

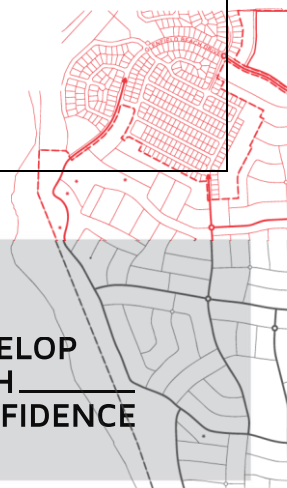
## BUILDER'S QUICK REFERENCE GUIDE FOR RESIDENTIAL (R30) LOT DEVELOPMENT STANDARDS

This guide is only intended to provide a quick reference to the **basic development standards** for residential development and is not a substitute to the overall required relevant development provisions contained under an approved Local Development Plan (LDP) and statutory development requirements under the *City of Swan Local Planning Scheme No. 17* (LPS 17). Accordingly, the following (but not limited to) relevant LPS 17 statutory planning instruments also need to be fully taken into consideration:

- Any relevant Local Development Plans approved by City of Swan for Avonlee Estate, Brabham;
- Residential Design Codes of Western Australia (R-Codes);
- City of Swan Local Planning Policy POL-LP-11 – ‘*Variation to deemed-to-comply requirements of the R-Codes – Medium density single house development standards RMD Codes*’ (LP-11).

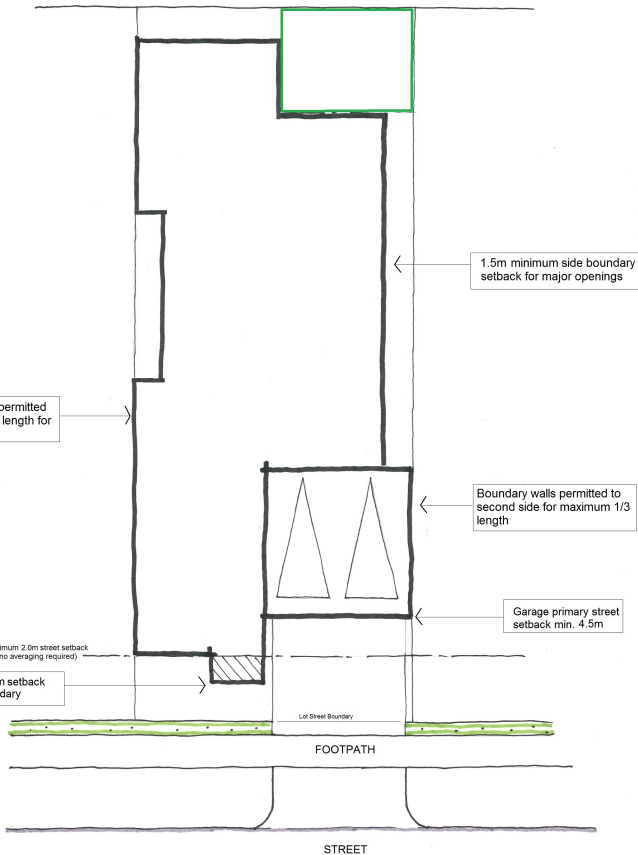
### Basic Development Standards

R30	Applicable ‘Deemed-to-Comply’ standards
<b>Building Setbacks</b>	
<b>Street Setback</b> (Primary & Secondary street) LP-11 requirement  R-Code requirement	<ul style="list-style-type: none"> <li>- Primary Street minimum 2.0m setback. No averaging required.</li> <li>- Porch, balcony or verandah (or equivalent) minimum 1.5m, no maximum length.</li> <li>- Secondary Street minimum 1.5m setback.</li> </ul>
<b>Boundary Walls</b> (zero setback) LP-11 requirement	<ul style="list-style-type: none"> <li>- Nil setback to both sides, subject to (i) 2/3 maximum length to one side and (ii) 1/3 maximum to second side, for walls 3.5m or less.</li> </ul>
<b>Side and Rear Boundary</b> R-Code requirement	<ul style="list-style-type: none"> <li>- Minimum 1.5m for wall height 3.5m high or less with major openings</li> <li>- Minimum 1.0m for wall height 3.5m or less without major openings</li> </ul>
<b>Garage Setback</b> (primary street) R-Code requirement	<ul style="list-style-type: none"> <li>- Minimum 4.5m to primary street.</li> </ul>



Dwelling Design	
<p>Garage Width LP-11 requirement</p> <p>R-Code requirement</p>	<ul style="list-style-type: none"> <li>- For lots with frontage ranging 10.5m – 12.0m, a double garage is permitted to maximum width of 6.0m subject to:               <ul style="list-style-type: none"> <li>a) Garage setback 0.5m or more behind dwelling;</li> <li>b) Dwelling has minimum one habitable window facing street;</li> <li>c) Dwelling front entry clearly visible.</li> </ul> </li> <li>- Otherwise garage width to be not greater than 50% of width of the lot frontage for single storey and 60% for double storey.</li> </ul>
<p>Open Space &amp; Outdoor Living Area (OLA) LP-11 requirement</p>	<ul style="list-style-type: none"> <li>- OLA to be minimum 10% of lot area or 20m<sup>2</sup> whichever is greater.</li> <li>- OLA with minimum dimension of 3.0m.</li> <li>- OLA minimum 70% to be uncovered.</li> <li>- No other R-Code site cover standards apply.</li> </ul>
<p>Building Height R-Code requirement Clause 5.1.6 (C6) – Table 3</p>	<ul style="list-style-type: none"> <li>- Top of external wall (roof above) 6.0m;</li> <li>- Top of pitched roof 9.0m.</li> </ul>





NOTES



Outdoor Living Area (OLA) min. 20m<sup>2</sup> with minimum dimension of 3.0m.