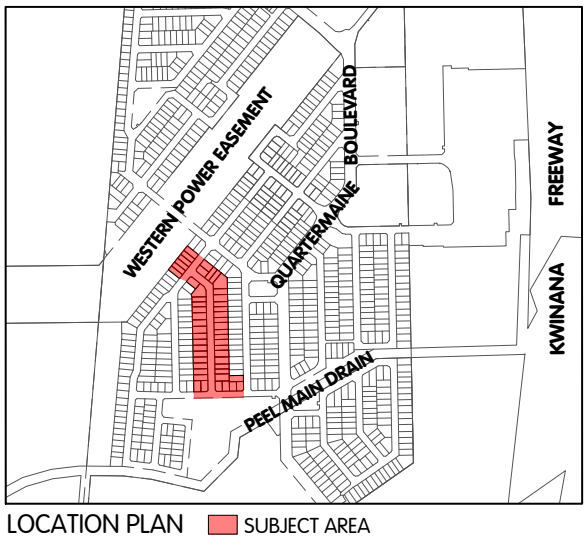

LOCATION PLAN SUBJECT AREA

LEGEND

- LDP BOUNDARY
- SUBJECT LOTS
- 663 LOT NUMBER
- RETAINING WALL
- UNIFORM FENCING
- PRIMARY STREET FRONTAGE
- DESIGNATED GARAGE LOCATIONS
- PROPOSED STREET TREES (INDICATIVE)
- FOOTPATH
- NO VEHICULAR ACCESS

Local Development Plan Provisions

Preliminary

The provisions of the City of Kwinana Local Planning Scheme No.2 and Residential Design Codes (R-Codes) are varied as detailed within this LDP. All other requirements are to be satisfied.

The following LDP standards represent variations to the R-Codes and constitute 'Deemed-to-Comply' requirements pursuant to the R-Codes, and do not require consultation with the adjoining landowners.

Density codes in this LDP are indicative only. The density code for each lot in this LDP is as per the approved R-Codes plan submitted at the time of subdivision.

General Provisions

1. Street Setback

a) All dwellings are to be set back a minimum of 3.0m from the primary street and 1.0m minimum from the secondary street, no averaging permitted.

b) Where a portico, porch, veranda or similar is provided, they may be setback a minimum of 2.0m from the primary street.

c) For corner lots, where the major dwelling entry (front door) is orientated toward the secondary street, secondary street setbacks apply.

2. Fencing

a) Uniform estate fencing provided on private lots shall not be modified without written approval from the City of Kwinana and shall be maintained as visually permeable by landowners where applicable.

3. Open Space and Outdoor Living Area

a) Open space may be reduced to 35% of the site area subject to the provision of an outdoor living area (or equivalent) that complies with all applicable deemed-to-comply requirements of the R-Codes (as amended).

4. Garages

a) Garages / carports may be located as designated on this LDP.

b) R-Codes Deemed to Comply Cl.5.2.2 is modified where lots have a frontage of 12 metres or less, garages may exceed 50% of the primary lot frontage to a maximum of 60% of the primary lot frontage. Where garages exceed 50% of the primary lot frontage, they shall comply with the following:

i. A clear indication of the dwelling entrance;
ii. The dwelling entrance shall be the dominant feature of the facade and shall include a projecting portico or veranda with a minimum depth of 1.5 metres;
iii. Garages are to be set back at least 0.5 metres behind the dwelling alignment;
iv. For any single storey dwelling on a lot with a frontage less than 10.0 metres in width and where vehicle access is gained solely from the primary street, only a single width garage (including tandem) is permitted;
v. Double garages are permitted on lots less than 10.0m wide where dwellings are two storeys and where major openings to habitable rooms are provided on the primary street frontage;
vi. Designated garage locations apply to lots identified on this Local Development Plan, referencing the side of the lot to which the garage must be located but do not prescribe boundary walls; and
viii. Access to on-site car parking spaces may be provided from either the primary or secondary street orientation unless otherwise designated on the Local Development Plan.

5. Vehicle Access

a) Lots affected by a 'No Vehicular Access' provision shall restrict vehicle access on boundaries identified on the map.

This Local Development Plan (LDP) has been approved under clause 52 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, of the City of Kwinana Local Planning Scheme No. 2.	
LDP Amendment Number (if applicable)	
..... Signed under delegated authority of the City of Kwinana	7 August 2026 ..... Date of approval
PDLDP-2025-5255 ..... City of Kwinana reference	7 August 2036 ..... Date of expiry

Local Development Plan No.PDLDP-2025-5255 – Stage 15B (WAPC Subdivision Approval Ref. 164335 & 201556)

Mandogalup

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SIZE A3_1:1250

0 metres 12.5 25 37.5 50 62.5

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