

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

- 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 Lots			
Criteria	Location	Minimum	Requirements
Primary Street setback	Lots 1116 and 1117	2.0m	<ul style="list-style-type: none"> This is an absolute minimum.
	Lots 650-659, 1115, 1118-1120, 1300, 1132 and 1160-1175	As per RMD Codes	
Garage	All lots	As per RMD Codes	<ul style="list-style-type: none"> 14% maximum driveway grade permitted. Garage setback or finished floor level shall be adjusted accordingly.

- 3.1 For Lots 658, 1117 and 1160, dwellings shall have at least one habitable room major opening with a clear view of the Secondary Street frontage and must not be obscured by visually impermeable fencing.
- 3.2 For Lot 650, the dwelling shall have at least one habitable room major opening with a clear view of the Pappinbarra Road frontage and must not be obscured by visually impermeable fencing.
- 3.3 For Lot 1162 the dwelling shall have at least one habitable room major opening with a clear view of the Lake Valley Drive frontage and must not be obscured by visually impermeable fencing.
- 3.4 For Lots 1132, 1170 and 1169, where estate fencing is provided with visually permeable components to the adjoining Pedestrian Access Way, the dwelling shall include at least one habitable room that has a major opening with a clear view of the Pedestrian Access Way and must not be obscured by visually impermeable fencing.
- 3.5 Where visually permeable fencing is supplied by the Developer and is deemed necessary, the fence shall not be altered or be obscured.

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.



Local Development Plan - Stage 72C
LAKELANDS, MANDURAH

A Peet Mandurah Syndicate Limited Project

PEET

Endorsement Table:
This Local Development Plan is endorsed by the City of Mandurah.
Manager of Planning and Land Services:
Date: 4 July 2022

scale:
1:1000@A3 | 1:500@A1

plan:
08/017/129A
date:
18/03/2022

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