Planning and Sustainability
Local Planning Policy 4.19 - MEDIUM-DENSITY HOUSING STANDARDS (R-MD)

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**.

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-R40 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.

Owner	Planning and Sustainability	**Document Reference**	25/233802[v2]
Implementation	2 November 2026	**Next Review**	18 August 2029
VERSION	**DECISION TO ADOPT/AMEND**		
1 - 16/290707	**COUNCIL DECISION TO ADOPT ON 7 NOVEMBER 2016 (PS05-11/16)**		
2 - 18/498503[v1]	**COUNCIL DECISION TO ADOPT ON 16 OCTOBER 2018 (PS16-10/18)**		
3 - 23/198564	**COUNCIL DECISION TO ADOPT ON 18 APRIL 2023 (PS02-04/23)**		
4 - 25/233802	**COUNCIL DECISION TO ADOPT ON 18 AUGUST 2025 (PRC18-08/25)**		
5 - 25/233802[v2]	**COUNCIL DECISION TO ADOPT ON 2 NOVEMBER 2026 (PRC-5.2)**		

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-MD40	Rear load 7.5m x 30m – 225m^2 Front load 8.5m x 30m – 255m^2 8.5m x 25m – 212.5m^2 10 x 20m – 200m^2 10 x 25m – 250m^2 12.5m x 20m – 250m^2	4m front setback, which can be reduced. Porch/verandah, can come forward of the 4m front setback 1m minimum to secondary street Front fences within the primary street visually permeable above 1.2m from natural ground level, measured from the primary street side of the fence or wall	2m minimum, no average 1.5m to porch/ veranda no maximum length 1m minimum to secondary street 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	Boundary setbacks 1 to 1.5m for wall height 3.5m and less (subject to wall length and major openings) Boundary walls 2/3 length for up to two side boundaries (as measured from behind the street setback), maximum 3.5m high	Boundary setbacks 1.2m for wall height 3.5m or less with major openings 1m for wall height 3.5 or less without major openings Boundary walls 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	45% open space (55% site cover) 20m^2 courtyard 1/3 required outdoor living area may be covered Minimum dimension 4m	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 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	Rear load Nil – provided laneway is minimum of 6m wide Front load 4.5m or 0.5m behind dwelling alignment subject to averaging requirements	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 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: • 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	Between 1-2 on-site bays depending on dwelling location and number of bedrooms	As per R-Codes	35% of the adjoining site area	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%	4.5m to bedrooms and studies 6m to other habitable rooms 7.5m to outdoor habitable spaces	R-Codes Part B clause 5.4.1 C1.1 applies, however the setback distances are: 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

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		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	Rear load 10m x 30m – 300m^2 Front load 10m x 30m – 300m^2 15m x 20m – 300m^2	4m front setback, which can be reduced. Porch/verandah, can come forward of the 4m front setback 1.5m minimum to secondary street Front fences within the primary street visually permeable above 1.2m from natural ground level, measured from the primary street side of the fence or wall	2m minimum, no average 1.5m to porch/ veranda no maximum length 1m minimum to secondary street 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	Boundary setbacks 1 to 1.5m for wall height 3.5m and less (subject to wall length and major openings) Boundary walls 2/3 length for up to two side boundaries (as measured from behind the street setback), maximum 3.5m high	Boundary setbacks As per R-MD40 Boundary walls 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	45% open space (55% site cover) 24m^2 courtyard 1/3 required outdoor living area may be covered Minimum dimension 4m	As per R-MD40	Rear load Nil – provided laneway is minimum of 6m wide Front load 4.5m or 0.5m behind dwelling alignment subject to averaging requirements	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	4.5m to bedrooms and studies 6m to other habitable rooms 7.5m to outdoor habitable spaces	As per R-MD40
R-MD25	Front load 12.5m x 25m – 312.5m² 15m x 25m – 375m^2 12.5m x 30m – 375m^2	6m front setback, which can be reduced. Porch/verandah, can come forward of the 6m front setback 1.5m minimum to secondary street Front fences within the primary street visually permeable above 1.2m from natural ground level, measured from the primary street side of the fence or wall	3m minimum, no average 1.5m to porch/ veranda no maximum length 1.5m minimum to secondary street 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	Boundary setbacks 1 to 1.5m for wall height 3.5m and less (subject to wall length and major openings) Boundary walls Maximum 9m or one third length of the boundary behind front setback for up to two side boundaries, maximum 3.5m high	Boundary Setbacks As per R-MD 40 Boundary walls As per R-MD 30	50% open space (50% site cover) 30m^2 courtyard 1/3 required outdoor living area may be covered Minimum dimension 4m	As per R-MD40	Rear load Nil – provided laneway is minimum of 6m wide Front load 4.5m or 0.5m behind dwelling alignment subject to averaging requirements	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%	4.5m to bedrooms and studies 6m to other habitable rooms 7.5m to outdoor habitable spaces	As per R-MD40