

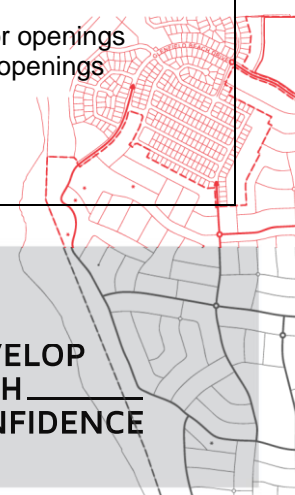
## BUILDER'S QUICK REFERENCE GUIDE : (R20 LOTS ONLY) DEVELOPMENT STANDARDS

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 the approved Local Development Plan (LDP) and statutory development requirements under the *City of Cockburn Town Planning Scheme No. 3 (TPS 3)*. Accordingly, the following relevant TPS 3 statutory planning instruments also need to be fully taken into consideration:

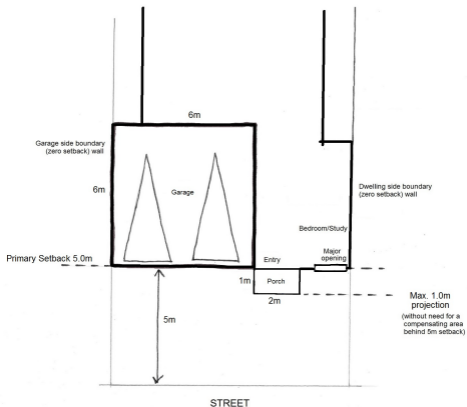
- City of Cockburn *Lots 902 & 903 Hamilton Road, Lots 903 – 905 Sumich Gardens and Lots 906 – 909 DaSilva Place, Coogee Local Development Plan*;
- Residential Design Codes of Western Australia; and
- City of Cockburn Local Planning Policy 1.1 '*Residential Design Codes Alternative Deemed to Comply Provisions*' (LPP1.1).

### Basic Development Standards under TPS 3 for R20 lots in LDP

R20 (Lots 903, 904 & 905)	Applicable 'Deemed-to-Comply' standards under TPS 3
Building Setbacks	
Front Setback (primary street)	LPP 1.1: <ul style="list-style-type: none"> <li>- Minimum 5.0m (average) setback, which may be reduced to min. 3.0m subject to averaging;</li> <li>- Porch, balcony or verandah may project 1m or less into street setback area and this projection is not subject to a compensating area behind the 5m street (average setback), provided that the total of such projection(s) does not exceed 20% of the lot frontage.</li> </ul>
Boundary Walls (zero setback)	LPP 1.1: <ul style="list-style-type: none"> <li>- In areas coded R20, walls 3.5m or less (with average height 3m or less) permitted with nil setback to a boundary to a maximum length of the greater of 9m or one third length of the balance of the lot boundary <b>behind the front setback</b>. The length of boundary wall can be split between more than one boundary.</li> </ul>
Side and Rear Boundary	Approved LDP: <ul style="list-style-type: none"> <li>- Minimum 1.2m 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>



Garage Setback (primary street)	<p>LDP:</p> <ul style="list-style-type: none"> <li>- Minimum 4.5m, which may be reduced to 4.0m where an existing or planned pathway is located 0.5m or more from the lot street boundary;</li> <li>- Garage boundary walls not permitted within the 5m front setback.</li> </ul>
Open Space	<p>LPP 1.1:</p> <ul style="list-style-type: none"> <li>- The R-Code 50% open space required may be reduced to 45% where the minimum outdoor living area requirement (being 30m<sup>2</sup>) is met.</li> </ul>
Outdoor Living Area	<p>LPP 1.1:</p> <ul style="list-style-type: none"> <li>- Min. 30m<sup>2</sup> OLA may be located partially or wholly within street setback area;</li> <li>- Min. length and width dimension of 4m; and</li> <li>- OLA may be covered by either: <ul style="list-style-type: none"> <li>(i) Maximum one-third with permanent roof cover, or</li> <li>(ii) Maximum one half with permanent opaque roof cover, or</li> <li>(iii) Maximum two-thirds with translucent roof cover.</li> </ul> </li> </ul>
Building Height	<p>R-Codes 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>
Dwelling Design	
Garages	<p>R-Codes Clause 5.2.2 (C2):</p> <ul style="list-style-type: none"> <li>- Garage width can be more than 50% of lot frontage provided the garage is located behind the dwelling (including porch/portico) by a minimum of 1.0m.</li> </ul>



## R20 Lots

Deemed-to-Comply