

# 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>

- 3.1 For Lots 1233 and 1242, 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 all corner lots, 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.

## 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

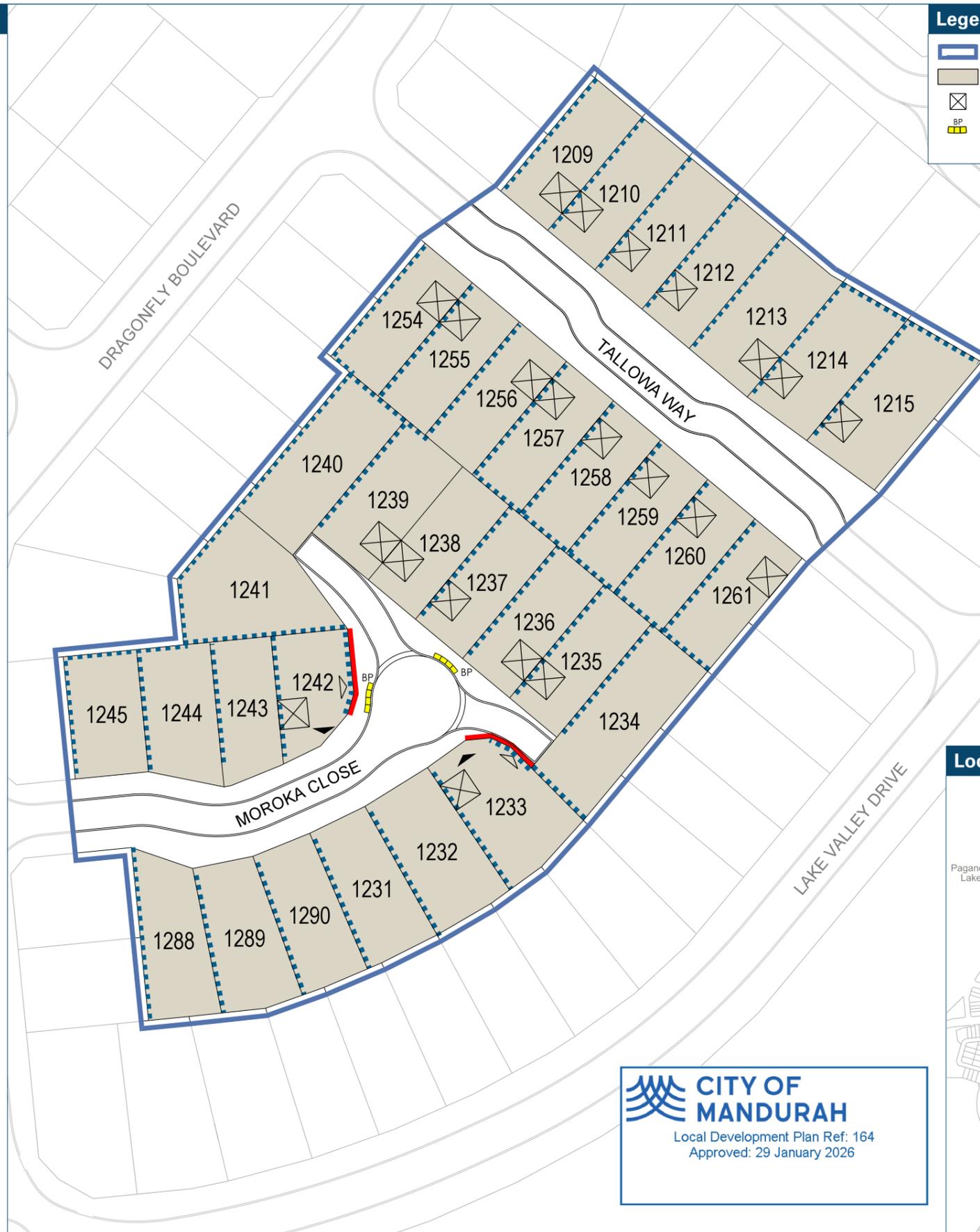
- 5.1 For Lots 1234, 1235, 1236, 1237, 1238, 1239, 1240 and 1241, all bins shall be presented within their designated bin pad (as detailed on the LDP) on collection day only and stored on their private lot on all other days.

## 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
- Retaining Wall
- RMD25 Subject Lots
- No Vehicle Access Permitted
- Mandatory Garage Location
- Primary Building Facade Orientation
- Bin Pads - Lots 1234-1241
- Secondary Building Facade Orientation



**CITY OF MANDURAH**  
 Local Development Plan Ref: 164  
 Approved: 29 January 2026

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**Date**  
 13/01/2026

**Plan**  
 08/017/159D

**Grid**  
 PCG 94

**Drawn**  
 CR

**Approved**  
 MB

0 5 10 15 20

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

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

## Local Development Plan - Stage 71B

LAKELANDS, MANDURAH

A Peet Mandurah Syndicate Limited Project



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