

RESIDENTIAL DESIGN CODES VARIATIONS & R-MD CODES PLN 3.10

POLICY	Local Planning Policy PLN 3.10
RESPONSIBLE DIRECTORATE	Development Services

1. Introduction

This policy varies certain Deemed-to-Comply requirements of Volume 1, Part B of the Residential Design Codes of Western Australia (R-Codes) relating to boundary walls for garages and limitations on building height of carports and patios.

This policy also invokes medium density single house development standards (R-MD Codes) in areas zoned Urban Development, generally in accordance with Appendix 1 of WAPC's Planning Bulletin 112/2016.

This policy has been prepared in accordance with Schedule 2, Part 2 of the Planning and Development (Local Planning Schemes) Regulations 2015 and also Part A, 3.0 of the R-Codes, wherein it is specified which provisions of the R-Codes may be varied by a local planning policy.

2. Application of Policy

This policy applies to all Residential and Urban Development zoned lots that are subject to Volume 1, Part B of the R-Codes.

3. Policy Objective

- a) To provide greater guidance in the application of R-Codes Deemed-to-Comply requirements to suit the development circumstances in the City of Armadale.
- b) To ensure buildings and structures are sited and designed appropriately and integrate with the residential streetscape and amenity.
- c) To implement the R-MD Codes.

4. Policy Statement

4.1 Boundary Walls - Garages (R-Codes 5.1.3 C3.2 & 5.2.1 C1.1)

In R17.5 coded areas, garages may be constructed up to one site boundary provided they do not exceed 3.0m in height above natural ground level, are no longer than 9m in length and maintain a minimum street setback of 4.5m from a primary street or 1.5m from a secondary street.

4.2 Building Height - Carports and Patios (R-Codes 5.1.6 C6)

The maximum building height for patios and carports (and similar freestanding structures) is to be determined in accordance with Category A, Table 3 - Maximum Building Heights of the R-Codes.

4.3 Outbuildings (R-Codes 5.4.3 C3 ii)

The setbacks, height and maximum floor area requirements for large and multiple outbuildings shall be in accordance with Planning Policy PLN 3.4 - Outbuildings.

4.4 Medium-density Single House development standards in areas zoned Urban Development (R-MD Codes)

The development standards (as outlined in Table 1 below) apply to lots zoned Urban Development that are:

- a) not subject to an approved Local Development Plan (LDP); or
- b) subject to an LDP approved after 25 May 2020; and
- c) Not within the following residential estates: Heron Park, Kamara, Mason Green, Holland Park, Piara Gardens, Riva and The Nursery.

Where a provision of the R-MD is inconsistent with an approved LDP, the provision of the LDP prevails.

TABLE 1 - Single House Standards for Medium Density in Urban Development zone (R-MD Codes)

R-MD Provisions (R-Codes)	R-MD 25 (R25)	R-MD 30 (R30 & R35)	R-MD 40 (R40)
Street Setbacks (R-Codes 5.1.2)	<ul style="list-style-type: none"> • 3m minimum (no average). • 1.5m to porch/ veranda (no max length). • 1.5m minimum to secondary street. 	<ul style="list-style-type: none"> • 2m minimum (no average). • 1.5m to porch/ veranda (no max length). • 1m minimum to secondary street. 	
Front Fences (R-Codes 5.2.4)	<ul style="list-style-type: none"> • As per R-Codes. 	<ul style="list-style-type: none"> • 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. 	
Lot Boundary Setback (R-Codes 5.1.3, C3.1)	<ul style="list-style-type: none"> • 1m for wall height 3.5m or less without major openings. • 1.2m for wall height 3.5m or less with major openings. 		
Walls to Boundary (R-Codes 5.1.3, C3.2)	<ul style="list-style-type: none"> • As per R-Codes. 	To both side boundaries subject to: <ul style="list-style-type: none"> • 2/3 maximum length to one side boundary; • 1/3 max length to second side boundary for wall height 3.5m or less. 	To both side boundaries subject to: <ul style="list-style-type: none"> • No maximum length to one side boundary; • 2/3 max length to second side boundary for wall height 3.5m or less.
Open Space (R-Codes 5.1.4)	<ul style="list-style-type: none"> • 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. • 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 and width dimension. • No other R-Codes site cover standards apply. 		

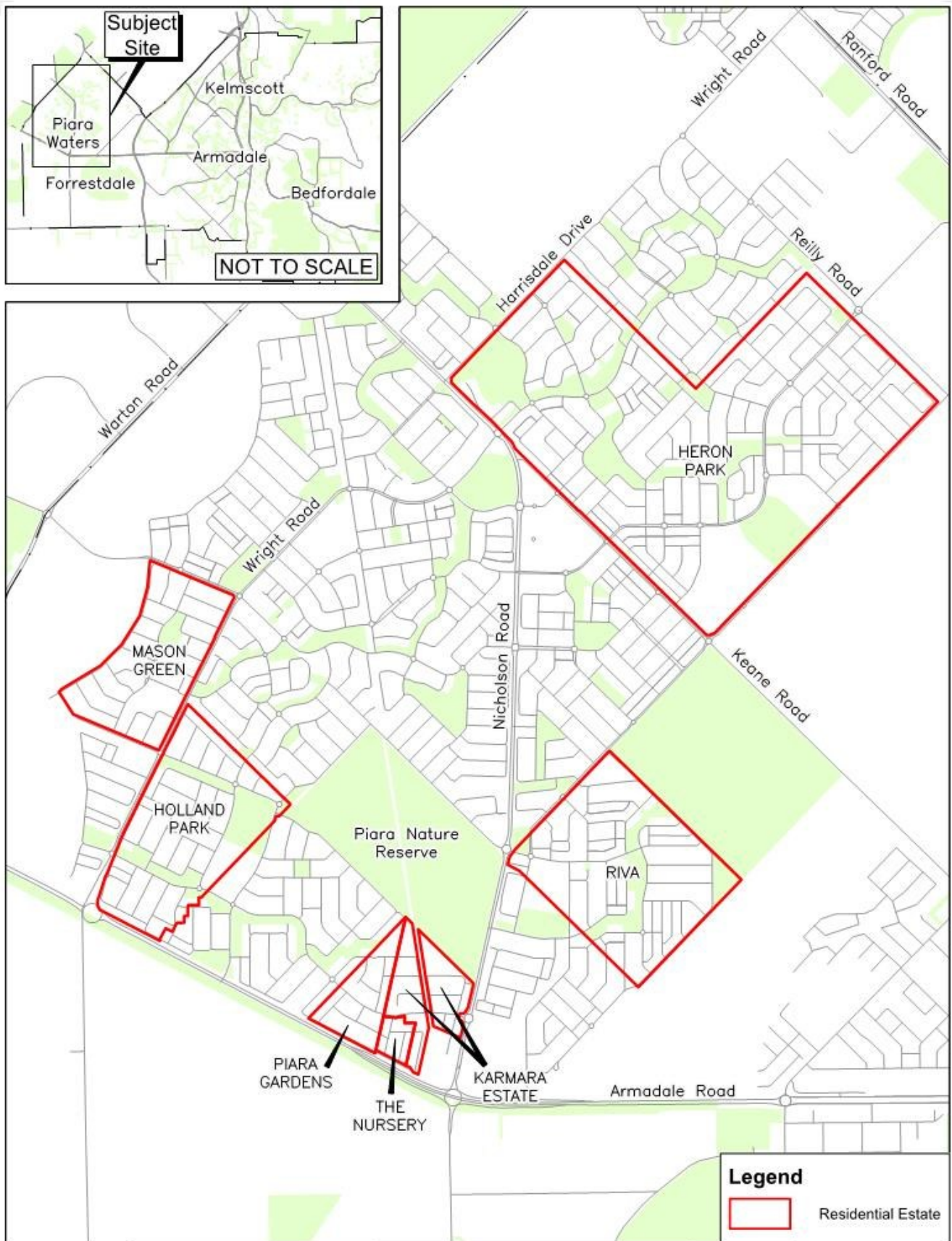
R-MD Provisions (R-Codes)	R-MD 25 (R25)	R-MD 30 (R30 & R35)	R-MD 40 (R40)
Garage Setback and Width and Vehicular Access (R-Codes 5.2.2, 5.3.3 and 5.3.5)	Rear load <ul style="list-style-type: none"> 0.5m garage setback to laneway. Front load <ul style="list-style-type: none"> 4.5m garage setback from 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. 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: <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. Lots with a frontage less than 10.5m or not compliant with above require single or tandem garaging. 		
Parking (R-Codes 5.3.3)	<ul style="list-style-type: none"> As per R-Codes. 		
Overshadowing (R-Codes 5.4.1)	<ul style="list-style-type: none"> 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 25%. 		<ul style="list-style-type: none"> 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%.
Privacy (R-Codes 5.4.2)	<ul style="list-style-type: none"> R-Codes clause 5.4.1 C1.1 applies, however the setback distances are: <ul style="list-style-type: none"> 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. 		

5. Definitions

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.

OFFICE USE ONLY			
INITIAL COUNCIL ADOPTION	27/02/2012	RESOLUTION #	D13/2/12
LAST REVIEWED	23/03/2026	RESOLUTION #	D2/3/26
NEXT REVIEW DUE	23/03/2031		
ADOPTION HISTORY	<ul style="list-style-type: none"> • D13/2/12 Development Services Committee 20 Feb 2012 - Adopted by Council 27 Feb 2012 • D7/2/14 Development Services Committee 18 February 2014 - Adopted by Council 24 February 2014 • D32/8/16 Development Services Committee 16 Aug 2016 - Adopted by Council 22 Aug 2016. Revised January 2018 (as per Amendment 86) • D36/5/20 Development Services Committee 19 May 2020 - Adopted by Council 25 May 2020 • D9/6/21 Development Services Committee 21 June 2021 – Adopted by Council 28 June 2021 • D2/3/26 Development Services Committee 16 March 2026 – Adopted by Council 23 March 2026 		



LOCATION PLAN
Appendix 1: Location of Estates

250 0 250 500m SCALE 1 : 25000

Based on information provided by and with the permission of the Western Australian Land Information Authority (LIDAR) 2019. Aerial photography supplied by Landspace Photography by Satellite.

DATE 6 January 2021 - REVISION 2101
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