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

| Privacy | R-MD provision | yona rolariona genericada | R-Codes clause 32,410,11,44 applies,10,44 the actitation of distances on 0 the actitation of distances and suddes, 4 for to main openings audice and for bedromma and bedromma |
|---|----------------|---|---|
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| Over | R-Codes | softwo at the adoning adoning and and and a stead | adjoining adjoining allo streat allo streat |
| Parking | R-MD provision | Dre om alle Day Metra dwelfn por swo bed hoorns or less or less | As par R-Codes |
| - | R-Codes | Days bays | Two on-site bays |
| Garage selback and width and vehicular access | R-MD provision | <u>Basc load</u> Car, grange sethack to lanewary Forni load a Car, grange sethack from the primary street and 1.5m from a secondary street and 1.5m from a primary street any be included to dm Mere an accessing or planted more than 0.5m from the street primary street any planted accound prior street subject to tronnaps between 10.5 and 12m, primary street subject to - Garage sethack a minimum accound prior planted to a movimum worth of km as viewed from the street subject to - Garage sethack a minimum of 0.5m befind the building signment. - A mailor opering to a the table pormary street of a my heature consisting of a porcin of versions with a minimum depin of 1.2m; and of a porcin of versions with a minimum depin of 1.2m; and of a my heature consisting of a porcin of versions with a minimum depin of 1.2m; and of a my heature consisting of a bord version and the street than 4 fm where it mest the street than a drone garage leave than of the and the street and of a my street than a drone garage leave than of a my street than a drone garage leave than of a my street than a drone garage leave than of the and the street than a drone garage leave than the street | 42 per R-MD - F60 |
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| Open space | R-MD provision | An outdoor living area (10% of the lot area of 10% of the lot area is greater, directly accessible from a dwelling and located dwelling and located dwelling and located areas under the OLA must be uncovered areas the OLA must be accessible areas and located the OLA must be uncovered areas the OLA must be areas under the OLA must be areas and the OLA must be areas and oner R-Codes apply apply | As per R-MD – R60 |
| Open | R-Codes | 40% open space (6% site countyst 15 fraction cultion 118 may area (out) may be covered Mirrimum dimension 4m | 45% open space (55% site cover) 20m² country and 10. required OLA area may be coverted Am mr.mum dm ension 4m |
| Lot boundary setback | R-MD prevision | Boundary settaeks 1. fin of wall height 3. fin of wall height and or openings Boundaries boundaries boundaries | As per R-MD - RF0 As per R-MD - RF0 To broth area broundantes subject No maximum No maximum No maximum Brondany for well height 3 5m or less |
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| Street se | R-Codes | 39 | Ę |
| Lot type and size | | Eteat food 6 m x 30m - 150m ² 6 m x 30m - 180m ² 7 5 m x 20m - 170m ³ 7 5 m x 25m - 187, 5m ² | Baartaad 7.5m x 30m – 225m ² 8.6m x 30m – 255m ² 8.6m x 25m – 10. x 26m – 200m ⁴ 10. x 26m – 200m ⁴ 12.5m x 20m – 250m ² 250m ² |
| R-Code | | 0984 - C W-8 | R-MD - R40 |

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

Document Control

| Document Approvals: | | | | | | | |
|---------------------------|--|--|-------------------|--------------------|--|--|--|
| Version # | Council Ad | doption | | | | | |
| 1. | Ordinary Meeting of Council 7/9/2016 - adopted policy. | | | | | | |
| 2. | Ordinary M | eeting of Council 19/10/2016 - adopted revised policy. | | | | | |
| 3. | Ordinary M | leeting of Council 14/3/2018 - adopted policy. | | | | | |
| Document Responsibilities | | | | | | | |
| Custodian: | Manager Statutory Planning | | Custodian Unit: | Statutory Planning | | | |
| Document Management: | | | | | | | |
| Risk Rating: | | | Review Frequency: | Biennial | | | |
| Next Review: | 2020 | | ECM Ref: | 3827982 | | | |
| Compliance Requirements: | | | | | | | |
| Legislation: | | State Planning Policy 3.1 The Residential Design Codes; | | | | | |
| - | | Planning Bulletin 112/2016 Medium-density single house development standards – | | | | | |
| | | Development Zones | | | | | |
| | | Planning and Development (Local Planning Scheme) Regulations 2015 | | | | | |
| Industry: | | | | | | | |
| Organisational: | | | | | | | |
| Strategic Community | Plan: | | | | | | |