

From: Dion Koo <Dion.Koo@kalamunda.wa.gov.au>
Sent: Friday, 20 February 2026 4:24 PM
To: dupont@git.com.au
Subject: RE: 55 Canning Road Zoning Map

Hi Alf,

Very sorry for the mistake, your property 55 Canning Road is zoned R40.
Based on this zoning your lot yield for multiple dwellings is 9 under Table D of the R-Codes

PART C	R-Code	Dwelling type	Site area per dwelling (m ²)	Minimum lot area/rear battleaxe (m ²) ▼	Minimum frontage (m) ▼
	R30	Grouped dwelling	Min 260	-	-
		Multiple dwelling	Av 300	-	-
	R35	Grouped dwelling	Min 220	-	-
		Multiple dwelling	Av 260	-	-
	R40	Grouped dwelling	Min 180	-	-
		Multiple dwelling	Ave 220	-	-
	R50	Single house or grouped dwelling	Ave 115	-	-
		Multiple dwelling	Min 160	160	-
	R60	Single house or grouped dwelling	Ave 180	-	-
		Multiple dwelling	Ave 100	120	-
	R80	Single house or grouped dwelling	Min 120	-	-
		Multiple dwelling	Ave 150	-	-
	R100-SL	Single house or grouped dwelling	Ave 85	100	-
		Multiple dwelling	Min 100	-	-

Refer R-Codes Vol. 2

Min 80
No av applies

For your zoning, the maximum number of storeys is 2 storeys as shown below.

R-Coding	Maximum number of storeys	Concealed or skillion roof	Pitched, hipped or gabled roof	
		Maximum building height	Maximum height of wall	Maximum total building height
R30 - 40	2	8m	7m	10m

Sorry about the mistake, please don't hesitate to contact us if you have any further inquiries

Kind Regards,



Dion Koo Intern (City Transformation)
City of Kalamunda | 2 Railway Road Kalamunda WA 6076 | PO Box 42 Kalamunda WA 6926
T (08) 9257 9999 | kalamunda.wa.gov.au

From: dupont@git.com.au <dupont@git.com.au>
Sent: Friday, 20 February 2026 4:06 PM
To: Dion Koo <Dion.Koo@kalamunda.wa.gov.au>
Subject: RE: 55 Canning Road Zoning Map

Hi Dion

Further to my enquiry today, 55 Canning Road has a R40 zoning and not R60 or am I interpreting it incorrectly. Is there a cap on the number of storeys.

At R40 can 12 dwellings be constructed.\ on 55 Canning Road.

Either R40 or R60 can you kindly confirm the number of dwellings=that can be constructed on the block.

Cheers

Alf Dupont



Dupont Realty
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www.dupontrealty.com.au

From: Dion Koo <Dion.Koo@kalamunda.wa.gov.au>

Sent: Friday, 20 February 2026 3:46 PM

To: dupont@git.com.au

Subject: 55 Canning Road Zoning Map

Hi Alf,

As per our previous phone call I've attached the structure plan maps on here. [Structure Plan Map](#).
Additionally I've linked the website for our Kalamunda Structure Plan [here](#).

I've sent your inquiry about vehicle crossovers for Swindells Lane to our engineering team, and they should reach out to you by email or phone soon. If you have any further questions, please don't hesitate to contact me

Kind Regards,



Dion Koo Intern (City Transformation)

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