

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
Primary Street setback	Lots 1142, 1143 and 1157	2.0m	• This is an absolute minimum.
	Lots 1127-1131, 1144-1149, 1156-1159	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 Lot 1156, the major entry and primary facade of the dwelling shall be oriented towards Wakefield Glade as 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 For Lots 1131 and 1146 where estate fencing is provided with visually permeable components to the adjoining Pedestrian Access Way, the dwelling shall include at least one habitable room major opening with a clear view of the Pedestrian Access Way 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.

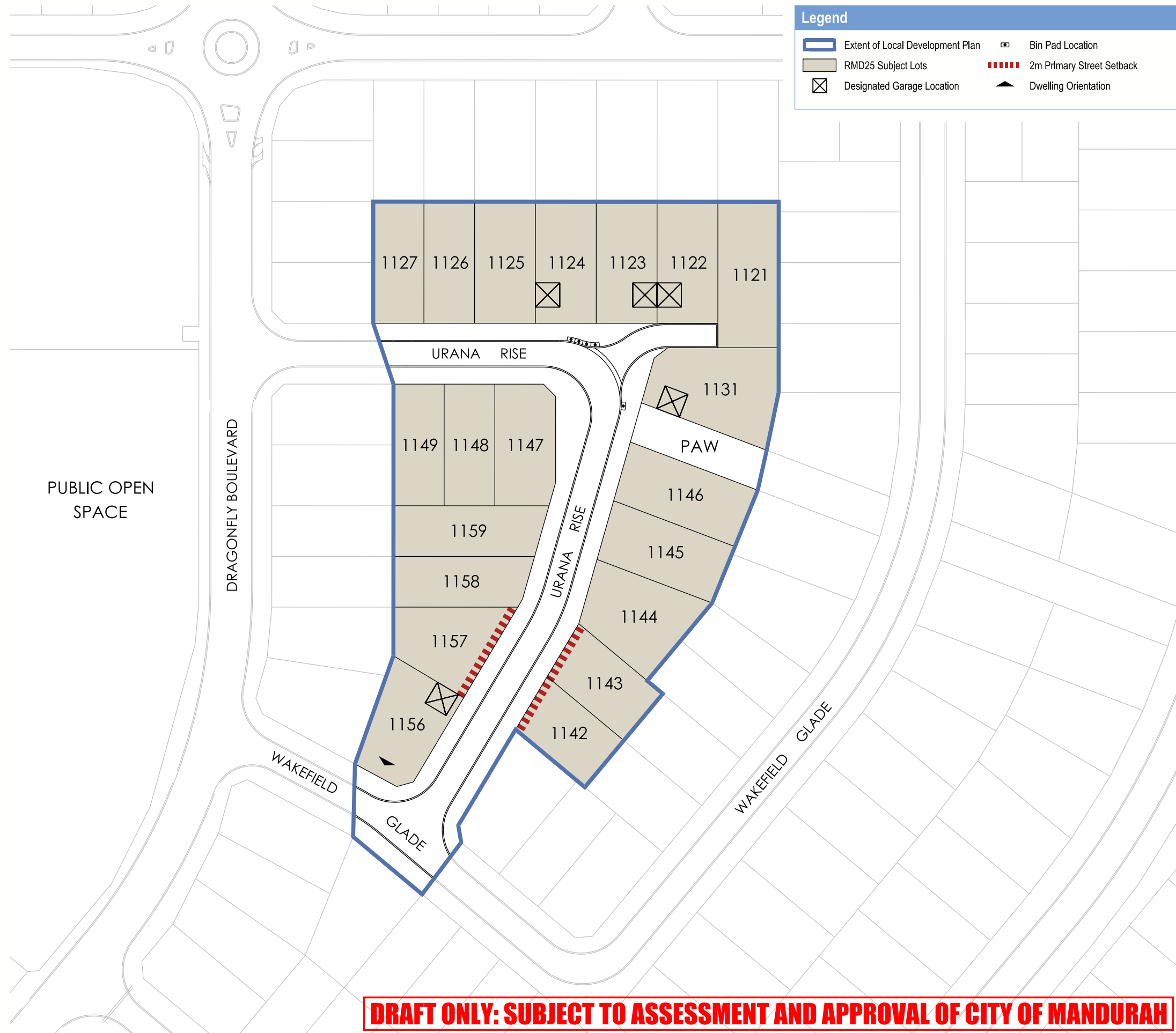
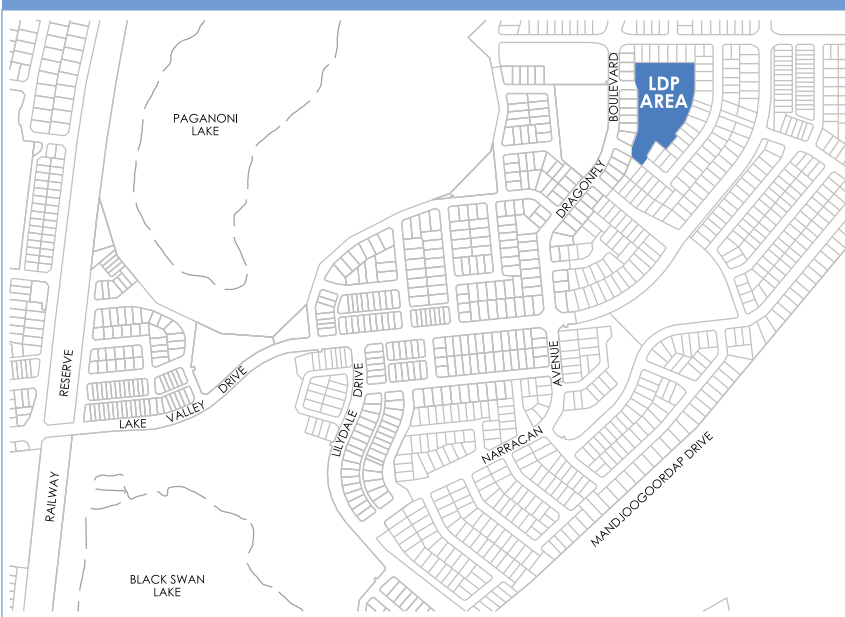
4 INCIDENTAL DEVELOPMENT REQUIREMENTS

- 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.

Location Plan



Legend			
	Extent of Local Development Plan		Bin Pad Location
	RMD25 Subject Lots		2m Primary Street Setback
	Designated Garage Location		Dwelling Orientation

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