 7.5m x 25m – 187.5m ²	2m	2m minimum, no average 1m to porch / veranda no maximum length 1m minimum to secondary street	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	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	40% open space (60% site cover) 16m ² courtyard 1/3 required outdoor living area (OLA) may be covered Minimum dimension 4m	An outdoor living area (OLA) with an area of 10% of the lot size or 20m ² , 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 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	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	Two on-site bays	One on-site bay where dwelling has two bedrooms or less	No maximum overshadowing	50% of the adjoining site area	3m to bedrooms and studies 4.5m to all other major openings 6m to balconies or similar	No privacy provisions apply
R-MD – R40	Rear load 7.5m x 30m – 225m ² Front load 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 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) 20m ² 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	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%	35% of the adjoining site area	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

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Treendale (South Structure Plan) - Version 1 at 14.03.2017

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 – R30	Rear load 10m x 30m – 300m ²	4m	2m minimum, no average	Boundary setbacks 1 to 1.5m for wall height 3.5m and less (subject to wall length and major openings)	Boundary setbacks As per R-MD – R60 To both side boundaries subject to:	45% open space (55% site cover)	As per R-MD – R60	Rear load Nil – provided laneway is minimum of 6m wide	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	As per R-MD – R40
	Front load 10m x 30m – 300m ²		1.5m to porch / veranda no maximum length		Boundary walls To both side boundaries subject to:	24m ² courtyard								6m to all other major openings	
	15m x 20m – 300m ²					1/3 required OLA area may be covered		Front load 4.5m or 0.5m behind dwelling alignment subject to averaging requirements						7.5m to balconies or similar	
			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 walls 2/3 length one side boundary, maximum 3.5m high and 3m average height	2/3 length to one side boundary, 1/3 max length to second side boundary for wall height 3.5m or less	Minimum dimension 4m									