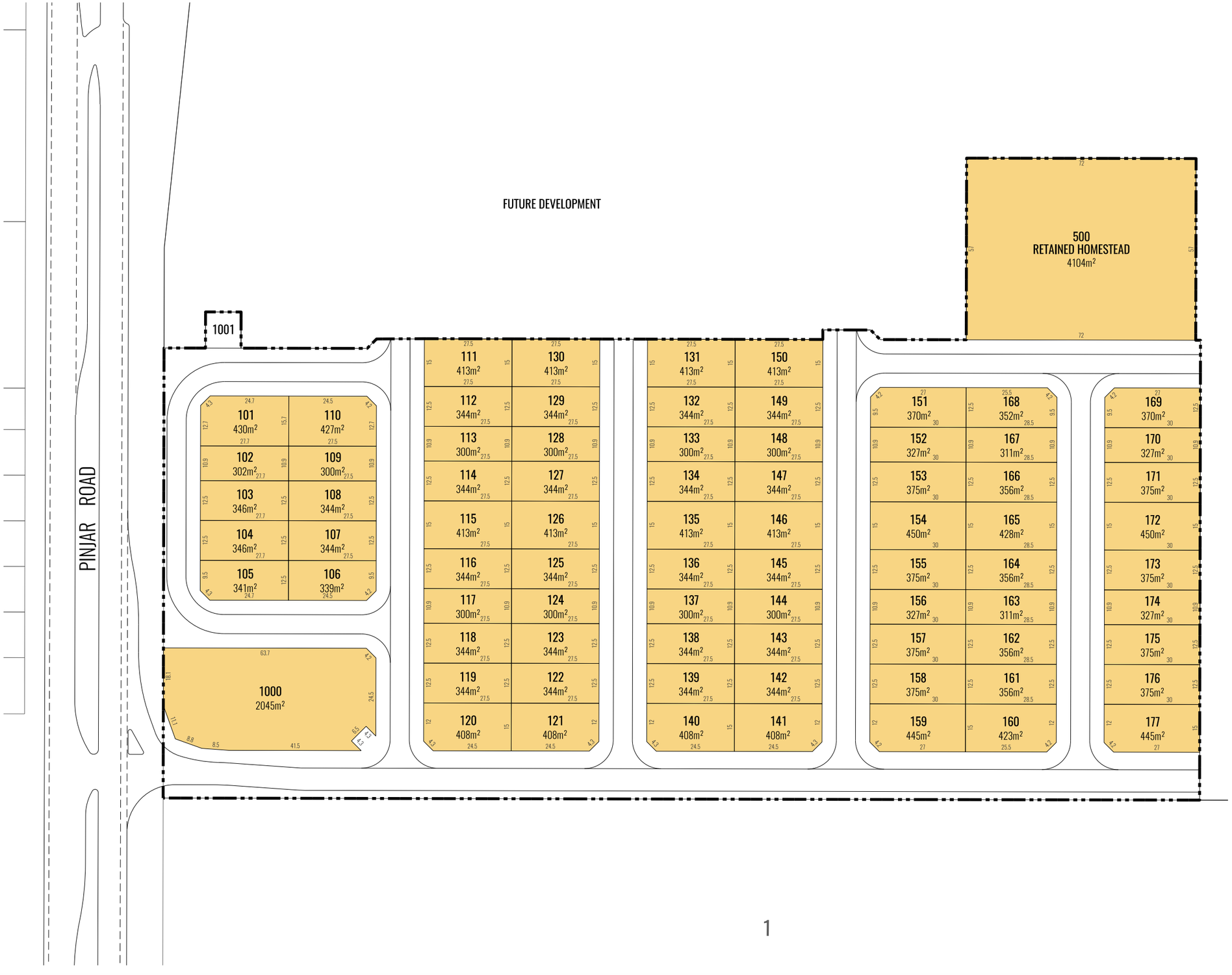


1

LEGEND

- STAGE 1 BOUNDARY
- RMD-30 CODING

MEDIUM DENSITY HOUSING STANDARDS (R-MD)

The following standards are as per the City of Wanneroo's *Local Planning Policy 4.19 – Medium Density Housing Standards (R-MD)* and *Planning Bulletin 112/2016 – Medium-density single house development standards.*

These standards apply where an approved structure plan identifies that the R-MD standards apply. The current Draft Precinct 8 Ranch Road Local Structure Plan (LSP) incorporates R-MD provisions for the structure plan area with the area nominated on this plan subject to R-MD provisions in accordance with Part One Section 4.2 of the Draft LSP.

All other R-Codes standards will continue to apply.

1. GENERAL PROVISIONS

a) R-MD Code	R-MD 30
b) Minimum Open Space	N/A
c) Outdoor Living Areas (OLA):	The following requirements apply to Outdoor Living Areas; • 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 • 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 or width dimension (No other R-Codes site cover standards apply)

2. SETBACKS

a) Primary Dwelling Orientation	**Minimum**
i. Primary Street	2.0m
Other Setbacks	**Minimum**
b) Secondary Street:	1.0m
c) Porch / Veranda	1.5m
d) Boundary Setback	i) 1.2m for wall height 3.5m or less with major openings ii) 1.0m for wall height 3.5m or less without major openings
e) Boundary Walls (Parapets):	Boundary walls (parapet) are permitted to both side boundaries subject to: i) 2/3 max length to one side boundary for a height of 3.5m or less. ii) 1/3 max length to second side boundary for a height of 3.5m or less.
f) Garage Setbacks	i) 4.5m garage setback from the primary street and 1.5m from a secondary street. ii) 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. iii) Lots with a frontage less than 10.5m or not compliant with the above require single or tandem garaging.

3. OVERSHADOWING

a) No maximum overshadowing for wall height 3.5m or less.

b) 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. PRIVACY

a) 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.

5. FENCING

a) 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.

MEDIUM DENSITY HOUSING STANDARDS (R-MD)

Lot 39 Pinjar Road, MARIGINIUP - STAGE 1

c/- Ardent Management Company

Note: This document is intended as a guide only. Please refer to City of Wanneroo's Local Planning Policy 4.19 - Medium Density Housing Standards (R-MD) and Planning Bulletin 112/2016 - Medium-density single house development standards.

NORTH

Scale: 1:1250 @ A3

0 12.5 25 37.5m

PLAN: LENEW-5-010 REVISION:
DATE: 18/08/2026 DRAWN: JP
PROJECTION: PCG 94 PLANNER: KG
DATUM: AHD CHECK: CH

cdp
Town Planning & Urban Design

Unit 2, 464 Murray Street
Perth WA 6000
(08) 6333 1888
info@cdpaus.com.au
www.cdpaus.com.au

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