

# Local Development Plan R-Code Variations

## 1 OVERVIEW

1.1 The requirements of the City of Mandurah Local Planning Scheme No. 12, the Residential Design Codes Volume 1 (R-Codes), and Local Planning Policy No. 1 – Residential Development 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.

## 2 SCHEME AND RESIDENTIAL DESIGN CODE VARIATIONS

2.1 Where variations to the provisions of the LDP and R-Codes are sought, an approval through a Codes Variation Application will be required.

2.2 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 criteria.

2.3 The erection or extension of a single house on a lot contained within this LDP, which satisfies the requirements of the Residential Design Codes and this LDP, is exempt from the requirement to obtain development approval.

## 3 STREETScape AND SETBACK REQUIREMENTS

R-MD 25 (All lots)			
Criteria	Location	Minimum	Requirements
Primary Street Setback	All lots	As per RMD Codes	<ul style="list-style-type: none"> <li>This is an absolute minimum.</li> </ul>
Garage Setback	All lots	As per RMD Codes	<ul style="list-style-type: none"> <li>14% maximum driveway grade permitted.</li> <li>Garage setback or finished floor level shall be adjusted accordingly.</li> </ul>
Building Boundary Setback	Lots 1133 and 1325	1.5m setback to Pedestrian Access Way (lot side boundary)	<ul style="list-style-type: none"> <li>This is an absolute minimum.</li> </ul>

3.1 For Lots 1133, 1139, 1141, 1197, and 1325, the major entry and primary building façade of the dwelling shall be oriented as specified on the LDP, and secondary building façades, where applicable, shall provide surveillance of the adjoining public realm.

3.2 For corner Lots 1139 and 1141, dwellings shall have at least one habitable room that has a major opening with a clear view of the Secondary Street frontage and must not be obscured by visually impermeable fencing.

3.3 For Lots 1133 and 1325 adjacent to the Pedestrian Access Way (PAW), where estate fencing is provided with visually permeable components to the adjoining PAW, the dwelling shall include at least one habitable room that has a major opening with a clear view of the PAW and must not be obscured by visually impermeable fencing.

3.4 Where visually permeable estate fencing is supplied by the Developer, the fence shall not be altered and must not be obscured.

## 4 INCIDENTAL DEVELOPMENT REQUIREMENTS

4.1 Where outbuildings are proposed, they must be designed and constructed from materials to match or compliment the dwelling when visible from the public realm.

4.2 The Buyer in consultation with their builder to accommodate drainage onsite for each dwelling as per BCA standards.

## 5 LOCATIONS OF BIN COLLECTION LOCATION REQUIREMENTS

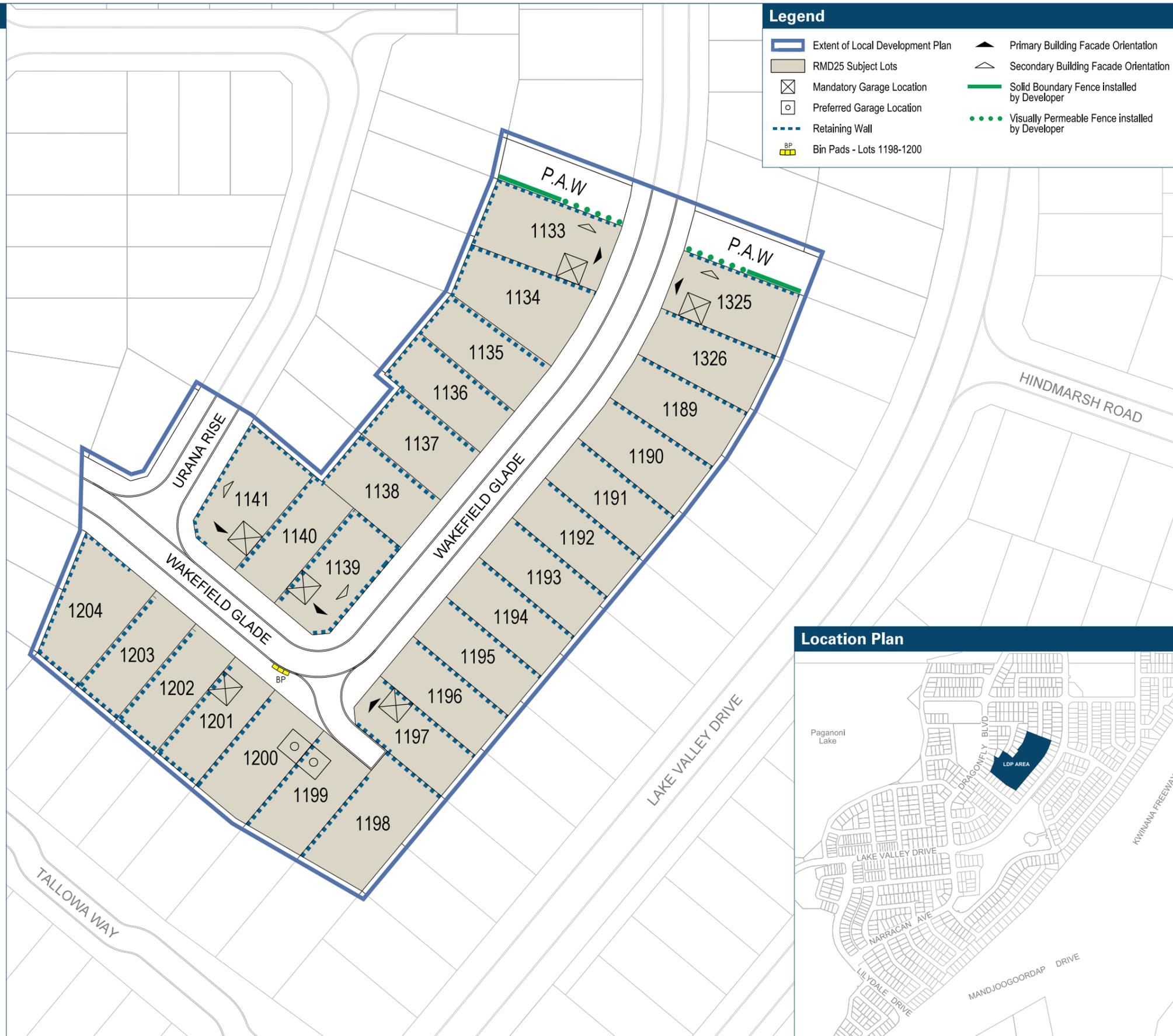
5.1 For Lots 1198, 1199 and 1200, all bins shall be presented within their designated bin pad (as detailed on the LDP) on collection day only and stored on their private lot on all other days.

## 6 ADVICE NOTE

6.1 Due to as-constructed finished lot levels, some lots may not be able to achieve the minimum setback allowances as detailed in the table above, without modification to the lot and or site-specific house design.

## Legend

- Extent of Local Development Plan
- RMD25 Subject Lots
- Mandatory Garage Location
- Preferred Garage Location
- Retaining Wall
- Bin Pads - Lots 1198-1200
- Primary Building Facade Orientation
- Secondary Building Facade Orientation
- Solid Boundary Fence installed by Developer
- Visually Permeable Fence installed by Developer



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**Scale**  
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**Date**  
13/01/2026

0 5 10 15 20  
N

**Plan**  
08/01/158C

**Grid**  
PCG 94

**Drawn**  
CR

**Approved**  
MB

**Endorsement Table:**  
This Local Development Plan is endorsed by the City of Mandurah.

Coordinator, Statutory Planning: \_\_\_\_\_

Date: \_\_\_\_\_

**Local Development Plan - Stage 71A**  
LAKELANDS, MANDURAH



A Peet Mandurah Syndicate Limited Project