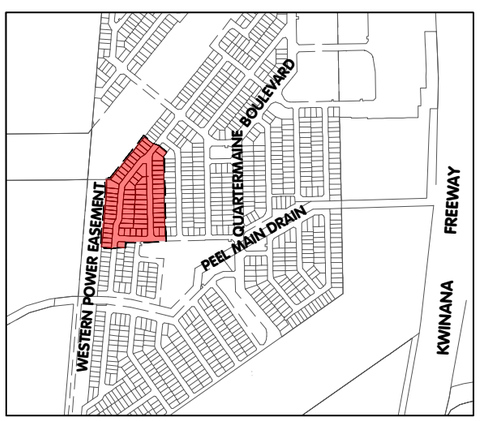
LEGEND

- LDP BOUNDARY
- SUBJECT LOTS
- 663 LOT NUMBER
- UNIFORM FENCING
- PRIMARY STREET FRONTAGE
- DESIGNATED GARAGE LOCATIONS
- NO VEHICULAR ACCESS
- RETAINING WALL



LOCATION PLAN SUBJECT AREA

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. 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.

2. 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.

c) 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

vii. 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.

3. Vehicle Access

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

Local Development Plan No.PDLDP-2026-0437 – Stage 16A (WAPC Subdivision Approval Ref. 164335 & 201556)

Mandogalup

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SIZE A3_1:1500

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City of Kwinana