



Planning Bulletin 112/2024

Single house development standards (R25 to R40) – Development Zones



8 March 2024



1. Purpose

To outline acceptable variations to the deemed-to-comply provisions of the Residential Design Codes (R-Codes) for single houses (R25 to R40) in development areas, and to identify methods for implementation, to ensure consistent application across Western Australia.

2. Background

R-MD Codes

Residential densities have increased in recent years in response to a number of factors including the implementation of the key policy initiatives of Directions 2031, market demand for smaller lots, and efforts to improve housing affordability. In some cases, development on smaller lots using the standard R-Codes has resulted in built form outcomes that do not fit comfortably on the subject lot or relate well to the existing streetscape.

The ability to vary deemed-to-comply requirements is prescribed in Part A Section 3.0 of the R-Codes. Variations to the deemed-to-comply requirements outlined in clause 3.2.3a do not require WAPC approval, however, variations to any other deemed-to-comply requirements are subject to WAPC approval.

A number of different planning instruments can be used to vary the R-Codes, including local planning scheme provisions, local development plans, and local planning policies. The different instruments apply the variations to different scales of development, from select sites to entire residential estates. Over time, the introduction of variations to the R-Codes via these different planning instruments has increased, and as a result there are now many variations to the R-Codes that apply in different local government areas across the State.

The WAPC’s operational design policy, Liveable Neighbourhoods, recommends the use of limited local development plans for ‘constrained’ sites where it needs to be demonstrated that a single house can be constructed on the proposed lot and meet the performance requirements of the R-Codes.

In order to achieve this, local development plans may be used to vary the deemed-to-comply requirements of the R-Codes in order to facilitate development.

Over time, however, their use for this purpose has extended such that some local development plans now apply R-Code variations across entire development areas rather than being used for specific constrained sites as intended. In other cases, local development plans substantially amend some deemed-to-comply requirements (e.g. open space – minimum total percentage of site) to facilitate the development of large dwellings on small lots.

In order to respond to this increased use of R-Codes variations, a working group of key government, development and building industry stakeholders was formed to discuss the resulting issues and to identify potential solutions.

As part of the 2024 amendments to the R-Codes Volume 1, provisions were updated to support contemporary higher density development for single houses (R50 and above) and grouped dwellings (R30 and above). As a result, the R-MD R60 provisions have been removed as a part of consequential amendments to this planning bulletin.

3. Single house (R25 to R40) development standards (R-MD Codes)

The single house (R25 to R40) development standards (R-MD Codes) at Appendix 1 are based on contemporary housing typologies and incorporate existing R-Codes variations that have been applied to date in approved planning instruments.

The R-MD Codes can be used as a variation to existing deemed-to-comply requirements for building and garage setbacks (Part B clauses 5.1.2, 5.1.3 and 5.2.1), open space (Part B clause 5.1.4), parking (Part B clause 5.3.3), visual privacy (Part B clause 5.4.1) and solar access for adjoining sites (Part B clause 5.4.2).

All other relevant R-Codes standards will continue to apply.

Lot width for double garages

The R-MD Codes establish a minimum 10.5 metre lot width for single houses with double garages, where sole access is from a primary street.

Where an approved structure plan or local development plan has a 10 metre lot for a single house with double garage, this approved plan will be used by the WAPC or the local government to determine the subdivision or development application.

4. Implementation

R-MD Codes

The R-MD Codes can be adopted as a local planning policy that varies the deemed-to-comply requirements of the R-Codes, and can be applied in development zones.

Under the Planning and Development (Local Planning Schemes) Regulations 2015 (the Regulations), the deemed-

to-comply requirements of the R-Codes can be varied via a scheme amendment, local planning policy, precinct structure plan or local development plan. This is also reflected by Part A Section 3.0 of the R-Codes.

As such, implementation of the R-MD Codes can be either through incorporation into a local planning scheme via a scheme amendment, or by the adoption of a local planning policy.

Clause 1B of the deemed provisions of the Regulations provides that development is taken to comply with a deemed-to-comply provision of the R-Codes if the development complies with a provision of a properly adopted local planning instrument that amends or replaces the deemed-to-comply. Therefore any development outlined in Cl.61(1)(a) and (b) that is in accordance with a local planning policy adopted under this provision (and which also achieves compliance with all other R-Code provisions), and is not a heritage-protected place, 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 Appendix 1. A model local planning policy to adopt the R-MD Codes is contained in Appendix 2.

The WAPC will not generally support further variations to the provisions outlined at Appendix 1. However, variations that provide for innovative housing typologies (not considered in the specified typical lot size / type) and that deliver positive community outcomes may be considered at the WAPC's discretion.

The WAPC has resolved in accordance with Schedule 2, Part 2, Clause 4(1) of the Regulations that adoption of the R-MD Codes (as contained in Appendix 1) as a local planning policy does not require public advertising.

Upon adoption of such a local planning policy, the local government must notify the WAPC of the resolution. The WAPC will then confirm that the policy is in accordance with this planning bulletin

5. Review and future R-Codes amendment

The WAPC will monitor the implementation of the R-MD Codes following implementation, and will conduct reviews periodically with a view to ultimate inclusion in the R-Codes.

6. Further information

Enquiries concerning this statement should be directed to:

Director Design and Built Environment
Department of Planning, Lands and Heritage
Locked Bag 2506
PERTH WA 6001

Please quote reference **DP/15/00045/1**

Information relevant to this Planning Bulletin is published at www.dplh.wa.gov.au

Appendix 1

Single house standards (R25 to R40) 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 – R40	<p><u>Rear load</u> 7.5m x 30m – 225m2</p> <p><u>Front load</u> 8.5m x 30m – 255m2 8.5m x 25m – 212.5m2 10 x 20m – 200m2 10 x 25m – 250m2 12.5m x 20m – 250m2</p>	4m	<p>2m minimum, no average</p> <p>1.5m 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, maximum 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> 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</p>	<p>45% open space (55% site cover)</p> <p>20m2 courtyard</p> <p>1/3 required OLA area 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><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	As per R-Codes	35% of the adjoining site area	<p>No maximum overshadowing for wall height 3.5m or less</p> <p>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%</p>	<p>4.5m to bedrooms and studies</p> <p>6m to all other major openings</p> <p>7.5m to balconies or similar</p>	<p>R-Codes clause 5.4.1 C1.1 applies, however the setback distances are 3m to bedrooms and studies, 4.5m to habitable rooms other than bedrooms and studies and 6m to unenclosed outdoor active habitable spaces</p>
R-MD – R30	<p><u>Rear load</u> 10m x 30m – 300m2</p> <p><u>Front load</u> 10m x 30m – 300m2 15m x 20m – 300m2</p>	4m	<p>2m minimum, no average</p> <p>1.5m 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, maximum 3.5m high and 3m average height</p>	<p><u>Boundary setbacks</u> As per R-MD – R40</p> <p><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</p>	<p>45% open space (55% site cover)</p> <p>24m2 courtyard</p> <p>1/3 required OLA area may be covered</p> <p>Minimum dimension 4m</p>	As per R-MD – R40	<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 R-MD – R40	Two on-site bays	As per R-Codes	35% of the adjoining site area	As per R-MD – R40	<p>4.5m to bedrooms and studies</p> <p>6m to all other major openings</p> <p>7.5m to balconies or similar</p>	As per R-MD – R40
R-MD – 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 maximum length</p> <p>1.5m 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 to one side boundary</p>	<p><u>Boundary Setbacks</u> As per R-MD – R40</p> <p><u>Boundary walls</u> As per R-MD – 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 R-MD – R40	<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 R-MD – R40	Two on-site bays	As per R-Codes	25% of the adjoining site area	<p>As per R-MD – R40, however if overshadowing intrudes into rear half of the lot, shadow cast does not exceed 25%</p>	<p>4.5m to bedrooms and studies</p> <p>6m to all other major openings</p> <p>7.5m to balconies or similar</p>	As per R-MD – R40

Appendix 2

Model Local Planning Policy

Variation to deemed-to-comply requirements of the R-Codes

- Single house (R25 – R40) development standards (R-MD Codes)

Purpose

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 5.2.1
- Open space – clause 5.1.4
- Parking – clause 5.3.3
- Visual privacy – clause 5.4.1
- Solar access – clause 5.4.2

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 City / Town / Shire of Local Planning Scheme No...
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
R-MD / R-MD Codes	Single house standards for R25-R40 in Development Zones.

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

This policy will apply:

1. in the following structure planning areas: (Insert details of structure plan areas / names); or
2. where the approved structure plan identifies that the R-MD Codes local planning policy applies.

Policy provisions

(Insert the Single House Standards (R25 – R40) in Development Zones from Appendix 1 of Planning Bulletin 112/2024)

Disclaimer

This document has been published by the Western Australian Planning Commission. Any representation, statement, opinion or advice expressed or implied in this publication is made in good faith and on the basis that the government, its employees and agents are not liable for any damage or loss whatsoever which may occur as a result of action taken or not taken, as the case may be, in respect of any representation, statement, opinion or advice referred to herein. Professional advice should be obtained before applying the information contained in this document to particular circumstances.

© State of Western Australia

Published by the
Western Australian Planning Commission
Gordon Stephenson House
140 William Street
Perth WA 6000

Locked Bag 2506
Perth WA 6001

Version 2 published 10 April 2024

website: www.wa.gov.au/dplh
email: info@dplh.wa.gov.au

tel: 08 6551 8002
fax: 08 6551 9001
National Relay Service: 13 36 77

This document is available in alternative formats on application to the Department of Planning, Lands and Heritage Communications Branch.