

## Local Development Plan R-Code Variations

- 1.0 GENERAL**
- 1.1 The provisions of the City of Canning Local Planning Scheme No. 42 and 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 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. 42.

**3.0 STREET SETBACK AND FRONT FENCING REQUIREMENTS**

Lots Applicable		Requirement
All Lots	Primary Street	2m minimum, no average
		1.5m to porch / veranda no maximum length
		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.

**4.0 LOT BOUNDARY SETBACK REQUIREMENTS**

Lots Applicable		Requirement
All Lots	Boundary Setbacks	1.2m for wall height to 3.5m or less with major openings 1m for wall height to 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

**5.0 OPEN SPACE REQUIREMENTS**

Lots Applicable		Requirement
All Lots	Outdoor Living Area (OLA)	An outdoor living area (OLA) with an area of 10% of the lot size or 20m <sup>2</sup> , 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

**6.0 GARAGE SETBACK AND WIDTH AND VEHICULAR ACCESS**

Lots Applicable		Requirement
All Lots	Garages	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 above require single or tandem garaging.

**7.0 PARKING**

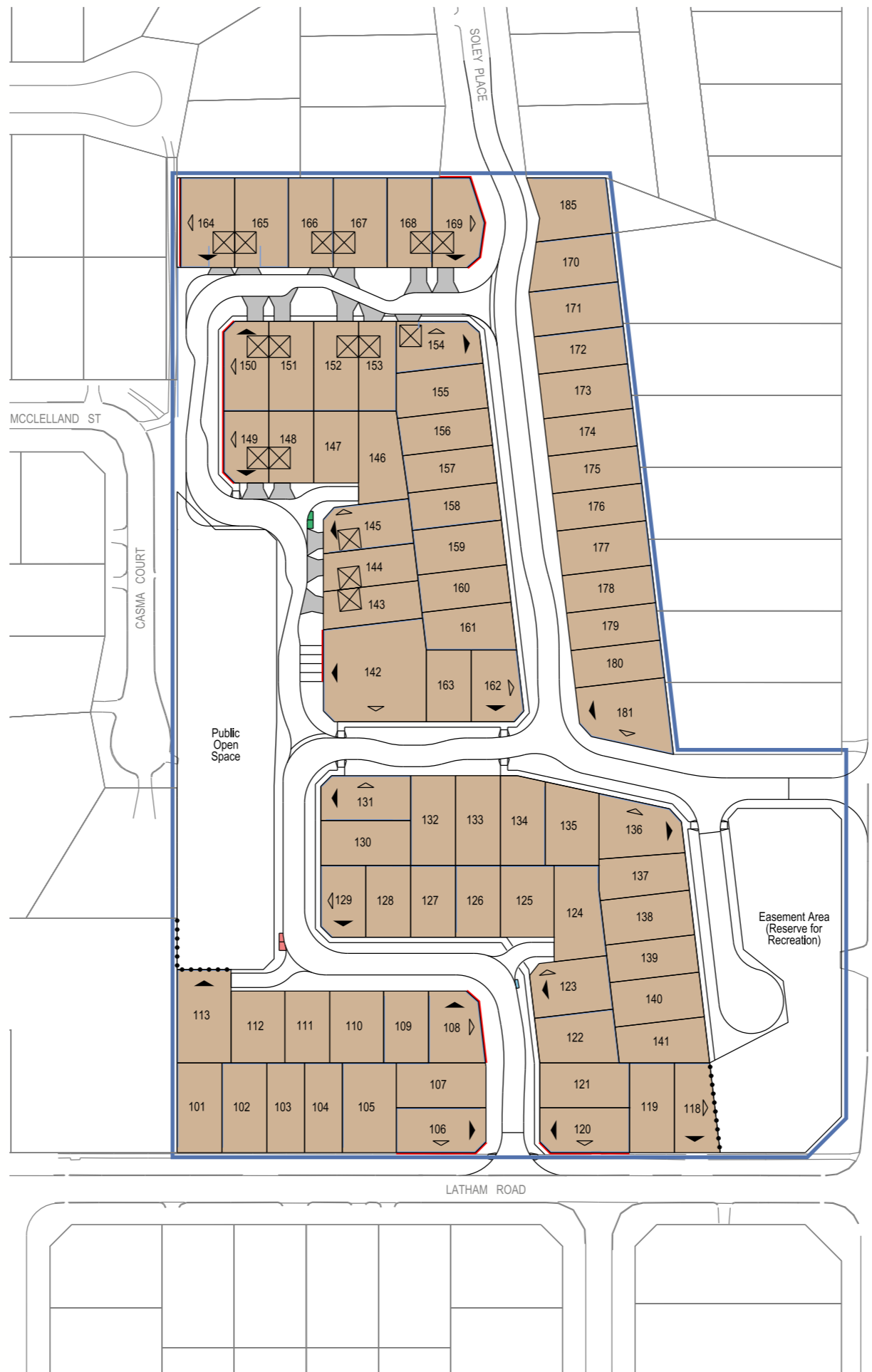
Lots Applicable		Requirement
All Lots	Parking	Two on-site bays.

**8.0 OVERSHADOWING**

Lots Applicable		Requirement
All Lots	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%.

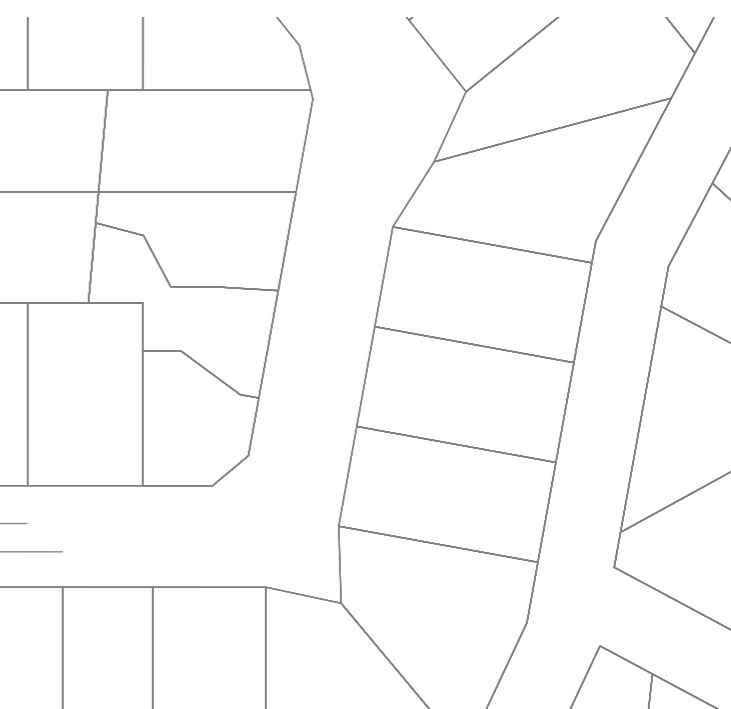
**9.0 PRIVACY**

Lots Applicable		Requirement
All Lots	Privacy	R-Codes clause 5.4.1 C1.1 applies; however, the setback distances are 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.



**Legend**

- Extent of Local Development Plan
- R30 Subject Lots
- Designated Garage Location
- Designated Crossover location
- Bin Pad for Lots 145-148
- Bin Pad for Lots 111-113
- Bin Pad for Lot 123-126
- Retaining Walls (by developer)
- No Vehicle Access Permitted
- Primary Frontage
- Secondary Frontage
- Uniform Fencing (by developer)



**Local Development Plan**  
ALLURE ESTATE  
A Department Of Communities Project & York Property Group

**DRAFT**

**Endorsement Table:**  
This Local Development Plan has been adopted by Council and signed by the Manager/Coordinator Statutory Planning

Manager/Coordinator Statutory Planning	_____
Date	_____

scale:  
1:1500@A3 | 1:750@A1  
0 15 30m

plan:  
19/029/024B  
date:  
09/10/2020

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