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 Application for Development Approval will need to be lodged and determined by the City of Mandurah.

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 R-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	• This is an absolute minimum.
Garage Setback	All lots	As per RMD Codes	• 14% maximum driveway grade permitted. • Garage setback or finished floor level shall be adjusted accordingly.

3.1 For Lots 700, 917, 948, 957, 959, 961, 986, 989-991, 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.

3.3 Where visually permeable estate fencing is supplied by the Developer and is deemed necessary; the fence shall not be altered and must not be obscured.

4 ASSET PROTECTION ZONE – REAR BOUNDARY SETBACK REQUIREMENTS

4.1 Asset Protection Zones are nominated on the Local Development Plan in accordance with the Bushfire Management Plan prepared by Surefire Environmental Pty Ltd (August 2025), for specified lots that are affected by BAL-40 and are subject to indicative Asset Protection Zones (APZ) as shown on the Local Development Plan. These APZs are specified in the table below.

Lots identified in Bushfire Management Plan	Asset Protection Zone: Rear Boundary Setback	LDP Notes
Lot 683	10m	• The APZ is determined by a setback from the boundary closest to the bushfire threat. • The APZ enables buildings to be located on affected lots in a BAL-29 rated area.
Lots 691, 693, 697	11m	
Lots 692, 694	11.5m	
Lots 684-690, 695, 696, 707-709, 1283, 1286	12m	
Lots 703-706	12.5m	
Lots 698, 702	13m	
Lot 701	13.5m	

4.2 Refer to the Local Development Plan for the location of the designated BAL-ratings (BAL-12.5 and BAL-29) applicable to specific lots in accordance with the Bushfire Management Plan prepared by Surefire Environmental Pty Ltd (August 2025).

5 INCIDENTAL 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.

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

6 LOCATIONS OF WASTE BIN COLLECTION REQUIREMENTS

6.1 For Lots 679-683, all waste bins shall be presented within their designated bin pad (as detailed on the LDP) for collection day only and stored on their private lot on all other days.

7 ADVICE NOTE

7.1 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.

7.2 An Acoustic Boundary Fence will be constructed along the lot boundaries for those lots that abut the Kwinana Freeway road reserve. The Acoustic Boundary Fence is not visually depicted on the Local Development Plan.

Legend

- Extent of Local Development Plan
- RMD25 Subject Lots
- Mandatory Garage Location
- Preferred Garage Location
- Retaining Wall
- Noise Wall
- No Vehicle Access Permitted
- Bin Pads - Lots 679-683
- Primary Building Facade Orientation
- Secondary Building Facade Orientation
- Solid Boundary Fence installed by Developer
- Visually Permeable Fence installed by Developer
- BAL-40 - Asset Protection Zone
- Indicative BAL Rating: BAL-12.5
- Indicative BAL Rating: BAL-29

Quiet House Design Requirements

- Standard construction to ground floor, Package A to first floor
- Standard construction to ground floor, Package B to first floor
- Standard construction to ground floor, Package C to first floor

(For details of acceptable treatment packages, refer to acoustic assessment - Lot 9008 Mandjoogoordap Drive May 2020 (Ref: 25724-2-18085-02).

Location Plan

TBB Planning
Level 7, 160 St Georges Terrace
Perth WA 6000
T (08) 9226 4276
E admin@tbbplanning.com.au
tbbplanning.com.au

Scale 1:1600@A3 1:800@A1
0 8 16 24 32
N

Date 08/04/2026

Plan 08/017/162A

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 75

LAKELANDS, MANDURAH

A Peet Mandurah Syndicate Limited Project

© Copyright TBB Planning Pty Ltd. All rights reserved. No part of this plan may be reproduced or used for any purpose without express written consent of TBB Planning Pty Ltd. n.b. All areas and dimensions are preliminary only, and may alter following detailed survey.