

## 5.2 Residential Design Code Variations

Table 3A and Table 3B set out variations to the Residential Design Codes that constitute 'Deemed-to-Comply' provisions within the Structure Plan area and which do not therefore, require neighbour consultation and planning approval.

**TABLE 3A:** Variations to the 'Deemed-to-Comply' provisions of the Residential Design Codes for **R30 Coded Lots:**

	RELEVANT R-CODE CLAUSE	PROVISION
PUBLIC OPEN SPACE INTERFACE	Additional Requirement	All dwellings shall have a minimum of one habitable room with a major opening facing toward the Public Open Space.
	5.2.4 C4	All lots shall have visually permeable fencing to any Public Open Space boundary, to the specifications and satisfaction of the Local Authority.
	5.1.3 C3.2	Boundary walls are not permitted abutting a Public Open Space boundary.
	5.1.2 C2.1	Buildings on lots adjoining public open space shall be setback a minimum of 1.0m from the Public Open Space boundary.
SETBACKS	5.1.2 C2.1, C2.2	Dwellings shall be setback from the <b>Primary Street</b> as follows: <ul style="list-style-type: none"> <li>• Minimum Setback – 2.0m</li> </ul>
	5.2.1 C1.1	Buildings shall be set back a minimum of 1 metre from the Secondary Street.  For any single storey dwelling on a lot with a frontage less than 10 metres in width and where vehicle access is gained solely from the Primary Street, only a single garage/carport (including tandem) is permitted.  All garages and dwellings shall be setback from the rear lot boundary abutting a laneway as follows: <ul style="list-style-type: none"> <li>• 0.5m minimum setback where the rear boundary abuts a laneway of 6.0m or greater in width; or</li> <li>• 1.0m minimum setback where the rear boundary abuts a laneway of 5.0m in width.</li> </ul>
BOUNDARY WALLS	5.1.3 C3.2	<b>R30 coded lots less than 13 metres wide:</b> boundary walls are permitted to both side boundaries of a lot (excluding Secondary Street boundaries other than laneways), behind the minimum Primary Street setback, within the following limits:  <u>Single Storey</u> <ul style="list-style-type: none"> <li>• Maximum height – 3.5m</li> <li>• Maximum length – no limit</li> </ul> <u>Two Storey &amp; Above</u> <ul style="list-style-type: none"> <li>• Maximum height – 6.5m</li> <li>• Maximum length – Up to 12m in length</li> </ul>

PRIVATE OPEN SPACE	5.1.4 C4 5.3.1 C1.1 Table 1	<p><b>All lots with a frontage of 13 metres or less:</b></p> <ul style="list-style-type: none"> <li>• A variation to the prescribed minimum open space requirement may be reduced to a minimum of 30% of the site subject to: <ul style="list-style-type: none"> <li>a) A minimum 2.0m side boundary setback to habitable rooms with major openings on the northernmost or easternmost side boundary;</li> <li>b) The provision of an Outdoor Living Area which is directly accessible from an internal living area and: <ul style="list-style-type: none"> <li>▪ has a minimum useable space of 24m<sup>2</sup>;</li> <li>▪ has a minimum dimension of 4m (which may include the nominated Secondary Street setback area); and</li> <li>▪ adjoins a northernmost or easternmost side boundary (with the exception of corner or irregular shaped lots where demonstrated that (a) can be still be achieved).</li> </ul> </li> </ul> </li> </ul> <hr/> <ul style="list-style-type: none"> <li>• For all other lots with a frontage of more than 13 metres, the minimum open space requirement is reduced to 40% subject to compliance with those same requirements as specified above.</li> </ul>
ANCILLARY ACCOMM.	5.5.1 C1 (i), (iii)	<p>Ancillary accommodation is permitted on lots less than 450m<sup>2</sup>.</p> <p>Such ancillary accommodation with a plot ratio not exceeding 40m<sup>2</sup> does not require an additional car parking bay on site.</p>
VISUAL PRIVACY	5.4.1 C1 (i)	<p>A minimum of 4.5m setback to side and rear boundaries applies to major openings to all habitable spaces including bedrooms, studies, balconies etc. (applies only to finished floor levels greater than 0.5m above natural ground level).</p>
DESIGN FOR CLIMATE	5.4.2	<p>Overshadowing provisions do not apply.</p>

**TABLE 3B:** Variations to 'Deemed-to-Comply' provisions of the Residential Design Codes for **R40 – R60 Coded Lots:**

	RELEVANT R-CODE CLAUSE	PROVISION
PUBLIC OPEN SPACE INTERFACE	Additional Requirement	All dwellings shall have a minimum of one habitable room with a major opening facing toward the Public Open Space.
	5.2.4 C4	All lots shall have visually permeable fencing to any Public Open Space boundary, to the specifications and satisfaction of the Local Authority.
	5.1.3 C3.2	Boundary walls are not permitted abutting a Public Open Space boundary.
	5.1.2 C2.1	Buildings on lots adjoining Public Open Space shall be setback a minimum of 1.0m from the Public Open Space boundary.
SETBACKS	5.1.2 C2.1, C2.2	Dwellings (& Verandas) Minimum dwelling setback to Primary Street is 2.0m, and 1.5m for a veranda.
	5.2.1 C1.1	For any single storey dwelling on a lot with a frontage less than 10 metres in width and where vehicle access is gained solely from the Primary Street, only a single garage/carport (including tandem) is permitted.  All garages and dwellings shall be setback from the rear lot boundary abutting a laneway as follows: <ul style="list-style-type: none"> <li>• 0.5m minimum setback where the rear boundary abuts a laneway of 6.0m or greater in width</li> <li>• 1.0m minimum setback where the rear boundary abuts a laneway of 5.0m in width</li> </ul>
BOUNDARY WALLS	5.1.3 C3.2	Boundary walls are permitted to both side boundaries of a lot (excluding Secondary Street boundaries other than laneways), behind the minimum front setback, within the following limits: <u>Single Storey</u> <ul style="list-style-type: none"> <li>• Maximum height – 3.5m</li> <li>• Maximum length – no limit</li> </ul> <u>Two Storey &amp; Above</u> <ul style="list-style-type: none"> <li>• Maximum height – 6.5m</li> <li>• Maximum length – Up to 12m in length</li> </ul>
PRIVATE OPEN SPACE	5.1.4 C4  5.3.1 C1.1  Table 1	<ul style="list-style-type: none"> <li>• A variation to the prescribed minimum open space requirement may be reduced to a minimum 25% of the site, subject to the provision of an Outdoor Living Area with: <ol style="list-style-type: none"> <li>a) A minimum useable space of 20m<sup>2</sup>, minimum dimension of 4m and may include the nominated Secondary Street setback area; and</li> <li>b) Located adjoining the northernmost or easternmost side boundary (with the exception of corner or irregular shaped lots where demonstrated that (a) can be still be achieved).</li> </ol> </li> </ul>

ANCILLARY ACCOMM.	5.5.1 C1 (i), (iii)	Ancillary accommodation is permitted on lots less than 450m <sup>2</sup> . Such ancillary accommodation with a plot ratio not exceeding 40m <sup>2</sup> does not require an additional car parking bay on site.
VISUAL PRIVACY	5.4.1 C1 (i)	A minimum of 4.5m setback to side and rear boundaries applies to major openings to all habitable spaces including bedrooms, studies, balconies etc. (applies only to finished floor levels greater than 0.5m above natural ground level).
DESIGN FOR CLIMATE	5.4.2	Overshadowing provisions do not apply.

## 6 ADDITIONAL INFORMATION

At the time of subdivision, the City of Wanneroo, or other referral agencies as applicable, may recommend to the WAPC the implementation of the following plans, reports and/or strategies in accordance with the approved Structure Plan:

Additional Information	Approval Stage	Approval and/or Consultation Required
Residential Density Code Plans	Subdivision application	WAPC, City of Wanneroo
Public Open Space Schedule		WAPC, City of Wanneroo
BAL Assessment / Bushfire Management Plan		WAPC, City of Wanneroo, DFES
Transport Noise Assessment / Detailed Noise Management Plan		City of Wanneroo
Community Facility Strategy		City of Wanneroo
Urban Water Management Plan	Condition of Subdivision Approval	City of Wanneroo, DWER
Geotechnical Report		City of Wanneroo
Landscaping Plan		City of Wanneroo
Local Development Plans		City of Wanneroo