

Objectives: Place

Outcome: 2.1 - A diverse, well planned built environment.

Strategy: 2.1.1 - Actively engage in the development and promotion of an effective planning framework.

Purpose

1. Promote the orderly and proper development of land in urban areas.
2. Provide the position of the local government in considering variations to State Planning Policy 7.3 Residential Design Codes Volume 1 (R-Codes) for residential development.
3. Ensure residential development is site responsive and achieves the desired built form outcome to enhance local character and place identity.
4. Ensure built form presents an interactive frontage to the streetscape facilitating passive surveillance, while maintaining open streetscapes reflective of rural character.
5. Ensure sufficient open space is provided to facilitate urban canopy and reduce urban heat island effect.
6. Enabling flexibility in design where it enhances residential amenity for occupiers.

Policy Measures

1. This Policy replaces the deemed-to-comply requirements of the following clauses of the R-Codes with those set out in the provisions of Table 1 of this Policy:
 - Building and garage setbacks – clauses 5.1.2, 5.1.3 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
2. This Policy applies to all land zoned or designated as Residential with an R-Code between R25-R60 as shown within the Shire's Local Planning Scheme or a Structure Plan.
3. 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.
4. Where an approved Local Development Plan applies to the land the provisions of the approved Local Development Plan shall apply. Where there is an inconsistency between an approved Local Development Plan and this Policy, the approved Local Development Plan shall prevail.

**References**

Name of Policy	Local Planning Policy 2.2: Residential Development Standards (R25 – R60)
Previous Policy	
Date of Adoption and Resolution Number	17 August 2020 – OCM250/08/20
Review dates and Resolution Numbers	
Next review date	
Related documents	<p>Acts/Regulations <i>Local Government Act 1995</i> <i>Planning and Development Act 2005</i> <i>Planning and Development (Local Planning Schemes) Regulations 2015</i></p> <p>Plans/Strategies Strategic Community Plan 2017 - 2027</p> <p>Policies State Planning Policy 7.3 Residential Design Codes Volume 1</p> <p>References</p> <p>Delegations</p> <p>Work Procedures</p>

Note: changes to references may be made without the need to take the Policy to Council for review.

Table 1

R-Code	Street setback and front fences		Lot Boundary Setback		Open Space and Outdoor Living Areas (OLA)		Garage setback and width and vehicular access		Parking		Overshadowing		Privacy	
	R-Codes	SJ Provisions	R-Codes	SJ Provisions	R-Codes	SJ Provisions	R-Codes	SJ Provisions	R-Codes	SJ Provisions	R-Codes	SJ Provisions	R-Codes	SJ Provisions
R50/ R60	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>Minimum percentage of soft landscaping required in the front setback area: Front loaded lots – 40% Rear loaded lots – 60%</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 3.5m 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>16m² 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 25m², whichever is greater, directly accessible from a habitable room of the dwelling and located behind the street setback area.</p> <p>The OLA may be reduced by 20% where a balcony is provided with a minimum depth of 1.5m and a minimum area of 6m² (for two storey development only).</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> Nil – provided laneway is minimum of 6m wide.</p> <p><u>Front load</u> Where a footpath is located 1m or greater from the lot boundary: 4.5m (primary). Where a footpath is located less than 1m from the lot boundary: 5.5m (primary). 1.5m (secondary)</p> <p>For front loaded lots with street frontages between 10.5m 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	One on-site bay where dwelling has two bedrooms or less	50% of the adjoining site area	No maximum overshadowing	3m to bedrooms and studies	No privacy provisions apply

R-Code	Street setback and front fences		Lot Boundary Setback		Open Space and Outdoor Living Areas (OLA)		Garage setback and width and vehicular access		Parking		Overshadowing		Privacy	
	R-Codes	SJ Provision	R-Codes	SJ Provision	R-Codes	SJ Provision	R-Codes	SJ Provision	R-Codes	SJ Provision	R-Codes	SJ Provision	R-Codes	SJ Provision
R40	4m	<p>3m minimum, no average</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>Minimum percentage of soft landscaping required in the front setback area: Front loaded lots – 40% Rear loaded lots – 50%</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 3.5m or less without major openings</p> <p><u>Boundary walls</u> To both side boundaries subject to: 2/3 length to one side boundary, 1/2 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 25m², whichever is greater, directly accessible from a habitable room of the dwelling and located behind the street setback area.</p> <p>The OLA may be reduced by 20% where a balcony is provided with a minimum depth of 1.5m and a minimum area of 6m² (for two storey development only).</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> Nil – provided laneway is minimum of 6m wide.</p> <p><u>Front load</u> Where a footpath is located 1m or greater from the lot boundary: 4.5m (primary)</p> <p>Where a footpath is located less than 1m from the lot boundary: 5.5m (primary)</p> <p>1.5m (secondary)</p> <p>For front loaded lots with street frontages between 10.5m 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>6.0m 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 major openings to habitable rooms other than bedrooms and studies and 6m to unenclosed outdoor active habitable spaces.</p>

R-Code	Street setback and front fences		Lot Boundary Setback		Open Space and Outdoor Living Areas (OLA)		Garage setback and width and vehicular access		Parking		Overshadowing		Privacy	
	R-Codes	SJ Provision	R-Codes	SJ Provision	R-Codes	SJ Provision	R-Codes	SJ Provision	R-Codes	SJ Provision	R-Codes	SJ Provision	R-Codes	SJ Provision
R30/ R35	4m	3m minimum, no average 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. Minimum percentage of soft landscaping required in the front setback area: 40%	<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	<u>Boundary setbacks</u> 1.2m for wall height 3.5m or less with major openings 1m for wall height 3.5m or less without major openings <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 ² courtyard 1/3 required OLA area may be covered Minimum dimension 4m	35% OLA requirements as per the R-Codes.	<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	<u>Rear load</u> Nil – provided laneway is minimum of 6m wide. <u>Front Load</u> Where a footpath is located 1m or greater from the lot boundary: 4.5m (primary) Where a footpath is located less than 1m from the lot boundary: 5.5m (primary) 1.5m (secondary)	Two on-site bays	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 6.0m to all other major openings 7.5m to balconies or similar	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.

R-Code	Street setback and front fences		Lot Boundary Setback		Open Space and Outdoor Living Areas (OLA)		Garage setback and width and vehicular access		Parking		Overshadowing		Privacy	
	R-Codes	SJ Provision	R-Codes	SJ Provision	R-Codes	SJ Provision	R-Codes	SJ Provision	R-Codes	SJ Provision	R-Codes	SJ Provision	R-Codes	SJ Provision
R25	6m	4m 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. Minimum percentage of soft landscaping required in the front setback area: 40%	<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> 1.2m for wall height 3.5m or less with major openings 1m for wall height 3.5m or less without major openings. <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.	50% open space (50% site cover) 30m ² courtyard 1/3 required OLA area may be covered Minimum dimension 4m	40% OLA requirements as per the R-Codes.	<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	<u>Rear load</u> Nil – provided laneway is minimum of 6m wide. <u>Front Load</u> Where a footpath is located 1m or greater from the lot boundary: 4.5m (primary) Where a footpath is located less than 1m from the lot boundary: 5.5m (primary) 1.5m (secondary)	Two on-site bays	As per R-Codes	25% 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 25%.	4.5m to bedrooms and studies 6.0m to all other major openings 7.5m to balconies or similar	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.