

# Local Development Plan Standards

## 1.0 GENERAL

- 1.1 The provisions of the City of Canning Local Planning Scheme No. 40 and State Planning Policy 3.1 Residential Design Codes (R-Codes) are varied as detailed within this LDP.
- 1.2 All other requirements of the Local Planning Scheme and R-Codes shall be satisfied in all other matters.
- 1.3 Consultation with neighbouring and/or nearby landowners to achieve a variation to the R-Codes in accordance with the provisions of this LDP is not required.
- 1.4 The erection or extension of a single house on a lot contained within this LDP which satisfies the requirements of this LDP is exempt from the requirement to obtain planning approval.

## 2.0 RESIDENTIAL DESIGN CODE

- 2.1 The R-Code applicable to these lots is R30 as per Local Planning Scheme No. 40.

## 3.0 STREET SETBACK REQUIREMENTS

Lots Applicable	Setbacks	Minimum (no averaging permitted)
8.5m Frontage Lots (Lots 326-329)	Primary Street	Dwelling 3.0m Garage Garages shall be setback a minimum of 5.5m and a minimum of 1.0m behind the dwelling.
	Access Way	Garage The garage shall be setback a minimum of 0.5m from the access way. The wall parallel to the primary street (Salesian Court) must include a major opening.
10m Frontage Lots (Lots 300-316)	Primary Street	Dwelling 3.0m Garage Garages shall be setback a minimum of 5.5m and a minimum of 1.0m behind the dwelling.
	Primary Street	Dwelling 3.0m Garage Garages shall be setback a minimum of 5.0m.
Lot 316	Secondary Street	Dwelling 1.0m

## 4.0 LOT BOUNDARY SETBACK REQUIREMENTS

Lots Applicable	Location	Minimum	Requirement
8.5m Frontage Lots (Lots 326-329)	Ground level	Nil	Buildings built up to two side boundaries are permitted subject to 2/3 the length of the balance of the lot boundary behind the front setback, to both side boundaries.
10m Frontage Lots (Lots 301-308, 311-316)	Ground level	Nil	Buildings built up to two side boundaries are permitted (excluding a street boundary), subject to: <ul style="list-style-type: none"> <li>1/3 the length of the balance of the lot boundary behind the front setback to the second side boundary for wall height 3.5m or less; and</li> <li>2/3 the length of the balance of the lot boundary behind the front setback to one side boundary.</li> </ul>
Lot 300	Ground level	Nil	A building built up to two side boundaries is permitted, subject to: <ul style="list-style-type: none"> <li>1/3 the length of the balance of the north-western side boundary behind the front setback for wall height 3.5m or less, piling construction is required; and</li> <li>2/3 the length of the balance of the south-eastern side boundary behind the front setback is permitted.</li> </ul>
Lot 309-310	Ground level	Nil	A building built up to two side boundaries is permitted, subject to: <ul style="list-style-type: none"> <li>1/3 the length of the balance of the south-eastern side boundary behind the front setback for wall height 3.5m or less; and</li> <li>2/3 the length of the balance of the second side boundary behind the front setback.</li> </ul>
Lot 317	Ground level	Nil	A building built up to 2/3 the length of the balance of the north-eastern side boundary behind the front setback is permitted.
Lots 318-321, 324 & 325	Ground level	Nil	Buildings built up to two side boundaries are permitted (excluding a street boundary), subject to: <ul style="list-style-type: none"> <li>maximum length to one side boundary determined by front and rear setbacks; and</li> <li>2/3 the length of the balance of the second side boundary behind the front setback for wall height 3.5m or less.</li> </ul>
Lots 322 & 323	Ground level	Nil	Buildings built up to two side boundaries are permitted, subject to: <ul style="list-style-type: none"> <li>1/3 the length of the balance of the north-eastern side boundary behind the front setback for wall height 3.5m or less; and</li> <li>maximum length to second side boundary determined by front and rear setbacks.</li> </ul>

## 5.0 BUILT FORM CHARACTER

- 5.1 With the exception of Lot 317, front entries must be clearly identifiable from the street through the use of elements such as entry porticos or defined front doors.
- 5.2 The dwelling facade must contain a minimum of two different but complementary construction materials, treatments or colours.
- 5.3 Blank facades must not be visible from the public realm.
- 5.4 An entry portico, porch, verandah, blade wall or other feature treatment to the front facade is to be provided.
- 5.5 The minimum eave height shall be 2400mm above the finished floor level to the front elevation of the house and a minimum of 2100mm elsewhere.

## 6.0 GARAGES

- 6.1 Driveway crossovers for Lots 326-329 shall have a maximum width of 3.0m (excluding the splay); all other driveway crossovers shall have a maximum width of 4.5m, excluding the splay.
- 6.2 The colour of the garage door shall complement the colour of the garage.

## 7.0 SERVICES

- 7.1 Services, including air conditioning units and solar hot water systems, shall be located to minimise visibility from the street.

## 8.0 WATER CORPORATION EASEMENT

- 8.1 A Water Corporation easement extends along the boundary of Lots 300, 317-320, as identified on this LDP. Proponents should consult with and where required seek approval from the Water Corporation regarding development within the easement. Boundary wall construction within the easement will require approval from the Water Corporation.

## 9.0 NOISE

- 9.1 All lots are situated in the vicinity of the Perth Airport and are currently affected, or may in the future be affected, by aircraft noise. Noise insulation is not a mandatory requirement but an optional consideration for residential development. Further information is available from City of Canning.

### Legend

<ul style="list-style-type: none"> <li><span style="border: 1px solid blue; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> Local Development Plan Boundary</li> <li><span style="background-color: #c08040; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> R30 Coded Lots</li> <li><span style="border: 1px solid black; width: 20px; height: 10px; margin-right: 5px; position: relative; top: -5px;"> <span style="position: absolute; top: 5px; left: 5px; width: 10px; height: 10px; border: 1px solid black;"></span> </span> Designated Garage Location (Subject to Street Setback Requirements in clause 3.0)</li> <li><span style="border: 1px solid black; width: 20px; height: 10px; margin-right: 5px; position: relative; top: -5px;"> <span style="position: absolute; top: 5px; left: 5px; width: 10px; height: 10px; border: 1px solid black; background-color: #cccccc;"></span> </span> Building Exclusion Area (6m x 6m)</li> </ul>	<ul style="list-style-type: none"> <li><span style="border-bottom: 1px solid red; width: 20px; display: inline-block; margin-right: 5px;"></span> Street Tree - Indicative Location Only</li> <li><span style="border-bottom: 1px solid red; width: 20px; display: inline-block; margin-right: 5px;"></span> No Vehicle Access Permitted</li> <li><span style="border: 1px solid black; width: 20px; height: 10px; margin-right: 5px; position: relative; top: -5px;"> <span style="position: absolute; top: 5px; left: 5px; width: 10px; height: 10px; border: 1px solid black; background-color: #cccccc;"></span> </span> Bin Pad for Lots 315-318</li> <li><span style="border: 1px solid black; width: 20px; height: 10px; margin-right: 5px; position: relative; top: -5px;"> <span style="position: absolute; top: 5px; left: 5px; width: 10px; height: 10px; border: 1px solid black; background-color: #cccccc;"></span> </span> Bin Pad for Lots 319-320</li> <li><span style="border: 1px solid black; width: 20px; height: 10px; margin-right: 5px; position: relative; top: -5px;"> <span style="position: absolute; top: 5px; left: 5px; width: 10px; height: 10px; border: 1px solid black; background-color: #cccccc;"></span> </span> Water Corporation Easement (refer clause 8.0)</li> </ul>
---	---

