

Detailed Area Plan R-Code Variations

- 1SCHEME AND RESIDENTIAL DESIGN CODE VARIATIONS
- 1.1

Planning approval is not required for the erection of a single house on lots smaller than 260m<sup>2</sup>.
- 1.2

Where variations to the provisions of the Detailed Area Plan (DAP) and R-Codes are sought, an approval through a Codes Variation Application will be required.
- 1.3

The requirements to consult with adjoining or other land owners to achieve a variation to the R-Codes described in this DAP are not required where the design complies with the following criteria.

2STREETSCAPE AND SETBACK REQUIREMENTS

| R60 Lots   |  |         |  |
|--|--|---------|--|
| Criteria   | Location   | Minimum | Notes  |
| Laneway  | All lots   | 0.5m    | <ul style="list-style-type: none"><li>This is an absolute minimum</li></ul>  |
| Side boundary<br>(other than Secondary Street and boundaries abutting PAW) | Lots 198-201, 203-204 and 432-472  | Nil     | <ul style="list-style-type: none"><li>Both side boundaries</li><li>Permitted to all levels</li><li>Maximum total length determined by front and rear setbacks</li></ul>              |
|  | Lots 202, 205-206, 225, 251-286 and 473  |         | <ul style="list-style-type: none"><li>One side boundary</li><li>Permitted to all levels</li><li>Maximum total length determined by front and rear setbacks</li></ul>                 |
|  | Where lots are subdivided or developed for Grouped or Multiple Dwellings (Lots 202, 205-206, 225, 251-264, 267-274, 277-286, 445 and 473) <sup>1</sup> |         | <ul style="list-style-type: none"><li>Both side boundaries</li><li>Permitted to all levels</li><li>Maximum total length determined by front and rear setbacks</li></ul>              |
| PAW  | Lots 457 and 459   | 1.0m    | <ul style="list-style-type: none"><li>Side boundary</li></ul>  |
| Lots with vehicle access permitted from Mews A                             | Lots 198-201 and 225   | 2.0m    | <ul style="list-style-type: none"><li>This is an absolute minimum</li><li>No averaging permitted to minimum as is demonstrated within Figures 2a, 2b and 2c of the R-Codes</li></ul> |
|  | Lots 202-206 and 473   | 0.5m    |  |
| Road 1   | Lots 202-206 and 473   | 2.0m    | <ul style="list-style-type: none"><li>This is an absolute minimum</li><li>No averaging permitted to minimum as is demonstrated within Figures 2a, 2b and 2c of the R-Codes</li></ul> |
| Regional Open Space  | Lots 198-202 and 225   | 2.0m    |  |

<sup>1</sup>Lots 202, 205-206, 225, 251-264, 267-274, 277-286, 445 and 473 have the potential to be subdivided or developed for Grouped or Multiple Dwellings. The DAP criteria for nil side setbacks only applies to subdivided lots or Grouped or Multiple Dwellings.

- 2.1
- For all corner lots, the dwelling shall include at least one habitable room major opening with a clear view of the Secondary Street (not applicable to laneways) and must not be obscured by visually impermeable fencing.
- 2.2
- Where front fencing is not supplied by the Developer and is deemed necessary, the fence is limited to a maximum height of 1.2m.
- 2.3
- Where further subdivision has occurred or Grouped or Multiple Dwelling development proposed, a single garage width (maximum 3.5m wide) is required where single storey dwellings are proposed. A double garage width is permitted for a two storey dwelling where the dwelling upper level extends forward of the garage by a minimum of 0.5m.
- 2.4
- In the event of subdivision or Grouped or Multiple Dwelling development of Lots 251, 263-264, 274, 280 and 445 access to the secondary street may be permitted subject to appropriate modifications to existing retaining walls (where applicable), to the satisfaction of the City of Mandurah.
- 2.5
- Any exposed parapet wall on a common boundary shall be suitably finished to match the external walls of the dwelling and in the event of a double storey dwelling provide architectural interest, to the satisfaction of the City of Mandurah.
- 2.6
- The Primary Street frontage for Lots 198-206, 225 and 473 is Mews A, which shall provide access to the major entry (front door) of the building(s).
- 2.7
- The Dwelling Orientation (as depicted on the DAP) for Lots 198-206, 225 and 473 do not have to include the main entry (front door) to the building, however, all visible building elevations shall be articulated through glazing, detailed design and / or materials appropriate to the point(s) of view from which they are visible. No blank walls will be permitted facing Road 1 and the ROS.
- 2.8
- Lots 198-201 and 225 shall have their main entry from Mews A. A major opening from a habitable room of the dwelling is not required to face Mews A.

3OPEN SPACE REQUIREMENTS

| Location  | Minimum | Notes   |
|---|---------|---|
| Lots 198-201, 203-204 and 432-472                           | 25%     | <ul style="list-style-type: none"><li>Permitted where Outdoor Living Area (OLA) minimum area is 24m<sup>2</sup> and minimum dimension of 4m.</li><li>Up to 50% of the 24m<sup>2</sup> OLA may be covered.</li></ul> |
| Lots 206, 258-259, 264-267, 269-273 and 275-286             | 30%     | <ul style="list-style-type: none"><li>Permitted where OLA minimum area is 20m<sup>2</sup> and minimum dimension of 4m.</li></ul>  |
| Lots 202, 205, 225, 473, 251-257, 260-263, 268, 274 and 473 | 35%     | <ul style="list-style-type: none"><li>Where single dwelling development occurs.</li><li>OLA shall be located to maximise northern and eastern solar access.</li></ul>   |
|   | 25%     | <ul style="list-style-type: none"><li>Where further subdivision or Grouped or Multiple Dwelling development occurs.</li><li>OLA shall be located to maximise northern and eastern solar access.</li></ul>           |

- 3.1
- An unenclosed balcony (roofed or open) with an area of 10m<sup>2</sup> or greater can be included as part of the minimum open space calculation.
- 3.2
- Outdoor living areas are permitted to be located within the front setback area and shall be constructed to maintain surveillance and activation of the adjoining streetscape.

4DESIGN FOR CLIMATE REQUIREMENTS

- 4.1
- Lots 198-204 and 432-472 on this DAP are exempt from R-Code provisions determining solar access for adjoining sites.

5INCIDENTAL DEVELOPMENT REQUIREMENTS

- 5.1
- Where outbuildings are proposed, they must be designed and constructed from materials to match or compliment the dwelling when visible from the public realm (POS and street, but not a laneway).

