

4 July 2025

Hatch RobertsDay  
Unit 2/442 Murray Street  
PERTH WA 6000

PARCEL: 22956  
ASSESS: 25736

Dear Sir / Madam

**DA11073 - Local Development Plan - Apsley Estate Stage 18 - Lot 9010 Rowley Road  
MANDOGALUP**

Thank you for your application for the abovementioned development.

I am pleased to advise that your application has been approved in accordance with the Planning and Development (Local Planning Schemes) Regulations 2015.

Please find enclosed an endorsed copy of the approved LDP for your records.

Should the applicant not be satisfied by this decision, there is a right of review by the State Administrative Tribunal in accordance with the *Planning and Development Act 2005*. Such an application must be made within 28 days of the determination.

Should you require further information regarding this determination please do not hesitate to contact Liam Robinson of the City's Planning Department on 9439 0239.

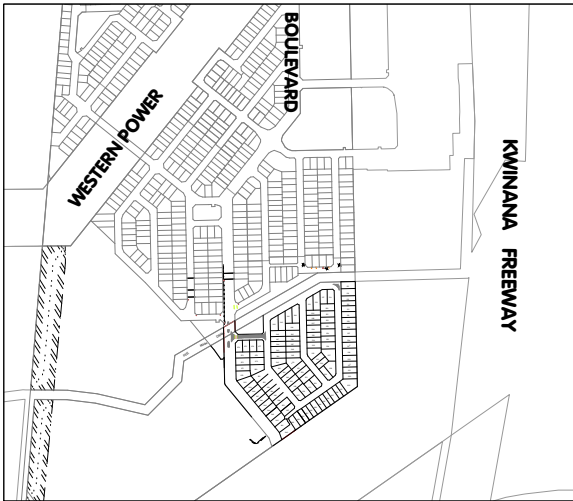
Yours faithfully,

A handwritten signature in blue ink, appearing to read "Asha Logan".

Asha Logan  
**Coordinator Statutory Planning**



LOCATION PLAN



DEPARTMENT OF PLANNING, LANDS  
AND HERITAGE

DATE  
08-Apr-2025

FILE  
PLH2022P0044

LEGEND

- LDP BOUNDARY
- R30
- R60
- 900 LOT NUMBER
- NO VEHICULAR ACCESS
- RETAINING WALL
- PRIMARY STREET FRONTAGE
- DESIGNATED GARAGE LOCATIONS
- MINIMUM LOT BOUNDARY SETBACK
- PROPOSED STREET TREES (INDICATIVE)
- SIDE ENTRY PIT
- FOOTPATH
- UNIFORM FENCING
- STAIRS

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.

DA11073  
City Ref.

4 July 2025  
Approval Date

4 July 2030  
Expiry Date

Delegated Authority  
City of Kwinana

LOCAL DEVELOPMENT PLAN PROVISIONS

1. Operation

- a) This Local Development Plan ( LDP) applies to lots 860 - 968.
- b) Unless otherwise varied by this LDP, all development shall be in accordance with the City of Kwinana Local Planning Scheme No. 2, the Residential Design Codes, and the Mandogalup West Local Structure Plan.
- c) Development Approval is exempt for any Single House that is compliant with the provisions of this LDP, the R-Codes, LPS2, and all relevant Local Planning Policies.
- d) Minor variations to the requirements of this Local Development plan may be approved by the City of Kwinana.

2. Dwelling Façade Treatment

The following provisions apply to all lots in this LDP. Primary frontage means the dwelling facade facing the primary street or as denoted "Primary Street Frontage" on the plan.

- a) The primary frontage shall contain the primary access (front door) and a minimum of one (1) major opening to a habitable room.
- b) The primary frontage shall comprise a minimum of two (2) different materials, colours or finishes (e.g. render, feature tiling, face brick, stone or timber cladding).
- c) The primary frontage shall include a verandah, portico or porch with a minimum depth of 1.5 metres.
- d) The primary frontage shall include a minimum of one (1) of the following features facing the primary street:
  - A gable;
  - A roof gable;
  - A bay window;
  - A balcony;
  - A planter box;
  - A blade wall, or;
  - A projecting feature wall

3. Street Setback

- a) All R30 dwellings are to be set back a minimum of 3.0m and maximum of 5.0m from the primary street and 1.0m minimum from the secondary street, no averaging permitted.
- b) R60 dwellings may be set back a minimum of 2.0m from the Primary Street. If developed as Grouped Dwellings, the Primary Street set back shall apply only to the Primary Dwelling Orientation denoted by this LDP.
- c) For determining the maximum setback, facade elements or indentations are permitted to be set back greater than 5.0m where these constitute a minor proportion of the dwelling's front facade.
- d) Primary and secondary setbacks do not apply to eaves.
- e) Where a portico, porch, veranda or similar is provided, they may be setback a minimum of 2.0m from the primary street.
- f) For corner lots, where the major dwelling entry (front door) is orientated toward the secondary street, secondary street setbacks apply. Primary street setbacks apply as designated on this LDP.4.

4. Fencing

- a) Fencing is not permitted within the primary street setback area.
- b) 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.
- c) For secondary street boundaries, fencing installed by the landowner shall be visually permeable above 1200mm behind the primary street setback, for a minimum length of 3.0m behind the truncation with a habitable room addressing the street.

5. Open Space and Outdoor Living Area

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).

6. Garages

- a) Garages / carports may be located as designated on this LDP subject to the design of secondary street fencing (where proposed) in accordance with the requirements detailed in provision 4c, where applicable.
- b) For all lots where a footpath adjoins the boundary, garage frontages must be setback a minimum of 4.5m from the boundary.
- c) Garages may be aligned with the dwelling provided they do not exceed the garage setback line.
- d) Garages are to be set back 1.5m from the secondary street.
- e) 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

7. Vehicle Access

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

8. Outbuildings

Where sheds and outbuildings do not match the construction materials and colours of the dwelling they are to be screened from public view.

9. Street Trees

- a) A minimum of one street tree per lot, and two street trees for corner lots are required.
- b) Street trees are to be generally located as shown on this LDP, subject to detailed landscape design.
- c) Street trees are not to be relocated or removed by landowners.

LOCATION PLAN

SUBJECT LOTS

