

# 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 (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.

## 2 SCHEME AND RESIDENTIAL DESIGN CODE VARIATIONS

- 2.1 Planning approval is not required for the erection of a single house on lots smaller than 260m<sup>2</sup>.
- 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 land owners to achieve a variation to the R-Codes described in this LDP are not required where the design complies with the following criteria.
- 2.4 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 Lots			
Criteria	Location	Minimum	Requirements
Garage	All lots	As per R-MD 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>

R-MD 40 Lots			
Criteria	Location	Minimum	Requirements
Garage	All lots	As per R-MD 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 corner lots where estate fencing is provided with visually permeable components to the Secondary Street, the dwelling shall include at least one habitable room major opening with a clear view of the Secondary Street (not applicable to laneways) and must not be obscured by visually impermeable fencing.
- 3.2 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.
- 3.3 Where visually permeable fencing is supplied by the Developer and is deemed necessary, the fence shall not be altered or be obscured.
- 3.4 For lots 1021 and 1024, the major entry and primary facade of the dwelling shall be oriented towards the adjoining road.
- 3.5 For lots 1021 and 1024, the dwellings shall have one or more major opening(s) to a habitable room facing and allowing an unobstructed view of the adjacent landscaped road reserve (southern boundary).

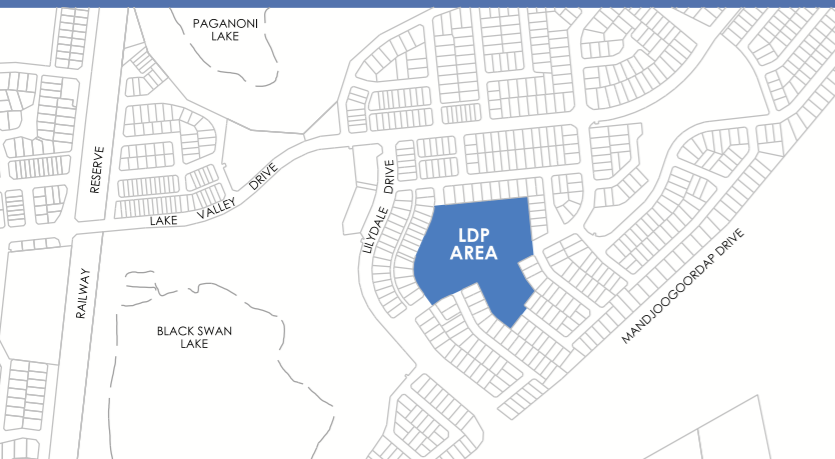
## 4 INCIDENTAL DEVELOPMENT REQUIREMENTS

- 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 ADVICE NOTE

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

## Location Plan



## Legend

- Extent of Local Development Plan
- RMD25 Subject Lots
- RMD40 Subject Lots
- Designated Garage Location
- No Vehicle Access Permitted
- Dwelling Orientation
- Visually Permeable Fencing





**LOCAL DEVELOPMENT PLAN - STAGE 68**  
Lakelands, Mandurah  
A Peet Mandurah Syndicate Limited Project



**ENDORSEMENT TABLE**  
This Local Development Plan is endorsed by the City of Mandurah.

Manager of Planning and Land Services

Date



25 June 2019

Scale: 0m, 10m, 20m

Project: 08/077/10TD  
Date: 31/05/2019  
Projection: PCG-94

Designed: MB  
Checked: MB  
Drawn: NM

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