

Owner	Planning and Sustainability
Implementation	18 August 2025
Next Review	18 August 2029
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1.0 CITATION

This Policy has been prepared under the provisions of Part 2, Division 2 of the deemed provisions. This policy may be cited as Local Planning Policy 4.19: Medium-Density Housing Standards (R-MD).

2.0 INTRODUCTION

This Policy replaces the deemed-to-comply provisions of the following design elements of the R-Codes with those set out in the provisions of this policy:

- Building and garage setbacks
- Open space
- Parking
- Visual Privacy
- Solar Access

3.0 OBJECTIVES

The objectives of this policy are to:

- 1) Ensure consistent application of variations to the deemed-to-comply provisions of the R-Codes to medium-density single houses located in development zones;
- 2) Reflect changes in housing trends on smaller lots and adequately respond to market pressures; and
- 3) Provide a mechanism which allows the WAPC adopted R-MD standards to be implemented.

4.0 APPLICATION OF THIS POLICY

This policy will apply where an approved structure plan identifies that the R-MD standards apply.

In the absence of an underlying structure plan, the City will support the application of R-MD standards in the following instances:

- Where prescribed on a local development plan that was approved by the City at a time a structure plan was in effect; and/or
- Where prescribed through any other local development plan prepared for an area of land, if approved by the WAPC pursuant to Clause 52(1A) of the deemed provisions.

All other R-Codes standards will continue to apply.

The WAPC has stated that they generally will not support further variations to the R-MD standards and will only support innovative housing typologies (not considered in the typical lot size / type in Appendix 1) that deliver positive community outcomes.

The application of R-MD standards will not be supported by the City (through either a structure plan or local development plan) where it may be inconsistent with the existing character and streetscape of any adjoining or nearby established residential area.

5.0 POLICY PROVISIONS

- 1.1 The general policy provisions are detailed in **Appendix 1**.
- 1.2 Notwithstanding what may be prescribed in a structure plan or local development plan, R-MD standards cease to have effect over lots coded R60 as of 10 April 2026. After this date, the provisions of the R-Codes will prevail unless otherwise approved by the City of Wanneroo.

DEFINITIONS

- **Approved Structure Plan:** means a structure plan or precinct structure plan approved by the WAPC under Part 4 of the deemed provisions.
- **Deemed provisions:** means the deemed provisions for local planning schemes contained in Schedule 2 of the *Planning and Development (Local Planning Schemes) 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.
- **Local Development Plan:** means a plan setting out specific and detailed guidance for future development, prepared under Part 6 of the deemed provisions.
- **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-Codes:** means the Residential Design Codes Volume 1, prepared by the WAPC.
- **R-MD / R-MD Standards:** Single House standards for medium density housing, as provided in this policy.
- **WAPC:** means the Western Australian Planning Commission.

Appendix 1

Single house standards for medium-density housing (R-MD standards)

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-MD60	<p><u>Rear load</u> 5m x 30m – 150m² 6m x 30m – 180m²</p> <p><u>Front load</u> 8.5m x 20m – 170m² 7.5m x 25m – 187.5m²</p>	<p>2m minimum, no average.</p> <p>1m to porch/verandah, no maximum length</p> <p>1m minimum to secondary street</p> <p>Front fences or walls within the primary street setback area being a maximum height of 1.8m (and visually permeable above 1.2m), measured from the natural ground level on the primary street side of the fence or wall</p>	<p>2m minimum, no average</p> <p>1m 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> 1m for wall height 3.5m and less</p> <p><u>Boundary walls</u> For wall heights 7m or less, boundary walls to be a maximum 14m length at which point the wall is to be set back a minimum of 3m from the lot boundary for a minimum length of 3m. For lots with a frontage greater than 8.5m, a cumulative maximum length of two-thirds the length of the lot boundary (as measured from behind the street setback) applies.</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> No maximum length to both side boundaries</p>	<p>70% maximum site cover</p> <p>Minimum primary garden area of between 20m² and 40m² based on site area</p> <p>Between nil and 1/3 of the primary garden area may be covered, depending on site area.</p> <p>3m minimum dimension applies for the primary garden area</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> 0.5m minimum to laneway or right-of-way</p> <p><u>Front load</u> 2m minimum setback to front boundary</p> <p>Garage width (and its supporting structures) limited to maximum 50% of lot frontage</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>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"> 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>	<p>Between 0-2 on-site bays depending on dwelling location and number of bedrooms</p> <p>One on-site bay where dwelling has two bedrooms or less</p>	<p>50% of the adjoining property or 25% of diagonally adjacent lot.</p> <p>No maximum overshadowing</p>	<p>3m to bedrooms and studies</p> <p>4.5m to other habitable rooms</p> <p>6m to outdoor habitable spaces</p>	<p>No privacy provisions apply</p>		
<p>These R-MD60 standards will cease to have effect as of 10 April 2026. (refer Policy Provision 1.2)</p>															
R-MD40	<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>	<p>4m front setback, which can be reduced.</p> <p>Porch/verandah, can come forward of the 4m front setback</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 fence or wall</p>	<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 for up to two side boundaries (as measured from behind the street setback), maximum 3.5m high</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 outdoor living 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>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"> 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>	<p>Between 1-2 on-site bays depending on dwelling location and number of bedrooms</p> <p>As per R-Codes</p>	<p>35% of the adjoining site area</p> <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 other habitable rooms</p> <p>7.5m to outdoor habitable spaces</p>	<p>R-Codes Part B clause 5.4.1 C1.1 applies, however the setback distances are:</p> <p>3m to bedrooms and studies,</p> <p>4.5m to major openings to habitable rooms other than bedrooms and studies and</p> <p>6m to unenclosed outdoor active habitable spaces</p>		

Appendix 1

Single house standards for medium-density housing (R-MD standards)

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-MD30	<p><u>Rear load</u> 10m x 30m – 300m²</p> <p><u>Front load</u> 10m x 30m – 300m² 15m x 20m – 300m²</p>	<p>4m front setback, which can be reduced.</p> <p>Porch/verandah, can come forward of the 4m front setback</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 fence or wall</p>	<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 for up to two side boundaries (as measured from behind the street setback), maximum 3.5m high</p>	<p><u>Boundary setbacks</u> As per R-MD40</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 outdoor living area may be covered</p> <p>Minimum dimension 4m</p>	As per R-MD40	<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-MD40	Between 1-2 on-site bays depending on dwelling location and number of bedrooms.	As per R-Codes	35% of the adjoining site area	As per R-MD40	<p>4.5m to bedrooms and studies</p> <p>6m to other habitable rooms</p> <p>7.5m to outdoor habitable spaces</p>	As per R-MD40
R-MD25	<p>Front load 12.5m x 25m – 312.5m²</p> <p>15m x 25m – 375m² 12.5m x 30m – 375m²</p>	<p>6m front setback, which can be reduced.</p> <p>Porch/verandah, can come forward of the 6m front setback</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 fence or wall</p>	<p>3m minimum, no average</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> Maximum 9m or one third length of the boundary behind front setback for up to two side boundaries, maximum 3.5m high</p>	<p><u>Boundary Setbacks</u> As per R-MD 40</p> <p><u>Boundary walls</u> As per R-MD 30</p>	<p>50% open space (50% site cover)</p> <p>30m² courtyard</p> <p>1/3 required outdoor living area may be covered</p> <p>Minimum dimension 4m</p>	As per R-MD40	<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-MD40	Between 1-2 on-site bays depending on dwelling location and number of bedrooms.	As per R-Codes	25% of the adjoining site area	As per R-MD40, however if overshadowing intrudes into rear half of the lot, shadow cast does not exceed 25%	<p>4.5m to bedrooms and studies</p> <p>6m to other habitable rooms</p> <p>7.5m to outdoor habitable spaces</p>	As per R-MD40