

Local Development Plan R-Code Variations

- 1 OVERVIEW**
- 1.1 The requirements of the City of Mandurah Town Planning Scheme No. 3, the Residential Design Codes Volume 1 (R-Codes) and Local Planning Policy No. 1 – Residential Design Codes Policy apply, unless otherwise provided below.
- 1.2 The following standards represent variations to the deemed-to-comply provisions of the R-Codes and constitute new deemed-to-comply provisions pursuant to the R-Codes, or are deemed to meet the relevant design principles of the R-Codes.
- 1.3 Specific streetscape and public realm building considerations are identified on this LDP to ensure a strong neighbourhood character is achieved for all.

2 SCHEME AND RESIDENTIAL DESIGN CODE VARIATIONS

- 2.1 Development approval is not required for the erection of a single house on lots smaller than 260m².
- 2.2 Where variations to the provisions of the LDP and R-Codes are sought, an approval through a Codes Variation Application will be required.
- 2.3 The requirements to consult with adjoining or other landowners to achieve a variation to the R-Codes described in this LDP are not required where the design complies with the following provisions.

3 STREETSCAPE AND SETBACK REQUIREMENTS

Note: Requirements for R50 coded lots are outlined in Table A, and requirements for R80 coded lots are outlined in Table B. Provisions 3.1-3.6 and 4-8 inclusive also apply as relevant.

Table A: R50 Lots – Lots 1702-1731			
Criteria	Location	Minimum	Requirements
Primary Street	All lots	2.0m	<ul style="list-style-type: none">This is an absolute minimum.Porch, balcony, verandah and minor projections may project into the street setback area in accordance with the R-Codes.
Pedestrian Access Way (PAW)	Lots 1713, 1714, 1725 and 1726 – side boundaries	1.5m	<ul style="list-style-type: none">Applicable adjacent to designated visually permeable fencing to side boundary as delineated on the LDP and illustrated in Figure 2.Applicable to minor and major openings.
		1.0m	<ul style="list-style-type: none">This is an absolute minimum, no averaging for the length of the lot boundary.Applicable adjacent non-designated visually permeable fencing to side boundary (solid fencing) and illustrated in Figure 2.Applicable to minor and major openings.This is an absolute minimum, no averaging for the length of the lot boundary.
Side boundary (other than PAW)	All lots	Nil	<ul style="list-style-type: none">Permitted to both side boundaries.Permitted to all levels.Maximum total length determined by front and rear setbacks.
Laneway	Dwelling	0.5m	<ul style="list-style-type: none">This is an absolute minimum.Roof and minor projections may project to lot boundaries, including Angove Lane as illustrated in Figure 1.
	Garage	0.5m	<ul style="list-style-type: none">14% maximum driveway grade permitted.Garage setback or finished floor level shall be adjusted accordingly.

Table B: R80 Lots – Lots 1699-1701 and 1732			
Criteria	Location	Minimum	Requirements
Primary Street (Barrine Road)	Lots 1699-1701 only	2.0m	<ul style="list-style-type: none">This is an absolute minimum.Porch, balcony, verandah and minor projections may project into the street setback area in accordance with the R-Codes.
Primary Street	Lot 1732	1.0m	
Secondary Street	All lots	1.0m	<ul style="list-style-type: none">This is an absolute minimum.
Side lot boundary (other than Secondary Street)	All lots	Nil	<ul style="list-style-type: none">Permitted to both side boundaries.Permitted to all levels.Maximum total length determined by front and rear setbacks.
Rear Boundary	All lots	1.0m	<ul style="list-style-type: none">This is an absolute minimum.
Laneway	Dwelling	1.0m	<ul style="list-style-type: none">This is an absolute minimum.
Garage Setback	Lots 1700 & 1701	5.3m	<ul style="list-style-type: none">14% maximum driveway grade permitted.Garage setback or finished floor level shall be adjusted accordingly.
	Lots 1699 & 1732	1.0m	

- 3.1 For all lots, the major entry and primary facade of the dwelling shall be oriented towards the adjoining primary street.
- 3.2 For lots 1713, 1714, 1725 and 1726, dwellings shall have one or more major opening(s) to a habitable room facing and allowing an unobstructed view of the PAW.
- 3.3 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 Angove Lane) and must not be obscured by visually impermeable fencing.
- 3.4 Where front fencing is not supplied by the Developer and is deemed necessary, the fence is limited to a maximum height of 1.2 metres.
- 3.5 Where visually permeable fencing is supplied by the Developer and is deemed necessary, the fence shall not be altered or be obscured.
- 3.6 Any exposed parapet wall on a common boundary shall be suitably finished to match the external walls of the dwelling and in the occurrence of a double storey dwelling provide architectural interest, to the satisfaction of the City of Mandurah.

4 MINIMUM DWELLING HEIGHT

Location	Minimum
R50 Lots 1702-1731	<ul style="list-style-type: none">Minimum of 1-storey.
R80 Lots 1699-1701 & 1732	<ul style="list-style-type: none">2-storeys mandatory to the primary and secondary street frontage.

5 OPEN SPACE REQUIREMENTS

Location	Minimum	Requirements
R50 Lots 1702-1731	35%	<ul style="list-style-type: none">Size and dimensions of the Outdoor Living Area (OLA) as per the R-Codes.
R80 Lots 1699-1701 & 1732	25%	

- 5.1 An unenclosed balcony (roofed or open) with an area of 10m² or greater can be included as part of the minimum open space calculation.
- 5.2 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.

6 DESIGN FOR CLIMATE REQUIREMENTS

- 6.1 Lots on this LDP are exempt from R-Codes provisions determining solar access for adjoining sites.

7 QUIET HOUSE DESIGN

- 7.1 Individual house designs are to consider the location of habitable rooms and potential impacts by noise arising from a Tavern within the Town Centre. If required by the local government, the house design is to demonstrate how it can achieve an internal environment that complies with the relevant Australian Standard AS2107:2016 "Acoustics - Recommended design sound levels and reverberation times for building interiors".

8 INCIDENTAL DEVELOPMENT REQUIREMENTS

- 8.1 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).
- 8.2 Accommodate drainage on-site for each dwelling as per BCA standards except where lot connection pipe provided and alternate solution can be confirmed with the City.

Location Plan

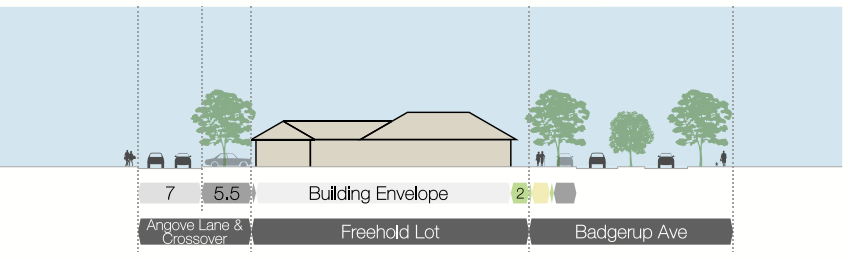


Legend

	Extent of Local Development Plan		Designated Garage Location and Crossover
	R80 Subject Lots		Visually Permeable Fencing (by developer)
	R50 Subject Lots		No Vehicle Access Permitted
	2m Primary Street Setback		Dwelling Orientation
	1m Street Setback		

Indicative Section - Lots 1702-1731 (R50 Lots)

Figure 1



Typical Development Requirements (R50 Lots)

Figure 2

