

# HAMMOND WEST



Hammond West *Design Guidelines*

2021

Stages 1-6

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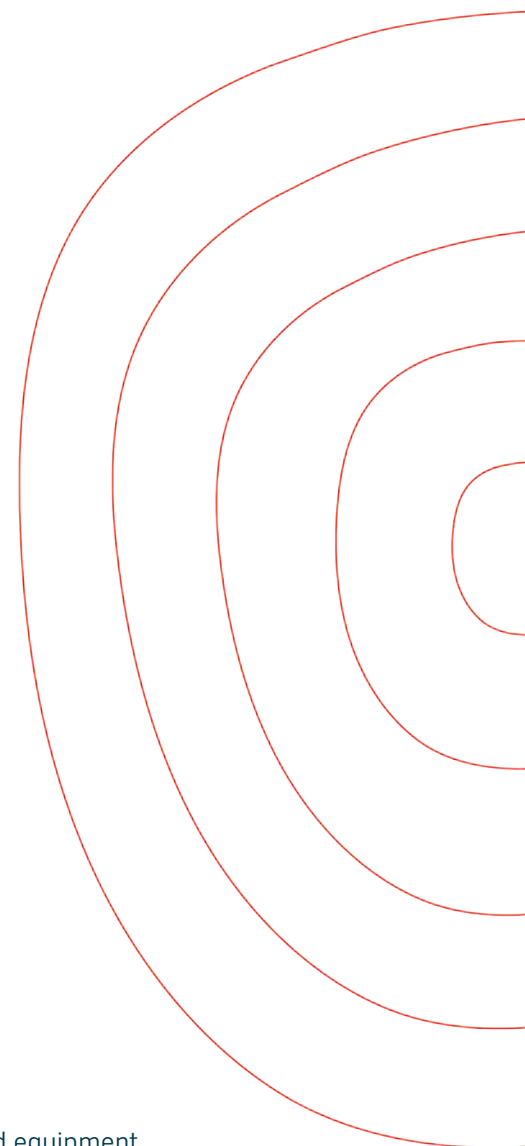
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# INTRODUCTION

## 1.1 WELCOME TO HAMMOND WEST

Hammond West is an easy escape from the pace of modern living.

It's your very own sanctuary, surrounded by nature reserves and bushland. Here you'll be part of a community that understands the value of relaxing, recharging and reconnecting with those that matter most.

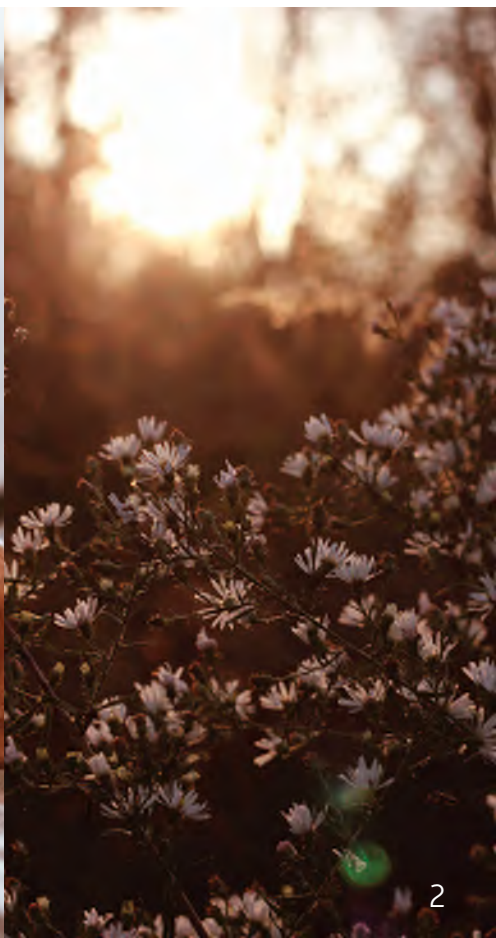
This carefully designed niche development, in the popular and established suburb of Hammond Park, gives you everything you need to enjoy a great life. Best of all,

Hammond West brings you closer to what's important -family, friends and nature.

## 1.2 PURPOSE OF THE DESIGN GUIDELINES

The Design Guidelines apply to all residential lots within Hammond West and will help you and your chosen architect or builder to design a high quality home that fits in with the aesthetic of the estate.

The appearance of housing, front yards and verges contribute to community pride and property values allowing you to have confidence in your investment.



## 1.3 HOW TO USE THE DOCUMENT

The Design guidelines include mandatory elements that must be complied with and recommended design elements you are strongly encouraged to consider.

To ensure your home meets the requirements of the Design Guidelines, your Contract of Sale specifies that you must submit your preliminary design for Developer approval prior to lodging plans with the City of Cockburn. A checklist for mandatory requirements has been included at the end of this document.

## 1.4 R-MD CODES

In addition to these Design Guidelines, the City of Cockburn's Local Planning Policy 1.16 (Single House Standards for Medium Density Housing – R-MD Codes - in the Development Zone) applies to all lots within Hammond West.

The purpose of LPP 1.16 is to replace the deemed to comply requirements of the following clauses of the R-Codes with those set out in the provisions of this policy:

- Building and Garage setbacks – Clauses 5.12, 5.13 and 5.21;
- Open Space – Clause 5.1.4;
- Parking – Clause 5.3.3;
- Visual Privacy – Clause 5.4.1; and
- Solar Access – Clause 5.4.2.

A copy of the LPP 1.16 and Hammond West Zoning Plan are included as **Annexure A** to the Design Guidelines.

## 1.5 LOCAL DEVELOPMENT PLANS

In addition to these Design Guidelines, A Local Development Plan (LDP) has been prepared over laneway lots within Hammond West. The LDP sets out permissible variations to the Residential Design Codes and R-MD Codes that have been adopted by the City of Cockburn. Compliance with the LDP is assessed by the City of Cockburn as part of your application for Development Approval and/or Building License.

The LDP's identify requirements for:

- Dwelling orientation;
- Verandas;
- Building setbacks;
- Open Space and outdoor living areas;
- Vehicle access and the location of garages; and
- Outbuildings and other incidental development.

A copy of the LDP should it apply to your lot is provided within your Contract of Sale.

## 1.6 COMPLIANCE

Developer Approval ensures all homeowners meet the Design Guidelines mandatory requirements. Compliance with mandatory design measures (Design Requirements) is a contractual obligation. City of Cockburn approval ensures compliance with statutory and policy requirements.

The Design Guidelines must be read in conjunction with Hammond West Local Development Plan as approved by the City of Cockburn, Local laws and Policies, Residential Design Codes of Western Australia (R Codes) and other statutory requirements. QUBE does not warrant the City of Cockburn will approve a house plan if it satisfies these Design

## 1.7 APPROVAL PROCESS FLOW CHART

The Design Guidelines apply to all residential lots within Hammond West and will help you and your chosen architect or builder to design a high quality home that fits in with the aesthetic of the estate.

The appearance of housing, front yards and verges contribute to community pride and property values allowing you to have confidence in your investment.

Applicants must provide the following and should be lodged electronically in PDF format to QUBE's online portal which is accessible via [qubeland.com.au/buildersportal](http://qubeland.com.au/buildersportal)

### Site Plan

Include levels, location of dwelling and garage, boundary setbacks, all fences, retaining walls and other outbuildings or structures.

### Floor Plan

The proposed house design and room layout, including window and door locations, alfresco areas, etc.

### Elevations

Materials and colours schedule for walls, the roof and trims. Ceiling height of front rooms (if single storey) are to be shown as well as roof pitch.

Landowners are responsible for checking whether any of the following items apply prior to design;

- A Local Development Plan
- Geotechnical soil classification (may require special design)
- Existing infrastructure such as retaining walls, fences, utilities, or similar
- Bushfire Management Plan

### Step 1: Review

Review your Contract of Sale and the Design Guidelines (DG's) and Local Development Plans (LDP's) to understand the requirements for your house and land.

### Step 2: Design

Work with your architect or builder to prepare a preliminary design that meets the requirements of the DG's and the LDP's.

### Step 3: Developer Submissions

Submit design drawings to the developer.

## Does not meet the requirements

The Developer will provide components to assist you with meeting the requirements. The design will need to be amended and re-submitted in order to qualify for your fencing and front landscaping rebate.

### Step 4: Developer Assessment

Qube assess the design against the DG's.

### Step 7: City of Cockburn Approval

CoC provides approval for the house design. All approvals now achieved for the construction to commence on your new home.

### Step 6: City of Cockburn (CoC) Assessment

Submit design drawings to CoC for development approval/building license.

### Step 5: Developer Approval

Qube provides approval against the DG's.



# HOUSE DESIGN *AND APPEARANCES*

## 2.1 STYLE & CHARACTER

Housing should be aspirational and reflect the surrounding natural features. Contemporary trends and sound environmental practices are promoted.

Be inspired by Hammond West parklands and streets as you make external colour selections.

## 2.2 FRONT ELEVATION

The front elevation makes the greatest contribution to maintaining a consistent visual aesthetic across Hammond West Estate.

It also helps protect your family's asset should you choose to sell in the future. This can be achieved by ensuring that the following requirements are incorporated in the design of your new home.

### Mandatory Requirements

- The front of your home must contain the front door and have windows with a clear view of the street. The front door must not be accessed from the garage.
- A veranda, portico or porch must be provided to the front of the house to create an open and welcoming entry for your home. This should be a minimum of 1.2m in depth and have the same design qualities and character as the home.
- At least one of the following architectural elements are to be incorporated:
  - o Gable
  - o Roof gable (dutch gable)
  - o Bay window
  - o Balcony
  - o Planter box

- o Blade or feature wall
- o Other feature approved by QUBE
- The majority of the front elevation must have eaves with a minimum depth of 450mm, except the garage.
- Include at least 450mm articulation in floor plan and roof plan required for primary elevation (excluding garage for 15m frontages and above), however for lots less the garage can be included.



- Include at least two different materials provided each material used comprises no less than 15% of total front elevation wall. [Excluding doors, windows and roof].
- One of the materials (mentioned above) must be provided in the front elevation of your home (excludes door and window treatments, roof and garage doors):
  - o Rendered brickwork
  - o Feature tiling
  - o Stone cladding
  - o Timber cladding
  - o Other feature approved by QUBE

Individuality, architectural expression and innovation are promoted. Alternative designs will be considered where Hammond West vision is maintained. Approval of alternative designs does not set a precedent.

## 2.3 SECONDARY ELEVATION AND CORNER LOTS

PROVIDING “PASSIVE SURVEILLANCE” IS AN IMPORTANT CONTRIBUTOR TO PEOPLE’S PERCEPTION OF THEIR SAFETY AND THE COMMUNITY’S SAFETY.

### Mandatory Requirements

You will need to consider the following requirements when designing your home:

- The appearance of the front façade must extend to the side street on corner lots.
- The main colour and materials used on the primary elevation must ‘wrap’ around the corner for the portion of the home visible from the street (2m from the side wall forward of the boundary fence) with the same design qualities and character to enhance street appeal.
- The exposed secondary street façade must incorporate at least one major opening as defined under the R Codes.

### Encouraged Requirements

- Verandas extending from the front of the home around to the secondary elevation, and windows that increase neighborhood security are encouraged.

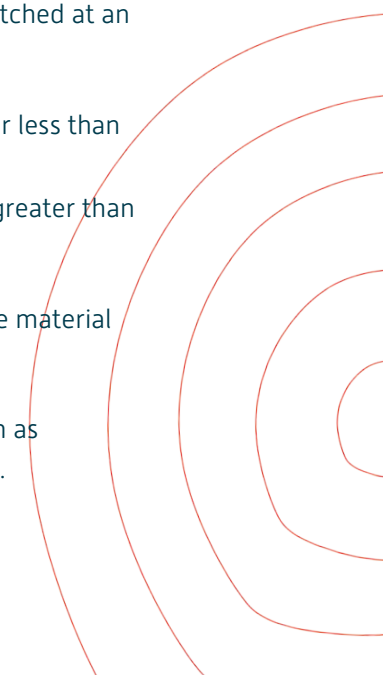
## 2.4 THE ROOF

THE ROOF IS AN IMPORTANT ELEMENT OF YOUR HOME’S ARCHITECTURAL CHARACTER. IF DESIGNED EFFECTIVELY IT WILL IMPROVE THE ENVIRONMENTAL PERFORMANCE OF YOUR HOUSE, AS WELL AS PROVIDING SPACE FOR SOLAR HOT WATER UNITS AND PHOTOVOLTAIC PANELS.

### Mandatory Requirements

To achieve this it must meet the following criteria:

- Skillion roofs to have a minimum pitch of 5 degrees and a maximum pitch of 15 degrees.
- Traditional pitched hip and valley roof form:
  - Lots with a frontage greater than 10m to the primary street – roof form pitched at an angle greater than 22 degrees.
  - Lots with a frontage equal to or less than 10m to the primary street – roof form pitched at an angle greater than 24 degrees.
- Must be constructed in a single material and colour.
- Highly reflective roof tops such as ZINCALUME® are not permitted.



### Encouraged Requirements

- A light coloured roof is encouraged to reduce solar absorbency and energy usage.
- Coloured pre-finished corrugated metal sheeting and low profile roof tiles are encouraged.

## 2.5 COLOURS AND MATERIALS

COLOUR PALETTE IS NOT RESTRICTED AND VARIATIONS IN COLOUR AND TEXTURE ARE PROMOTED, HOWEVER TONES SHOULD BE COMPLIMENTARY, TAKE CUES FROM THE LOCAL LANDSCAPE AND EXPRESS INDIVIDUALITY THROUGH CAREFULLY CHOSEN ACCENTS.

### Mandatory Requirements

- Avoid the use of primary and vivid colours and reflective surfaces.

### Encouraged Requirements

- The use of lighter tones is promoted. Bold and dark colours are best used in small sections against a neutral or subdued backdrop.

## 2.6 CROSSOVERS, DRIVEWAYS AND GARAGES

STREETSCAPE AND SECURITY IS ENHANCED THROUGH THE CAREFUL DESIGN OF YOUR CROSSOVERS, DRIVEWAYS AND GARAGES.

### Mandatory Requirements

You will need to consider the following requirements when designing your home:

- Your driveway must be constructed from brick paving, liquid limestone or exposed aggregate concrete. Grey or painted concrete is not permitted.
- Public footpaths take priority over private vehicular access therefore driveways must not cut-through paths, unless otherwise mandated by city of Cockburn.

- The location of your garage has taken into account where the crossover and driveway will go to avoid the removal of street trees or conflicts with service infrastructure such as power domes.

- Laying an appropriate conduit pipe under the driveway has been included in your plans to ensure landscape irrigation can be installed.

- Streetscape and security is enhanced when garages setback from the primary street. Garages are not to be forward of the dwelling alignment.

- Garages are to be setback 1.5m from the secondary street.

- Garages may be forward of the dwelling alignment to a maximum of 1.0m for two storey dwellings.

- Only side by side double garages with a minimum internal width of 5.4m are permitted. Single garages are not permitted. Triple garages are permitted subject to developer's approval.

- All garages shall be enclosed with a door and installed prior to occupation.

- Car ports are not permitted. Garages on laneway lots can be open on the rear side facing the dwelling.

### Encouraged Requirements

- Internal garage storage is encouraged.



## 2.7 LANEWAY LOTS

SECURITY IS ENHANCED THROUGH THE CAREFUL DESIGN OF LANEWAY HOMES.

### Mandatory Requirements

If your home is located on a laneway lot, you will need to consider the following requirements when designing your home:

- Vehicle access must be from the laneway.
- The garage door must not project into the laneway when opened or closed.
- The front of your home overlooks the adjoining street or park, not the laneway.

### Encouraged Requirements

- The laneway elevation should complement the rest of your home, with the same design qualities and character.
- Where possible, provide a major opening from a habitable room to overlook the laneway.

## 2.8 LOT LEVELS, RETAINING WALLS AND DRAINAGE LOT PIT CONNECTIONS

YOUR LOT LEVELS AND RETAINING WALLS HAVE BEEN DESIGNED, CONSTRUCTED AND CERTIFIED TAKING INTO ACCOUNT SITE CLASSIFICATION AND DRAINAGE REQUIREMENTS. THEREFORE IT IS IMPORTANT THE FOLLOWING COMPLY:

### Mandatory Requirements

- Lot levels are set as part of estate works and should not be modified by more than 200mm.
- Modifications to retaining walls installed by the Developer are not allowed unless for

maintenance or where written approval by the Developer and the City of Cockburn has been granted.

- It is important you pass on this information to your builder when designing your new home.

## 2.9 FENCING AND LETTERBOXES

### Mandatory Requirements

- Installing a front fence is not permitted.
- Some laneway lots may have a visually permeable fence provided by the Developer. Modifications to fences installed by the Developer are not permitted unless for maintenance or where approved by the Developer in writing.
- Fencing is not permitted within the front setback area of a lot (including forward extensions of side boundary fencing and fencing on corner truncations), regardless of the relevant R-MD Code provisions.
- Side and rear boundary fencing must be 1.8m high estate 'Bassalt' Colorbond fencing. The finish of any side or rear boundary gates should complement the fence.
- Corner lots side fencing must be installed two metres back from the forward most point of the closest wall of your home to the boundary or behind the corner stone pier should your lot have one. Please take this into consideration when selecting the front rooms due to any privacy concerns you may have.

By submitting your plans and gaining the Developer's approval (and meeting the terms and conditions of your contract), will allow you to claim the Hammond Westestate fencing rebate.

### Encouraged Requirements

- Your letterbox should be constructed from materials similar to, or complementary to your home.

## 2.10 LANDSCAPING

WELL-DESIGNED FRONT YARD AND VERGE AREAS CAN INCREASE PRIVACY, ENERGY EFFICIENCY, WATER EFFICIENCY AND IMPROVE THE PRESENTATION OF YOUR HOME AND YOUR FAMILY'S ASSET. STREET TREES CAN TRANSFORM THE CHARACTER OF STREETS AND PROVIDE NUMEROUS ENVIRONMENTAL AND AESTHETIC BENEFITS, INCLUDING HELPING TO INCREASE THE VALUE OF YOUR HOME.

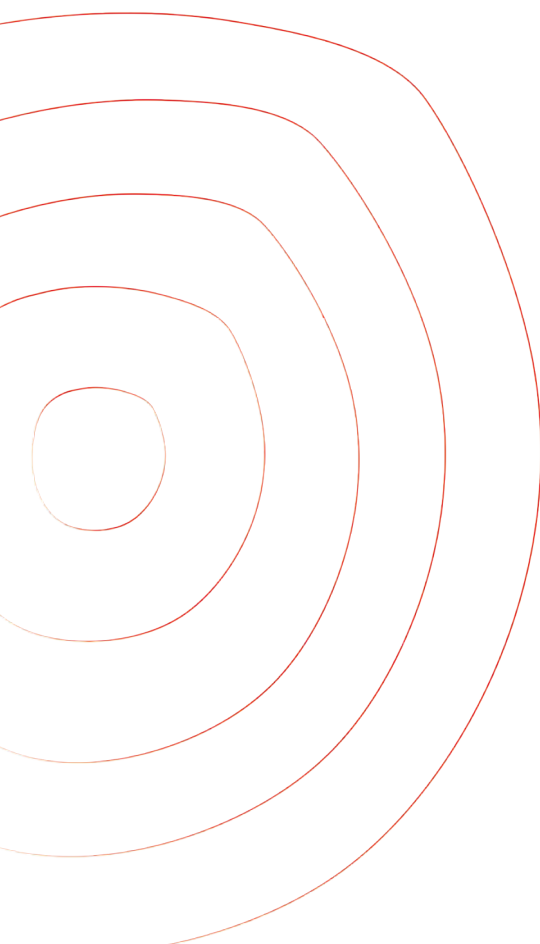
### Mandatory Requirements

- At Hammond West, each homeowner as part of the front landscaping and verge rebate will be provided with at least one mandatory street tree in the verge.
- The street tree will be installed by the City of Cockburn once the landscape package has been installed by the Developer.
- Homeowners to provide reticulation to verge areas, complete landscaping prior to occupation and continue to maintain lawn and garden areas.

### Encouraged Requirements

- Your landscape design and plant selection should respond to local conditions and homeowners are encouraged to consider native and water-wise options.
- We encourage you to plant more trees within your own landscaping.

By submitting your plans and gaining the Developer's approval (and meeting the terms and conditions of your contract), will allow you to claim the Hammond West estate front landscaping rebate.



## 2.11 STUDIOS AND ANCILLARY ACCOMMODATION, SHEDS, OUTBUILDINGS, PLANT AND EQUIPMENT

### Mandatory Requirements

- Studios and ancillary accommodation should be constructed in complementary materials and colours to your home.
- Any shed, storeroom, outbuilding or other freestanding structure should be located in your backyard to minimize visibility from adjacent streets, laneways and parks and constructed in materials and colours that complement your home.
- For Corner lots, sheds and outbuildings shall not extend 500mm above fences and shall not be greater than 10sqm in floor area unless approved by City of Cockburn
- Building services such as air- conditioning units, satellite dishes, TV antennae, solar hot water units and photovoltaic panels must be screened from public view or located in the least visibly obtrusive location from adjacent streets, laneways and parks.
- Clothes drying areas must be screened from view from adjacent streets, laneways and parks. They should be well located to access sunlight and breezes.

- Bin storage areas must be screened from view from adjacent streets, laneways and parks.. Location of bin storage to be indicated on submitted plans.
- For narrow lots (10.5m frontage or less) where there are boundary walls both sides and no access through the garage to a suitable area, bin screening will need to be provided by some other means, usually within the garage. This could be achieved by providing a minimum garage dimension of 6.0m x 6.0m.

### Encouraged Requirements

- Photovoltaic panels and solar hot water units should be positioned to access northern and western sunlight and should be integrated with the roof profile of the home and not elevated at any angle to the roof pitch.
- Building services should be finished in a similar colour to the roof and located to minimize potential nuisance, such as noise to neighbouring properties.



# 3.1 SUSTAINABLE DESIGNS

A home designed to suit lot and local conditions can enhance comfort, ease household energy and water costs and provide long term environmental benefit.

Information about climate responsive design including solar access, natural ventilation, thermal and water efficiency can be obtained from;

[www.yourhome.gov.au](http://www.yourhome.gov.au)

[www.water.wa.gov.au](http://www.water.wa.gov.au)

Hammond West provides good access to natural light, views and cooling breezes. Simple items to consider when planning your home include;

- Orientating important internal living areas such as the kitchen, family room or lounge to have access to northern winter sun
- Protecting north and west facing rooms from summer sun through shading devices, deeper eaves or appropriate plantings
- Where possible placing garages in a western or eastern location to insulate against the summer sun
- Placing window openings to increase natural airflow, particularly through key living spaces
- Zoning internal living and sleeping areas to allow for localised heating and cooling
- Locating hot water systems as close as possible to the kitchen and main bathroom

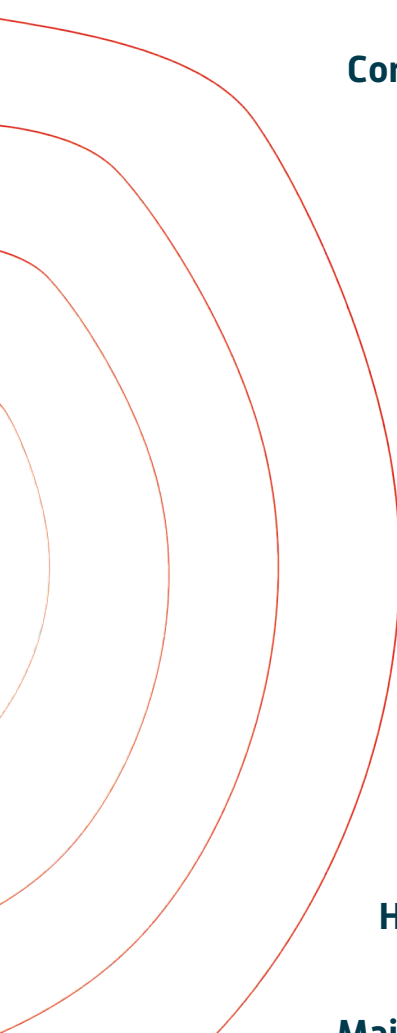
*QUBE reserves the right to amend Hammond West Design Guidelines at any point in time.*



# 4.1 GLOSSARY

**SAVE  
THE  
BEES**





**Articulated Façade**

Variations to the elevation through projections and indentations in the floor plan and roof.

**Awning**

A roof structure supported by a frame and located over a window to provide shade.

**Corner Lot**

A lot with more than one street front boundary.

**Corner Truncation**

The angular portion of a street front boundary.

**Eaves**

A roof overhang that provides shading to a wall face.

**Elevation**

An external wall of any part of a dwelling facing a boundary.

**Estate Works**

Structures and works undertaken as part of subdivision construction.

**Façade**

The face of a building, typically the primary street elevation showing its most prominent architectural features.

**Front Facing**

Any fencing forward of the main building line.

**Gable**

A triangular top section of a wall on a building with a pitched/skillion roof.

**Habitable Room**

All living rooms, kitchens, bedrooms, activity rooms and studies.

**Main Building Line**

Is measured from the front most habitable room on the primary street elevation, not the projection of a feature.

**Porch**

An overhanging area of roof created through an indentation in the floor plan, usually where a door is located.

**Portico**

An entry feature with a separate roof and supported by posts, pillars or piers.

**Primary Street**

The street providing main pedestrian access to the dwelling.

**Public View Streets**

An area in view from common spaces such as parkland or streets.

**R-Codes Planning**

Western Australian Planning Commission's Residential Planning Codes.

**R-MD Codes**

Medium-density single house development standards.



# CHECKLIST

## HOUSE DESIGN

### Front Elevation (as determined by the Developer)

- The front of your home must contain the front door and have windows with a clear view of the street. The front door must not be accessed from the garage.
- A veranda, portico or porch must be provided to the front of the house to create an open and welcoming entry for your home. This should be a minimum of 1.2m in depth and have the same design qualities and character as the home.
- At least one of the following architectural elements are to be incorporated:
  - Gable
  - Roof gable (dutch gable)
  - Bay window
  - Balcony
  - Planter box
  - Blade or feature wall
  - Other feature approved by QUBE
- The majority of front elevation must have eaves with a minimum depth of 450mm, except the garage.
- Include at least 450mm articulation in floor plan and roof plan required for primary elevation (excluding garage for 15m frontages and above, however for lots less the garage can be included).
- Include at least two different materials provided each material used comprises no less than 15% of total front elevation wall. (Excluding doors, windows and roof).
- One of the following materials (mentioned above) must be provided in the front elevation of your home (excludes door and window treatments, roof and garage doors):

- Rendered brickwork
- Feature tiling
- Stone cladding
- Timber cladding
- Other feature approved by QUBE

### Secondary Elevation and Corner lots

- The appearance of the front façade must extend to the side street on corner lots.
- The main colour and materials used on the primary elevation must 'wrap' around the corner for the portion of the home visible from the street (2m from the side wall forward of the boundary fence) with the same design qualities and character to enhance street appeal.
- The exposed secondary street façade must incorporate at least one major opening as defined by the R Codes .

### Roof

- Skillion roofs to have a minimum pitch of 5 degrees and a maximum pitch of 15 degrees.
- Traditional pitched hip and valley roof form:
- Lots with a frontage greater than 10m to the primary street - roof form pitched at an angle greater than 22 degrees.
- Lots with a frontage equal to or less than 10m to the primary street - roof form pitched at an angle greater than 24 degrees.
- Must be constructed in a single material and colour.
- Highly reflective roof tops such as ZINCALUME® are not permitted.

### Colours and Materials

- Avoid the use of primary and vivid colours and reflective surfaces.

- Colour and material palette must be provided on front elevation plans for developer approval (includes walls, roof and trims).

### **Crossovers, Driveways and Garages**

- Your driveway must be constructed from brick paving, liquid limestone or exposed aggregate concrete. Grey or painted concrete is not permitted.
- Public footpaths take priority over private vehicular access therefore driveways must not cut-through paths unless mandated by City of Cockburn Cockburn
- The location of your garage has taken into account where the crossover and driveway will go to avoid the removal of street trees or conflicts with service infrastructure such as power domes.
- Laying an appropriate conduit pipe under the driveway has been included in your plans to ensure landscape irrigation can be installed.
- Garages are not to be forward of the dwelling alignment.
- Garages are to be setback 1.5m from the secondary street.
- Only side by side double garages with a minimum internal width of 5.4m are permitted. Single garages are not permitted. Triple garages are permitted subject to developer's approval.
- All garages shall be enclosed with a door and installed prior to occupation.
- Car ports are not permitted, but laneway garages can be open on the rear side facing the dwelling.

### **Laneway lots**

- Vehicle access must be from the laneway.
- The garage door must not project into the laneway when opened or closed.

- The front of your home overlooks the adjoining street or park, not the laneway.

### **Lot Level**

- Lot levels have not been modified by more than 200mm.

### **Fencing**

- Fencing is not permitted within the front setback area of a lot (including forward extensions of side boundary fencing and fencing on corner truncations) regardless of the relevant PMD provisions.
- Please be aware corner lots side fencing must be installed two metres back from the forward most point of the closest wall of your home to the boundary or behind the corner stone pier should you lot have one. Please take this into consideration when selecting the front rooms due to any privacy concerns you may have.

### **Front Landscaping and Verge Planting**

- Please be aware that each homeowner as part of the front landscaping and verge rebate will be provided with at least 1 mandatory street tree in the verge. The street tree will be installed by the City of Cockburn once the landscape package has been installed by the Developer.

### **Sheds and Outbuildings**

- For Corner lots, sheds and outbuildings shall not extend 500mm above fences and shall not be greater than 10sqm in floor area unless approved by City of Cockburn.

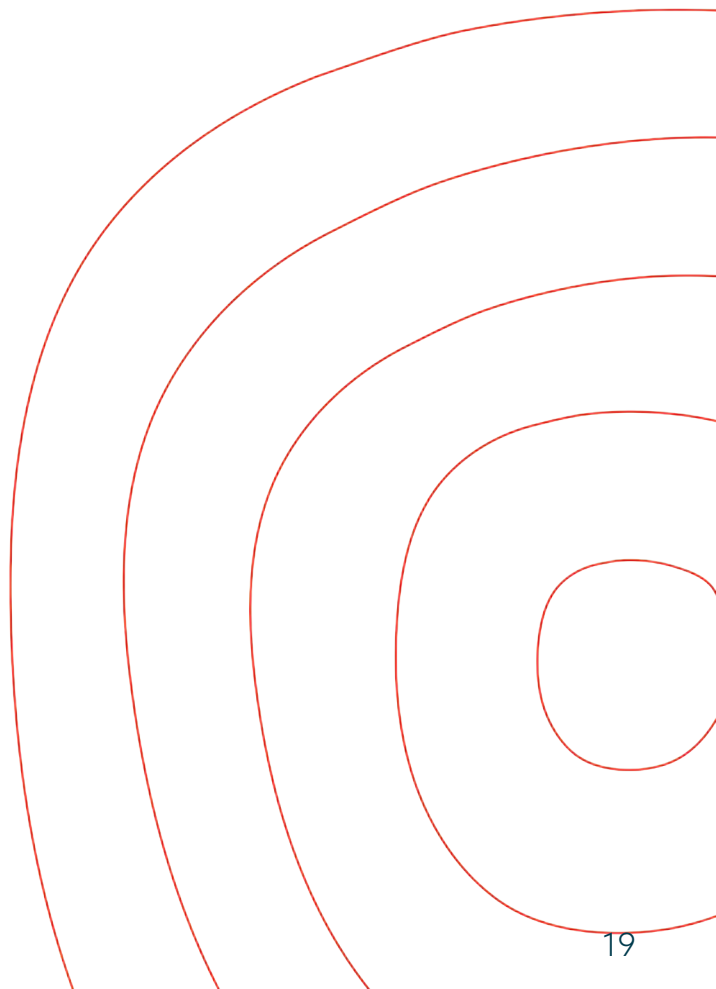
### **Plant and Equipment**

- Building services such as air-conditioning units, satellite dishes, TV antennae, solar hot water units and photovoltaic panels must be screened from public view or located in the least visibly obtrusive location from adjacent streets, laneways and parks.

- Clothes drying areas must be screened from view from adjacent streets, laneways and parks. They should be well located to access sunlight and breezes.
- Bin storage areas must be screened from view from adjacent streets, laneways and parks and indicated on submitted drawings..
- On narrow lots (10.5m frontage or less) where there are boundary walls both sides and no access through the garage to a suitable area, bin screening will need to be provided by some other means, usually within the garage. This could be achieved by providing a minimum garage dimension of 6.0m x 6.0m.

### **Other Important Items**

- Checked for the existence of a Local Development Plan, special Geotechnical requirements, Bushfire Management reports, BAL ratings and/or infrastructure items that may impact design.
- Site plan, floor plan and elevations included within the application for Developer Approval.



# ANNEXURE A





<b>Title</b>	<b>Single House Standards for Medium Density Housing in the Development Zone</b>
<b>Policy Number</b> (Governance Purpose)	<b>LPP 1.16</b>

### Policy Type

Local Planning Policy

### Policy Purpose

The Residential Design Codes (R-Codes) is a Western Australian Planning Commission (WAPC) State Planning Policy, which was previously gazetted on 04 October 2002 and was recently updated on 23 October 2015. The R-Codes provide a comprehensive basis for the control of residential development through Western Australia.

The introduction of the single house standards for medium density housing (RMD's) via the WAPC's Planning Bulletin 112/2016 applies to medium-density single dwellings in areas zoned 'Development'. It is based on contemporary housing typologies and incorporates existing R-Codes variations that have been applied to date.

This Local Planning Policy shall outline acceptable variations to the deemed-to-comply provisions of the Residential Design Codes (R-Codes) for medium density single dwellings in areas zoned 'Development' under the City's Town Planning Scheme No. 3 (TPS 3).

This policy applies to all development to which the R-Codes apply and does not exempt compliance with other requirements of the R-Codes, TPS 3, and other Council policies, Local Development Plans (LDP's) and/or the Building Code of Australia.

Where there are existing LDP's with conflicting provisions, the approved LDP shall prevail. Further variations sought to the RMD's will generally not be supported.

The purpose of this policy is to replace the deemed-to-comply requirements of the following clauses of the R-Codes with those set out in the provisions of this policy:

- Building and Garage setbacks – Clauses 5.12, 5.13 and 5.21;
- Open Space – Clause 5.1.4;
- Parking – Clause 5.3.3;
- Visual Privacy – Clause 5.4.1; and
- Solar Access – Clause 5.4.2.

### Implementation

- (1) 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 Planning and Development (Local Planning Schemes) Regulations 2015.
- (2) This policy will apply where an approved Structure Plan or LDP identifies that the RMD codes Local Planning Policy applies.

<b>Title</b>	<b>Single House Standards for Medium Density Housing in the Development Zone</b>
<b>Policy Number</b> (Governance Purpose)	<b>LPP 1.16</b>



- (3) Where a proposal meets the provisions of this policy, advertising to adjoining owners in relation to these provisions is not required.
- (4) Where a proposal does not meet the provisions of this policy, the City will consider the proposal on its merits in accordance with the relevant 'design principles' of the R-Codes having due regard to Clause 2.5 (Part 2) of the R-Codes.

## Policy Statement

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### (1) Definitions

Approved Structure Plan	A Structure Plan or Activity Central Plan that has been approved by the Western Australian Planning Commission (WAPC) under the City's TPS 3.
Medium density	R25-R60 density codes.
Rear Load	Lots where the primary vehicle access is via the rear of the lot, from a street of right of way (ROW) and the garage/carport is located at the back of the dwelling.
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.
RMD Codes	Single house standards for medium density dwellings.

<b>Title</b>	<b>Single House Standards for Medium Density Housing in the Development Zone</b>
<b>Policy Number</b> (Governance Purpose)	<b>LPP 1.16</b>



(2) Provisions:

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 – R60	<p><u>Rear load</u> 5m x 30m – 150m<sup>2</sup> 6m x 30m – 180m<sup>2</sup></p> <p><u>Front load</u> 8.5m x 20m – 170m<sup>2</sup> 7.5m x 25m – 187.5m<sup>2</sup></p>	2m	<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> 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</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>40% open space (60% site cover)</p> <p>16m<sup>2</sup> courtyard</p> <p>1/3 required outdoor living area (OLA) 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 20m<sup>2</sup>, 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>Garage width limited to maximum 50% of lot frontage where garage in front of or within 1m of building</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"> <li>- Garage setback a minimum of 0.5m behind the building alignment</li> <li>- A major opening to a habitable room directly facing the primary street</li> <li>- An entry feature consisting of a porch or veranda with a minimum depth of 1.2m; and</li> <li>- No vehicular crossover wider than 4.5m where it meets the street</li> </ul> <p>Lots with a frontage less than 10.5m or not compliant with above require single or tandem garaging</p>	Two on-site bays	One on-site bay where dwelling has two bedrooms or less	50% of the adjoining site area	No maximum overshadowing	<p>3m to bedrooms and studies</p> <p>4.5m to all other major openings</p> <p>6m to balconies or similar</p>	No privacy provisions apply
R-MD – R40	<p><u>Rear load</u> 7.5m x 30m – 225m<sup>2</sup></p> <p><u>Front load</u> 8.5m x 30m – 255m<sup>2</sup> 8.5m x 25m – 212.5m<sup>2</sup> 10 x 20m – 200m<sup>2</sup> 10 x 25m – 250m<sup>2</sup> 12.5m x 20m – 250m<sup>2</sup></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 – R60</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>20m<sup>2</sup> courtyard</p> <p>1/3 required OLA area may be covered</p> <p>Minimum dimension 4m</p>	As per R-MD – R60	<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 – R60	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>	R-Codes 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-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 – R30	<u>Rear load</u> 10m x 30m – 300m <sup>2</sup> <u>Front load</u> 10m x 30m – 300m <sup>2</sup> 15m x 20m – 300m <sup>2</sup>	4m	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	<u>Boundary setbacks</u> 1 to 1.5m for wall height 3.5m and less (subject to wall length and major openings)  <u>Boundary walls</u> 2/3 length one side boundary, maximum 3.5m high and 3m average height	<u>Boundary setbacks</u> As per R-MD – R60  <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	45% open space (55% site cover)  24m <sup>2</sup> courtyard  1/3 required OLA area may be covered  Minimum dimension 4m	As per R-MD – R60	<u>Rear load</u> Nil – provided laneway is minimum of 6m wide  <u>Front load</u> 4.5m or 0.5m behind dwelling alignment subject to averaging requirements	As per R-MD – R60	Two on-site bays	As per R-Codes	35% of the adjoining site area	As per R-MD – R40	4.5m to bedrooms and studies  6m to all other major openings  7.5m to balconies or similar	As per R-MD – R40
R-MD – 25	<u>Front load</u> 12.5m x 25m – 312.5m <sup>2</sup>  15m x 25m – 375m <sup>2</sup>  12.5m x 30m – 375m <sup>2</sup>	6m	3m  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	<u>Boundary setbacks</u> 1 to 1.5m for wall height 3.5m and less (subject to wall length and major openings)  <u>Boundary walls</u> 2/3 length one side boundary, max 3.5m high and 3m average height to one side boundary	<u>Boundary Setbacks</u> As per R-MD – R60  <u>Boundary walls</u> As per R-MD – R30	50% open space (50% site cover)  30m <sup>2</sup> courtyard  1/3 required OLA area may be covered  Minimum dimension 4m	As per R-MD – R60	<u>Rear load</u> Nil – provided laneway is minimum of 6m wide  <u>Front load</u> 4.5m or 0.5m behind dwelling alignment subject to averaging requirements	As per R-MD – R60	Two on-site bays	As per R-Codes	25% of the adjoining site area	As per R-MD – R40, however if overshadowing intrudes into rear half of the lot, shadow cast does not exceed 25%	4.5m to bedrooms and studies  6m to all other major openings  7.5m to balconies or similar	As per R-MD – R40

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Strategic Link:	Town Planning Scheme No. 3
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THOMSONS LAKE NATURE RESERVE

