

## Residential 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 Volume 1 (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 FOR RESIDENTIAL SITES - LOTS 1301-1313, 1315-1321**
- 2.1 Development 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 RESIDENTIAL SITES – STREETScape AND SETBACK REQUIREMENTS - LOTS 1301-1313, 1315-1321**
- RMD 40: Lots 1301-1313 and 1315-1321**
- | Criteria                         | Location                     | Minimum   | Requirements   |
|----------------------------------|------------------------------|---|--|
| <b>Building Boundary Setback</b> | Lots 1301-1303               | 2.0m Setback to Public Open Space<br>3.0m Setback to Street 1   | <ul style="list-style-type: none"> <li>This is an absolute minimum.</li> </ul>   |
|                                  | Lot 1304                     | 2.0m Setback to Public Open Space<br>1.0/1.5m Setback to lot side boundary to Public Open Space as per Plan<br>3.0m Setback to Street 1 |  |
|                                  | Lots 1305-1313               | 2.0m Primary Street Setback, as per RMD Codes   |  |
|                                  | Lots 1315-1321               | 2.0m Setback to Lake Valley Drive<br>3.0m Setback to Street 1   |  |
| <b>Garage Setback</b>            | Lots 1301-1304 and 1315-1321 | 5.5m Setback to Street 1  | <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> |
|                                  | Lots 1305-1313               | As per RMD Codes  |  |
- 3.1 For corner lots 1301, 1305, 1309, 1310, 1313 and 1321, dwellings shall have at least one habitable room major opening to the Secondary Street boundary, and must not be obscured by visually impermeable fencing.
- 3.2 For lots 1301-1304, dwellings shall have one or more major opening(s) to a habitable room and an outdoor living area facing towards and allowing an unobstructed view of the Public Open Space.
- 3.3 For lots 1317-1321, dwellings shall have at least one habitable room major opening to Lake Valley Drive, and must not be obscured by visually impermeable fencing.
- 3.4 Where visually permeable fencing is supplied by the Developer and is deemed necessary, the fence shall not be altered or be obscured.
- 3.5 For all lots, the major entry and primary building façade of the dwelling shall be oriented as specified on the LDP plan. Secondary building façades, where applicable, shall provide surveillance of the adjoining public realm.
- 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 table above, without modification to the lot and or site-specific house design.

## Commercial Local Development Plan Provisions

- 6 COMMERCIAL SITE – STREETScape AND SETBACK REQUIREMENTS – LOT 1314**
- R60 Commercial: Lot 1314**
- | Criteria                         | Location   | Minimum   | Requirements  |
|----------------------------------|--|---|---|
| <b>Building Boundary Setback</b> | Northern lot boundary  | 2.0m  | <ul style="list-style-type: none"> <li>This is an absolute minimum for any floor level.</li> <li>Ground floor may be permitted with a Nil boundary setback where the design addresses clause 4.2, dot point 1 of the Building Requirements.</li> <li>This is an absolute minimum for any level above ground floor.</li> </ul> |
|                                  | Western lot boundaries, Southern lot boundary and Eastern lot boundary (Between Lot 1314 and 1315) | Nil – Ground Floor  |   |
|                                  |  | 1.5m – Upper Floor (walls with no major openings)<br>3.0m – Upper Floor (walls with major openings) |   |
- 7 CAR PARKING**
- 7.1 Car parking for employees and ACROD bays shall be located on-site. Visitor parking is permitted off-site, provided as public parking bays in the Public Open Space or road network.
- 8 BUILDING REQUIREMENTS**
- 8.1 Nil boundary setbacks can be considered where the design demonstrates that it is minimising the bulk, scale and massing of the building to that boundary, through the use of glazed major openings to foster surveillance of public streets and public open space; avoiding large expansive blank walls; and incorporating different colours, textures and materials.
- 8.2 Proposed building shall be designed with articulated and activated façades to the northern, western and southern frontages.
- 8.3 Alfresco outdoor areas, shall be provided and oriented to Lake Valley Drive and Public Open Space, with landscaping solutions to integrate the building with surrounding development.
- 8.4 Noise management shall be addressed for adjacent residential development, considering appropriate building setbacks, masonry boundary fencing, appropriate placement of openings having regard to noise transmission, and other relevant outcomes deemed acceptable by the Local Government.
- 8.5 Pedestrian access shall be provided to the proposed building from the existing Lake Valley Drive and Public Open Space pathway networks, and shall incorporate universal access from one frontage.
- 9 HEIGHT REQUIREMENTS**
- 9.1 A maximum building height of 2 storeys is permitted. Development is to have due regard to the interface quality between the commercial site, adjacent residential development and surrounding locality.
- 9.2 Commercial buildings that are purpose-built should have a 3.2m floor-to-ceiling height for the ground level. This requirement does not apply to temporary structures or buildings capable of relocation.
- 9.3 Residential buildings that are purpose-built should have a minimum 4.0m floor-to-ceiling height for the ground level, to achieve a 3.2m floor-to-ceiling height if converted to a non-residential use.
- 10 LANDSCAPING REQUIREMENTS**
- 10.1 High quality soft and hard landscaping shall be incorporated into all boundary edge treatments where a setback is achieved.
- 10.2 Fencing is not required to the northern and western boundaries, in order to provide an open aspect landscaping response that will complement the Public Open Space. If fencing is proposed, it shall be designed to be visually permeable.



## Local Development Plan - Stage 78

LAKELANDS, MANDURAH

A Peet Mandurah Syndicate Limited Project

**PEET**

**Endorsement Table:**  
This Local Development Plan is endorsed by the City of Mandurah.  
Coordinator, Statutory Planning: \_\_\_\_\_  
Date: **27/4/21**

scale:  
1:1000@A3 | 1:500@A1  
0 10 20m

plan:  
08/017/122F  
date:  
10/03/2021

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