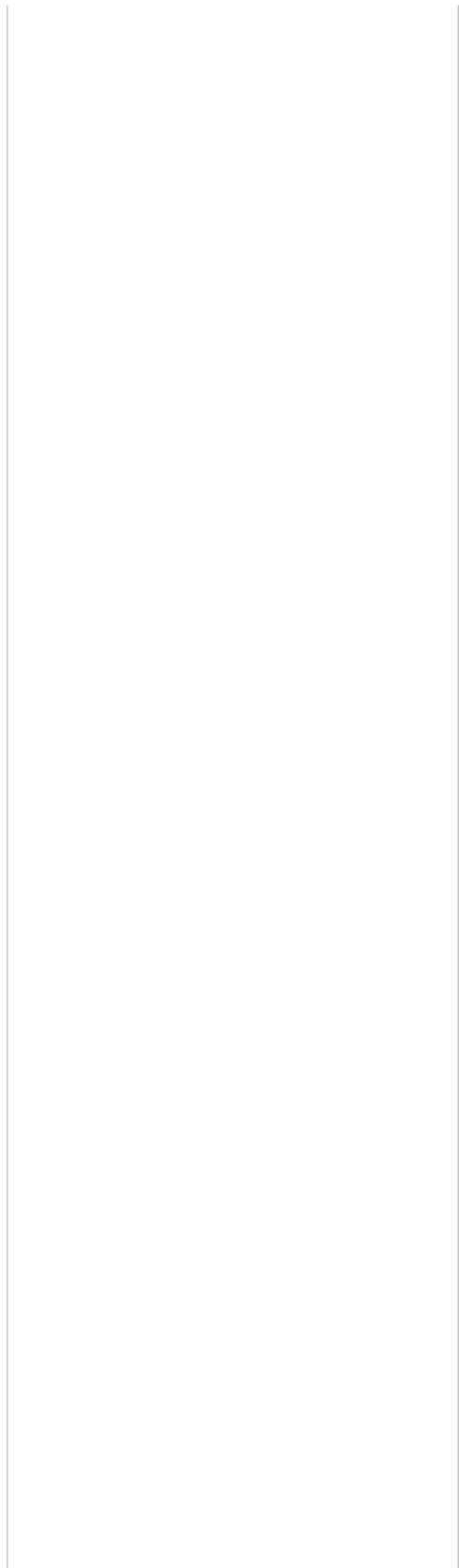


Medium-density single house
development standards
– Development Zones

April 2016



Under Schedule 2, Part 7, Clause 61(4)(c) of the deemed provisions of the Regulations, the deemed-to-comply requirements of the R-Codes can be amended or replaced by local planning policy. Any development outlined in 61(1)(c) and (d) that is in accordance with a local planning policy adopted under this provision (and which also achieves compliance with all other R-Code provisions), is exempt from the requirement to obtain development approval.

Implementation of the R-MD Codes via local planning policies will allow local development plans to again be used for their intended purpose, of facilitating development on smaller constrained sites.

The R-MD Codes are contained in ~~Part 1~~. A model local planning policy to adopt the R-MD Codes is contained in ~~Part 1~~.

The WAPC will not generally support further variations to the provisions outlined at ~~Part 1~~. However, variations that provide for innovative housing typologies (not considered

Appendix 1

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

R-MD – R60	Bear load 5m x 30m – 150m ² 6m x 30m – 180m ²	2m	2m minimum, no average	Boundary setbacks 1m to porch / veranda no maximum length	Boundary setbacks 1m to 1.5m for wall height less (subject to wall length and major openings)	Boundary setbacks 1.2m for wall height 3.5m or less with major openings	40% open space (60% site cover)	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	Rear load Nil – provided laneway is minimum of 6m wide	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	Front load 4.5m or 0.5m behind dwelling alignment subject to averaging requirements	Two on-site on-street bays	One on-site bay where dwelling has two bedrooms or less	No maximum overshadowing	3m to bedrooms and studies	4.5m to all other major openings	No privacy provisions apply	50% of the adjoining site area	3m to bedrooms and studies
R-MD – R40	Bear load 7.5m x 30m – 225m ²	4m	2m minimum, no average	Boundary setbacks 1.5m to porch / veranda no maximum length	Boundary setbacks 1 to 1.5m for wall height less (subject to wall length and major openings)	Boundary setbacks 1m for wall height 3.5m or less without major openings	16m ² courtyard	1/3 required outdoor living area (OLA) may be covered	Rear load Nil – provided laneway is minimum of 6m wide	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	Front load 4.5m or 0.5m behind dwelling alignment subject to averaging requirements	Two on-site on-street bays	One on-site bay where dwelling has two bedrooms or less	No maximum overshadowing	3m to bedrooms and studies	4.5m to all other major openings	No privacy provisions apply	50% of the adjoining site area	3m to bedrooms and studies

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