



Location Plan

Lots subject to this LDP

LOTS SUBJECT TO THIS LDP

PUBLIC OPEN SPACE

RESIDENTIAL

QUIET HOUSE DESIGN REQUIREMENTS

NOISE PACKAGE A

NOISE PACKAGE B

BUILDING REQUIREMENTS

DESIGNATED GARAGE LOCATION

VISUALLY PERMEABLE FENCING

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.

GENERAL

- This Local Development Plan (LDP) applies to all lots as shown on the plan, comprising Stages 10-12 and 17 of the Florence Estate.
- The requirements of this LDP constitute variations to the corresponding requirements of the Residential Design Codes (R-Codes) and the City of Kwinana Local Planning Scheme No.2 (LSP2). Unless otherwise varied by this LDP, the requirements of the R-Codes (as amended) and LPS2 prevail in all other matters.
- Development Approval is exempt for any Single House that is compliant with the applicable requirements of this LDP and the R-Codes (as amended).
- The density code for each lot is as per the Mandogalup East Local Structure Plan and prevailing approved Residential Code Plan (WAPC Ref: 201664).

SETBACKS

R30	Minimum
Primary Street - Dwelling	3.0m
Secondary Street /Laneway	1.0m
No average setbacks apply.	
R40	Minimum
Primary Street - Dwelling	2.0m
No average setbacks apply.	

LOT BOUNDARY SETBACKS

- For lots with frontages less than 12 metres, boundary walls may be built to two side boundaries behind the street setback with no maximum length, and to a maximum wall height of 7.0 metres subject to:
 - Compliance with the applicable visual privacy and overshadowing deemed-to-comply requirements of the R-Codes (as amended).

OPEN SPACE AND OUTDOOR LIVING

- For R30 and R40 lots, 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);

GARAGES / VEHICLE ACCESS

- Garage setbacks from the primary street may be reduced to 4.0 metres where an existing or planned footpath is located more than 0.5 metres from the street boundary.
- R-Codes Deemed to Comply Clause 3.6.5 is modified as follows. Lots with frontages less than 12.5m and over 10m are permitted to have double garages provided the garage is setback 1m from the primary dwelling setback and the dwelling has at least one major opening from a habitable room from the primary setback.
- Where designated, garages/carports shall be located as identified on this LDP, subject to the design of secondary street fencing (where proposed) in accordance with the requirements detailed in Provision 6 of this LDP.

FENCING

- R-Codes Deemed to Comply Clause 4.1 is modified as follows. Front fences within the primary street setback are to be visually permeable above 0.9m, to a maximum overall height of 1.2m above natural ground level. For secondary street boundaries, fencing shall be visually permeable above 1.2m behind the primary street setback, for a minimum length of 3m behind the truncation, with a major opening addressing the street.
- Any Estate/ uniform 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 owners/occupiers at all times (where applicable).

SURVEILLANCE AND STREETSCAPE

- For lots abutting public open space (POS), the dwelling must address the POS with clearly definable entry points and at least one major opening from a habitable room.

NOISE MANAGEMENT

- Noise Insulation Package requirements are set out under the Implementation Guidelines for State Planning Policy 5.4 (SPP5.4) and Australian Standard AS2107-2000.

This Local Development Plan (LDP) has been approved under clause 52 of Schedule 2 (Deemed Provisions) of the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> , of the City of Kwinana Local Planning Scheme No. 2	
LDP Amendment Number (if applicable)	
 Signed under delegated authority of the City of Kwinana	18 August 2026 Date of approval
PDLDP-2026-0437 City of Kwinana reference	18 August 2036 Date of expiry

Local Development Plan No. 2 (WAPC Subdivision Approval Ref. 201664)

Mandogalup (Florence Estate - Stages 10-12 and 17)

NORTH

Scale 1:3500 @ A3