

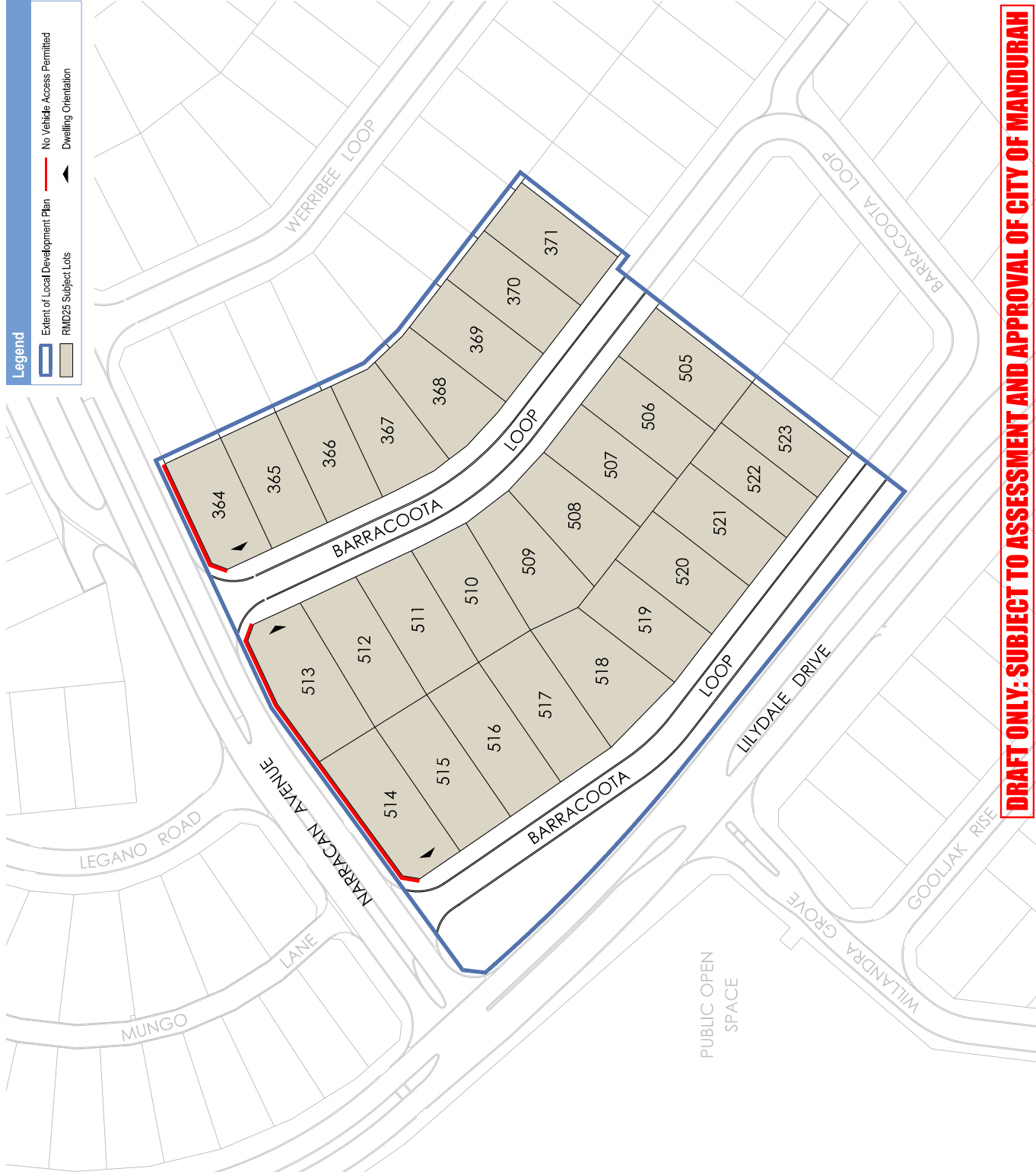
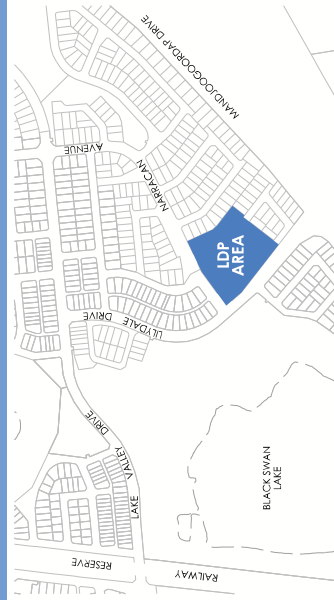
Local Development Plan R-Code Variations

- 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 Development approval is not required for the erection of a single house on lots smaller than 260m².
 - 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 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 364, 513 and 514, the major entry and primary facade of the dwelling shall be oriented towards the adjoining roads shown on the LDP.
 - 3.2 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 frontage and must not be obscured by visually impermeable fencing.
 - 3.3 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 complement 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.

Location Plan



Legend

- Extent of Local Development Plan
- No Vehicle Access Permitted
- RMD25 Subject Lots
- Dwelling Orientation

DRAFT ONLY: SUBJECT TO ASSESSMENT AND APPROVAL OF CITY OF MANDURAH



Local Development Plan - Stage 69A

LAKELANDS, MANDURAH

A Peet Mandurah Syndicate Limited Project.

PEET

ANNEXURE N

Endorsement Table:

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

Manager of Planning and Land Services: _____

Date: _____

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

date: 08/05/2020

date: 08/05/2020

date: 08/05/2020

date: 08/05/2020

date: 08/07/2019

date: 08/05/2020

date: 08/05/2020

date: 08/05/2020

date: 08/05/2020

Taylor Burrell Barnett Town Planning & Design

Level 7, 180 St Georges Terrace, Perth WA 6000

e: admin@tbbplanning.com.au

p: (08) 9228 4278

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