

1. Citation

This is a Local Planning Policy prepared under Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015. This Policy may be cited as Local Planning Policy - Medium-Density Single House Development Policy (**R-MD Codes**).

2. Introduction

Residential densities have increased in the Development Zones of the City due to the implementation of Directions 2031. As a result, R-Code variations were being sought within Local Development Plans (LDPs) for estate wide developments.

R-Code variations in LDPs were inconsistent, overused and are not limited to specific lots, as required by Liveable Neighbourhoods. Some LDPs apply to lots across entire housing estates, remove various R-Codes deemed-to-comply standards (e.g. solar access) and amended various R-Codes deemed-to-comply standards (e.g. open space) to facilitate large dwellings on small lots.

In December 2013, the City ceased to support LDPs with significant R-Code variations due to the resultant poor built form outcomes, such as large dwellings on smaller lots and garage dominated streetscapes.

A working group of key government, development and building industry stakeholders was convened to identify issues regarding variations to the R-Codes and to identify potential solutions.

In May 2015, the WAPC released Planning Bulletin 112/2015 Medium-density single house development standards - Structure Plan areas. These standards were implemented through incorporation into any Local Structure Plan from the date of the Planning Bulletin. The City has implemented the R-MD standards to date, by their incorporation into various Structure Plans.

In April 2016, the WAPC subsequently released Planning Bulletin 112/2016 - Medium-density single house development standards - Development Zones, which allows the Council to adopt a Policy to implement the R-MD standards.

The Policy sets out where medium-density single house development standards will be applied in the assessment of applications for single houses

3. Objectives

- (a) To set out acceptable variations to the deemed to comply provisions of the Residential Design Codes (R-Codes) for medium density single houses in Development Zones, as included in WAPC Planning Bulletin 112/2016.
- (b) To extend the operative effect of the RMD Codes until 10 April 2030, to create consistent streetscapes, allow the industry time to progress contracted designs and where applicable, to obtain development approval or a development-approval exempt building permit under the previous planning framework that has been consistently applied by Council since 28 June 2016.

4. Application of this Policy

The R-MD Codes are contained in Appendix 1.

This Policy applies to areas where the R-MD Codes are included in approved Local Structure Plans as shown in Appendix 2. Appendix 2 plans may be updated from time to time without the further adoption of amendments to the R-MD Codes Policy, for consistency with WAPC adopted Structure Plans where the RMD Codes apply.

5. Policy Provisions

This Policy sets out the Council’s position in assessing applications for single houses where the R-MD Codes have been included in approved Local Structure Plans.

The R-MD Codes development standards included in Planning Bulletin 112/2016 are generally applied in this Policy, except for R60 RMD Codes, as a replacement of existing R-Code deemed-to-comply provisions for:

- 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)

All other R-Code standards will continue to apply, where relevant to single houses including:

- Site area (clause 5.1.1)
- Building height (clause 5.1.6)
- Street surveillance, walls fences and sightlines (clauses 5.2.3, 5.2.4 and 5.2.5)
- Parking space design and vehicular access (clauses 5.3.4 and 5.3.5)
- Site works, retaining walls and stormwater management (clauses 5.3.7, 5.3.8 and 5.3.9)
- Outbuildings, external fixtures and utilities and facilities (clauses 5.4.3 and 5.4.5)

Document Control

Version	Decision to Adopt/Amend	
1.	24 March 2026	
Public Consultation	No Minor Amendment	
WAPC Approval Required		Date Approved by WAPC
Document Reference	D26/59734	
Next Review Date	Local Planning Policy 3.3.22 expires on 10 April 2030	

Appendices

Definitions

Council:	Council of the City of Rockingham.
Deemed Provisions:	Schedule 2 of the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> .
R-Codes:	The Residential Design Codes Volume 1 2024 as amended from time to time adopted by the Western Australian Planning Commission.
Approved Local Structure Plan:	A Local Structure Plan approved by the WAPC under Part 26 of the deemed provisions.
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.
Medium Density:	R25-R40 density codes.
RMD/R-MD Codes:	Single house standards for medium density housing.

**LOCAL PLANNING POLICY No.3.3.22 -
MEDIUM DENSITY SINGLE HOUSE DEVELOPMENT
STANDARDS - DEVELOPMENT ZONES**



Appendix 1

SINGLE HOUSE STANDARDS FOR MEDIUM DENSITY HOUSING 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
RMD - R40	<p><u>Rear load</u> 7.5m x 30m - 225m²</p> <p><u>Front load</u> 8.5m x 30m - 255m²</p> <p>8.5m x 25m - 212.5m²</p> <p>10 x 20m - 200m²</p> <p>10 x 25m - 250m²</p> <p>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 visually permeable above 1.2m from 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 max 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 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 loaded lot</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"> - 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>	<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>6.0m to all other major openings</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 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>		

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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
RMD - 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>	<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 visually permeable above 1.2m from 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 max 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> 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 OLA 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 RMD – R40	4.5m to bedrooms and studies	As per RMD - R40

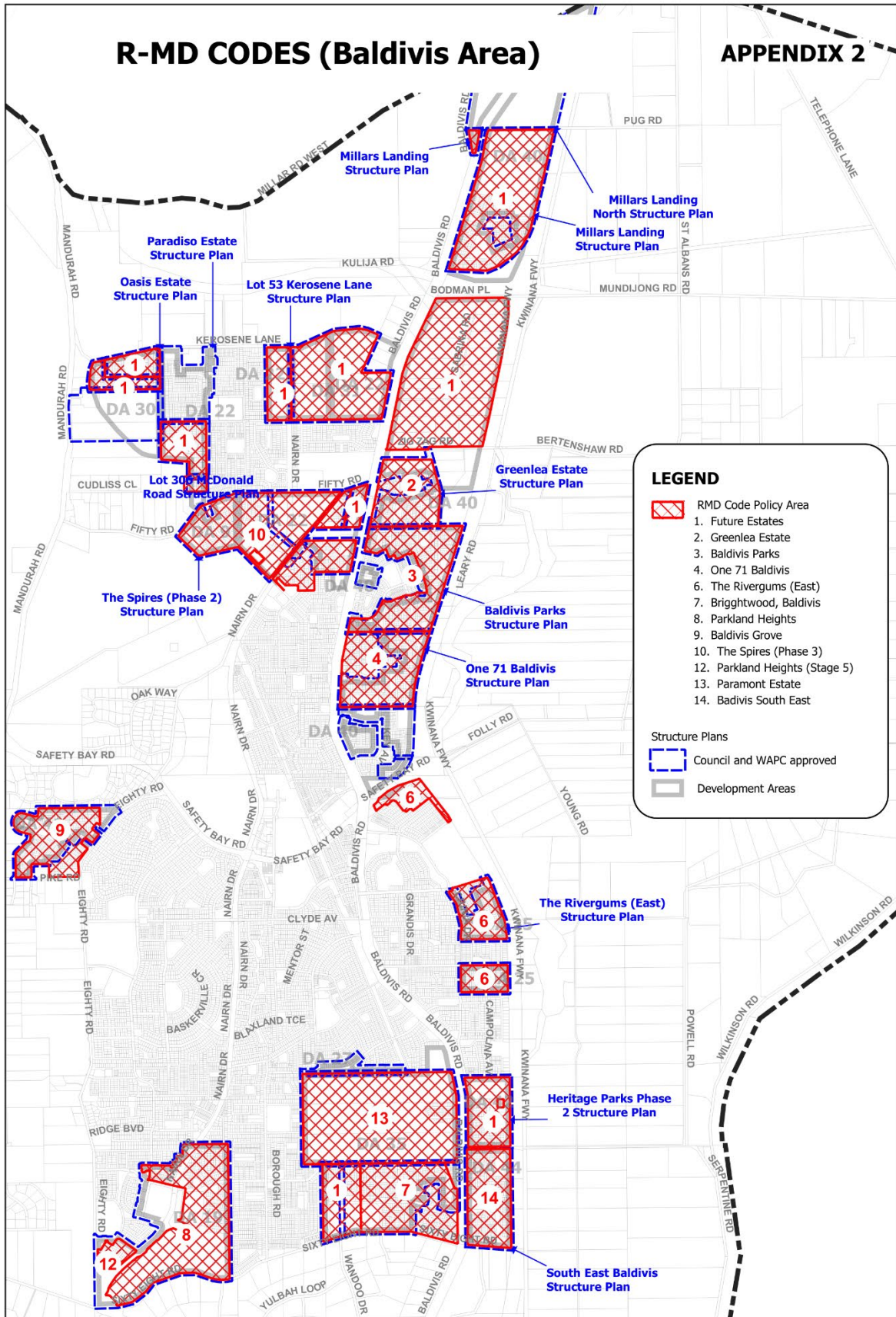
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		R-Codes	R-MD provision	R-Codes	R-MD provision	R-Codes	R-MD provision	R-Codes	R-MD provision	R-Codes	R-MD provision	R-Codes	R-MD provision	R-Codes	R-MD provision
RMD-25	<u>Front load</u> 12.5m x 25m - 312.5m ² 15m x 25m - 375m ² 12.5m x 30m - 375m 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 max length 1.5m min 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> Maximum 9m or one third length of the boundary behind front setback for up to two side boundaries, maximum 3.5m high	As per R-MD40 30m ² courtyard 1/3 required OLA area may be covered Minimum dimension 4m	50% open space (50% site cover)	As per R-MD40	<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-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 RMD - R40, however 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	As per RMD - R40

R-MD CODES (Baldivis Area)

APPENDIX 2



R-MD CODES (Golden Bay/ Singleton Area) APPENDIX 2

