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 Residential Design Codes and this LDP, is exempt from the requirement to obtain development approval.

R20 (Lots 726, 727, 814)			
Criteria	**Location**	**Minimum**	**Requirements**
Primary Street Setback	Lot 726, 727 and 814	No change, these setbacks are as per the R-Codes	• 14% maximum driveway grade permitted.
Garage Setback			
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 STREETSCAPE AND SETBACK REQUIREMENTS

3.1 For all corner Lots (233, 238, 239, 242, 753, 772, 773, 789 and 790), the major entry and primary building façade of the dwelling shall be oriented as specified on the LDP, and secondary building facades 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 – 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.

These APZs are specified in the table below.

Lots identified in the Bushfire Management Plan	**Asset Protection Zone: Rear/Side Boundary Setback**	**LDP Notes**
Lot 378	1.5m (eastern boundary)	• 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 710, 711, 735, 736, 742	2.0m (rear boundary)	
Lots 236 – 238, 733	3.5m (rear boundary)	
Lot 726	4.5m (South-eastern boundary)	
Lots 727 – 732	4.5m (rear boundary)	

4.2 Non-habitable buildings, such as sheds, may be located in the APZ if they are located 6m or more from any building. Non-habitable buildings may be located in the APZ closer than 6m from a building, however construction standards apply. Reference should be made to Clause 3.2 of AS 3959:2018 for non-habitable buildings.

4.3 BAL – ratings (BAL – 12.5, 19 and 29) are nominated on the Local Development Plan in accordance with the Bushire 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 complement the dwelling when visible from the public realm.

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

6 WASTE BIN COLLECTION LOCATION REQUIREMENTS

6.1 For Lots 348, 349, 376 – 378, 744 – 747 all waste 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.

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 Mandjoogoordap Drive / Kwinana Freeway Road Reserve. The Acoustic Boundary Fence is not visually depicted on the Local Development Plan.

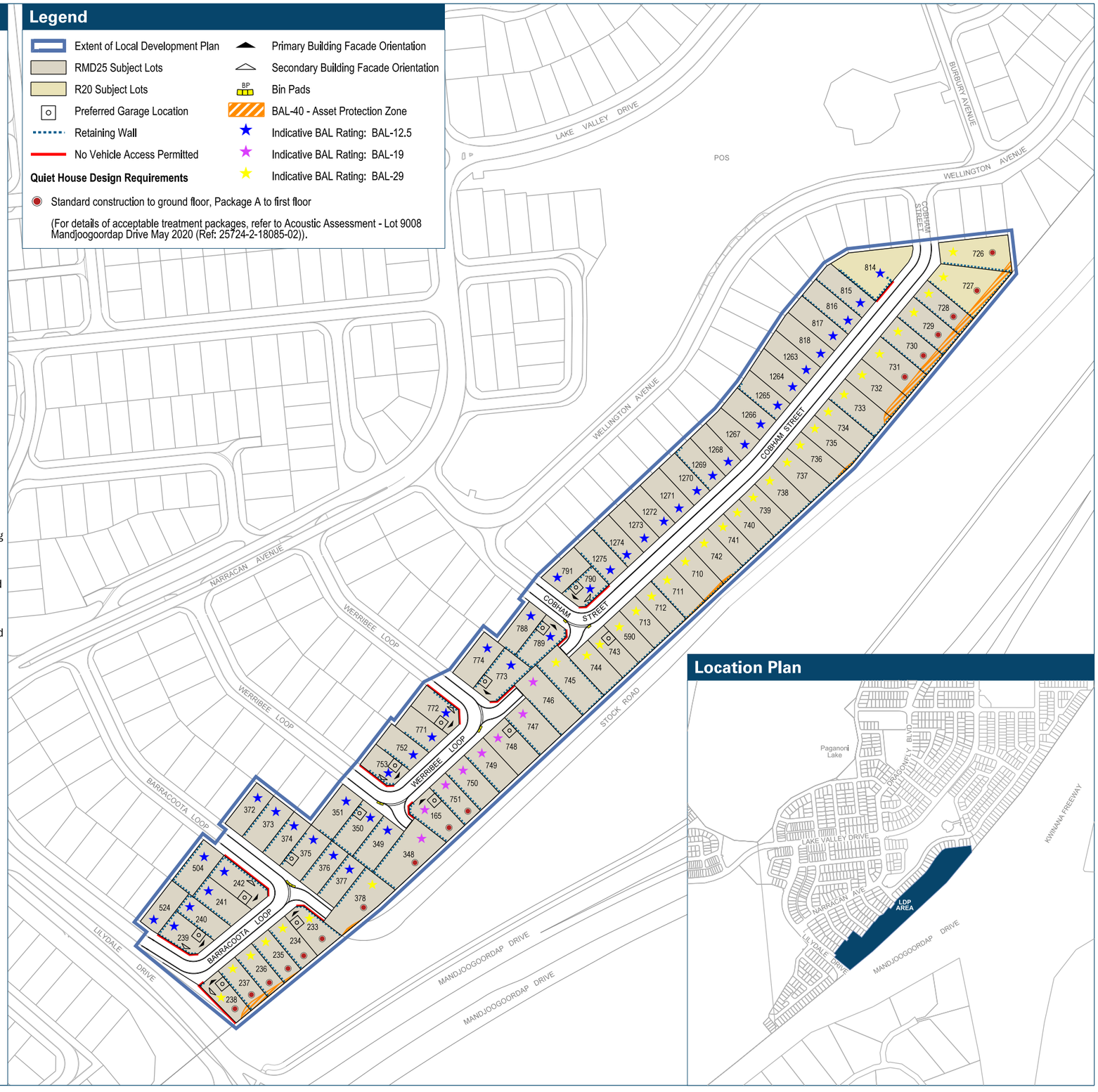
Legend

- Extent of Local Development Plan
- RMD25 Subject Lots
- R20 Subject Lots
- Preferred Garage Location
- Retaining Wall
- No Vehicle Access Permitted
- Primary Building Facade Orientation
- Secondary Building Facade Orientation
- BP Bin Pads
- BAL-40 - Asset Protection Zone
- Indicative BAL Rating: BAL-12.5
- Indicative BAL Rating: BAL-19
- Indicative BAL Rating: BAL-29

Quiet House Design Requirements

Standard construction to ground floor, Package A 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

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Scale 1:2500@A3

Date 01/09/2026

0 10 20 30 40 50m

N

Plan 08/017/163C

Grid PCG 94

Drawn CR

Approved JF

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

Coordinator, Statutory Planning: _____

Date: _____

Local Development Plan - Stages 69B, 70 & 79

LAKELANDS, MANDURAH

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