

1.0 GENERAL

1.1 The provisions of the City of Canning Local Planning Scheme No. 42, Local Planning Policies and the State Planning Policy 7.3 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 provision of this LDP is not required.
 1.4 The primary street for Lots 9,10,11,12 is Dotterel Way

2.0 RESIDENTIAL DESIGN CODE

2.1 The R-Code applicable to these lots is R30 as per Local Planning Scheme No.42.

3.0 STREET SETBACK AND FRONT FENCING REQUIREMENTS

Lots Applicable	Requirements
Lots 9,10,11,12	<p>Primary Street</p> <p>Front fences within the primary street setback area facing Dotterel way to be constructed as uniform fencing as per the City of Canning Residential Development SRS227 - City of Canning .</p> <p>A major opening to a habitable room directly facing the primary street.</p>



4.0 GARAGE SETBACK, WIDTH AND VEHICULAR ACCESS

Lots Applicable	Requirements
Lots 9,10,11,12	<p>Garage</p> <p>Setback and width as per the R- Codes.</p>
	<p>Vehicular access</p> <p>Access to garages through common property from Station St. No vehicular access will be taken from Dotterel Way</p> <p>Right of Carriage Way easement, burdening Lot 10 Lot 11 to benefit City of Canning for maintenance of Public Open Space.</p> <p>No Garage or structures to be placed on the easement until such time its ceased to exist.</p>

5.0 OUTDOOR LIVING AREAS

Lots Applicable	Requirements
Lots 9,10,11,12	<p>Outdoor Living Areas</p> <p>Outdoor Living Area will be within the front setback area of Dotterel Way</p> <p>Outdoor Living Area will be accessible from primary living space</p> <p>Outdoor Living Area is enclosed by uniform fencing as per the City of Canning Policy LP.01 Residential Development.</p>

LEGEND

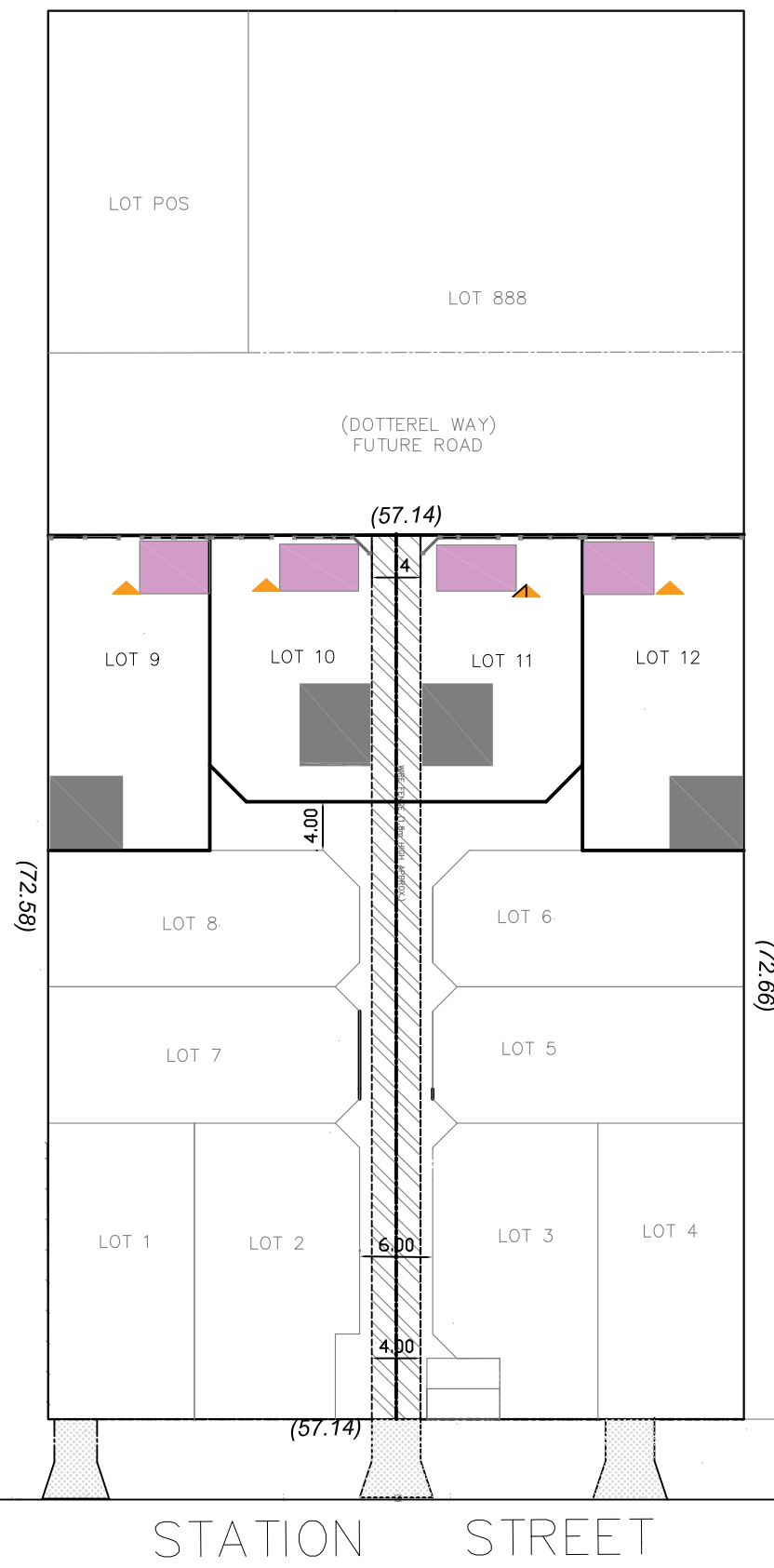
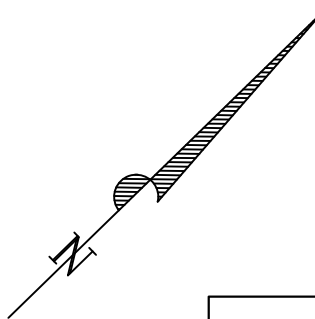
- INDICATIVE OUTDOOR
- INDICATIVE GARAGE
- PROPOSED LEVEL
- RIGHT OF CARRIAGE WAY EASEMENT
- UNIFORM FENCING BY DEVELOPER
- PROPOSED CROSS OVER
- PRIMARY FRONTAGE

ENDORSEMENT TABLE:

This Local Development Plan has been adopted by Council and signed by the Manager/ Coordinator Statutory Planning.

Sergio Famiano
 MANAGER/ COORDINATOR PLANNING IMPLEMENTATION

15/03/2022
 DATE



STATION STREET

LOCAL DEVELOPMENT PLAN FOR SUBDIVISION AT LOTS 560 & 561 (136 & 138) STATION ST, EAST CANNINGTON

WAPC REF : 408 -21 LOCAL AUTHORITY: CITY OF CANNING (R30)

SCALE: 1:600 @ A3 PLAN:P2811 C/T:1705/94 &1295/248 CLIENT: LIM&LIM HOLDINGS DATE: 27/01/2022

TUSCOM SUBDIVISION CONSULTANTS Pty. Ltd.(08 9316 8388)

REV :2

Site survey only location of boundary pegs or fences in relation to the boundary is not guaranteed

DRAWN: NW

CHECKED: