

RESIDENTIAL DESIGN CODE VARIATIONS

- The provisions of the Detailed Area Plan (DAP) constitute Residential Design Code (R-Codes) 'Deemed to Comply' provisions. Where there is a conflict between the R-Codes and the DAP provisions, the DAP provisions shall prevail.
- Compliance with the 'Deemed to Comply' provisions will not require consultation with adjoining and/or nearby landowners.
- Modifications to the standards prescribed in this DAP shall require an R-Codes variation application and be at the discretion of the Manager of Planning and Land Services.
- The DAP provisions apply to all lots within the DAP boundary opposite.

Dwelling Design

1. Dwellings shall address the primary street through the use of major openings, verandahs / porches, balconies and /or other similar features.
2. Dwellings shall have a minimum of one habitable room with a major opening facing the adjoining public open space.

Site Cover

3. Where the above is achieved, site coverage may be increased to 60%.

Fencing

4. Solid fencing shall only be provided along 50% of the boundary adjoining public open space, with any remaining portion of the fence above 1.2m to be visually permeable, as defined by the R-Codes.



This Detailed Area Plan has been adopted by Council and signed by the
 Manager of Planning & Land Services.

Manager of Planning & Land Services Date.....
City of Mandurah

- LEGEND
- DAP Boundary
 - No Vehicular Access Permitted
 - R20

