



LOCAL DEVELOPMENT PLAN PROVISIONS

Preliminary

Unless provided for below, the provisions of the City of Kwinana Town Planning Scheme No. 2 and the Residential Design Codes Volume 1 (R-Codes) apply. This Local Development Plan (LDP) operates in conjunction with the requirements of the R-Codes by applying additional controls or by varying 'deemed-to-comply' requirements. Where this LDP varies any requirements of the R-Codes, compliance shall be deemed to constitute 'deemed-to-comply' and does not require consultation with adjacent landowners.

General Provisions

Street Setbacks

1. Development shall be setback a minimum distance of 2m from the primary street boundary.
2. Development shall be setback a minimum distance of 1m from the secondary street boundary.

Garage Setback / Width

3. Garages shall be setback a minimum of 4.5m from the lot boundary where there is a footpath in place in the abutting verge.
4. Garages shall be setback a minimum of 3.5m from the lot boundary where there is no footpath in place in the abutting verge.
5. For lots with street frontages between 10.5m 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.
6. Lots with a frontage less than 10.5m or not compliant with above require single or tandem garaging.

Open Space

7. For lots with frontages less than or equal to 13m, minimum:
 - Open space of 30% (site cover 70%) subject to the provision of an Outdoor Living Area:
 - a) With a minimum area of 30m² ;
 - b) Located adjoining the northernmost or easternmost side boundary; and
 - c) In accordance with all other deemed to comply requirements in the R-Codes for Outdoor Living Area.

8. For lots with frontage greater than 13m, minimum:

- Open space 35% (site cover 65%) subject to the provision of an Outdoor Living Area/ Primary Garden Area:
 - a) With a minimum area of 30m² ;
 - b) Located adjoining the northernmost or easternmost side boundary; and
 - c) In accordance with all other deemed to comply requirements in the R-Codes for Outdoor Living Areas/ Private Open Space.

Vehicle Access

9. Vehicle access is restricted in the locations shown on this LDP.

Utilities and Facilities

10. All dwellings shall include a storeroom with a minimum area of 4m² and a minimum dimension of 1.5m constructed under the main roof of the dwelling or garage, accessible from the exterior of the dwelling or from within the garage in accordance with the R-Codes. Storage area shall have a minimum dimension of 1m where incorporated into a garage, and 1.5m dimension elsewhere.

Solar Access for Adjoining Sites

11. For lots with frontages less than or equal to 13m, the overshadowing provisions of the R-Codes do not apply.

This Local Development Plan (LDP) has been approved by the City of Kwinana under the provisions of Local Planning Scheme No.2 and Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*. This LDP is valid for the period specified in this approval, unless the City earlier revokes its approval.

.....	2025-1692	13/03/2026
Delegated Authority	City Ref.	Approval Date
City of Kwinana		13/03/2031
		Expiry Date

