

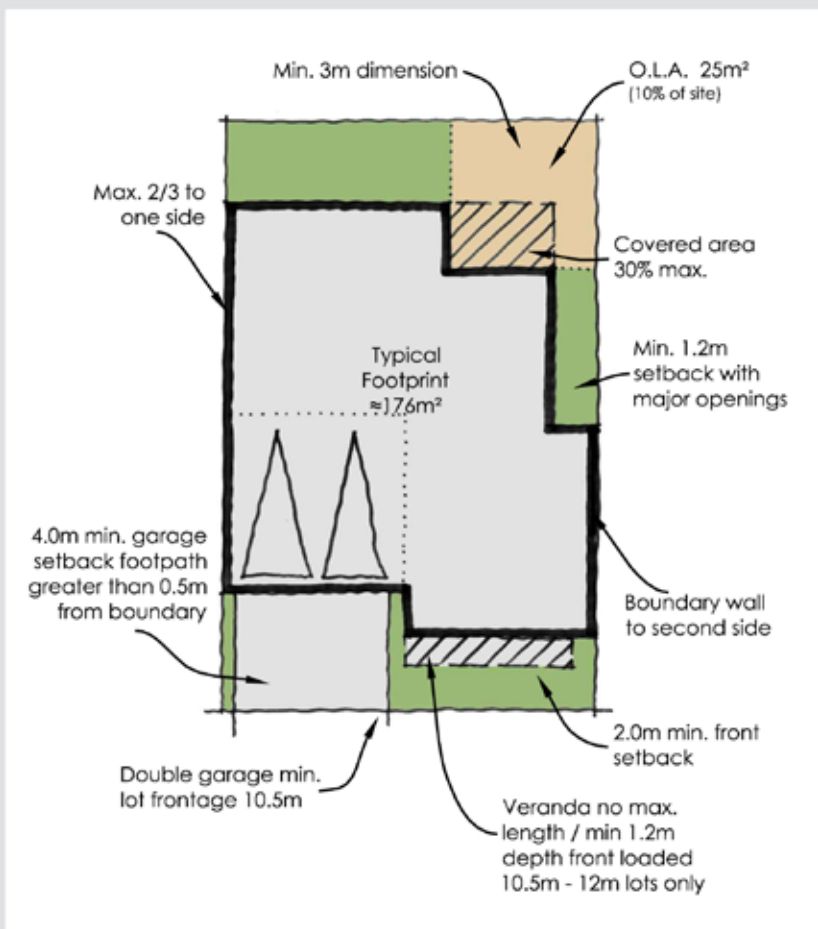
THE
EDGE
BALDIVIS
PRIVATE ESTATE

MEDIUM DENSITY SINGLE HOUSING DEVELOPMENT
STANDARDS IN STRUCTURE PLAN AREAS

SUMMARY OF WAPC PLANNING BULLETIN 112/2015



TYPICAL LOT LAYOUT RMD R40 Indicative building footprint only



RMD R40 - TYPICAL LOT TYPE AND SIZE

Rear load

- 7.5m x 30m - 225m²

Front load

- 8.5m x 30m - 255m²
- 8.5m x 25m - 212.5m²
- 10m x 20m - 200m²
- 10m x 25m - 250m²
- 12.5m x 20m - 250m²

STREET SETBACK AND FRONT FENCES

- 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

LOT BOUNDARY SETBACK

Boundary Setbacks

- 1.2m for wall height 3.5m or less with major openings
- 1m for wall height 3.5m or less without major openings

Boundary walls

- 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

OPEN SPACE

- 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

GARAGE SETBACK AND WIDTH AND VEHICULAR ACCESS

Rear load

- 0.5m garage setback to laneway

Front load

- 4.5m garage setback from the primary street and 1.5m from a secondary street
- 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
- 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:
 - 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
- Lots with a frontage less than 10.5m or not compliant with the above require single or tandem garaging

PARKING

- As per R-Codes

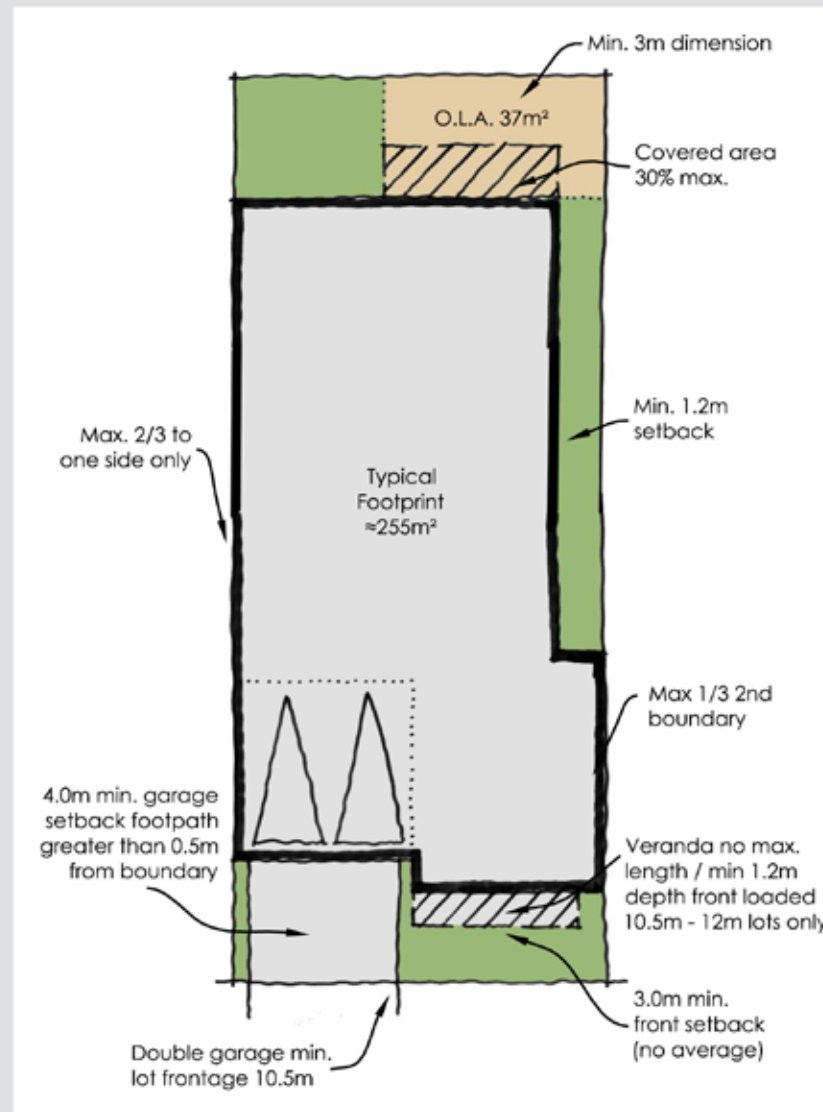
OVERSHADOWING

- 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%

PRIVACY

- With the exception of RMD60, R-Codes clause 5.4.1 C1.1 applies to RMD40, 30 & 25, however the setback distance is 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

TYPICAL LOT LAYOUT RMD R25 Indicative building footprint only



RMD R25 - TYPICAL LOT TYPE AND SIZE

Front load

- 12.5m x 25m - 312.5m²
- 15m x 25m - 375m²
- 12.5m x 30m - 375m²

STREET SETBACK AND FRONT FENCES

- 3m minimum, no average
- 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

LOT BOUNDARY SETBACK

Boundary Setbacks

- 1.2m for wall height 3.5m or less with major openings
- 1m for wall height 3.5m or less without major openings

Boundary walls

- 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

OPEN SPACE

- 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

GARAGE SETBACK AND WIDTH AND VEHICULAR ACCESS

Rear load

- 0.5m garage setback to laneway

Front load

- 4.5m garage setback from the primary street and 1.5m from a secondary street
- 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
- 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:
 - 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
- Lots with a frontage less than 10.5m or not compliant with the above require single or tandem garaging

PARKING

- As per R-Codes

OVERSHADOWING

- 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%

PRIVACY

- With the exception of RMD60, R-Codes clause 5.4.1 C1.1 applies to RMD40, 30 & 25, however the setback distance is 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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