

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.

Garages

1. Garages shall be located and accessed from the rear laneway where available, in the designated location.
2. Garages shall have a minimum 1 metre rear (laneway) setback where applicable.
3. Garage doors shall not overhang the laneway reserve when open or when in the process of being opened.
4. The minimum Finished Floor Level (F.F.L.) for the garage for lot 346 shall be 16.53m AHD relative to the Finished Lot Level (F.L.L.) of 16.95m AHD.

Boundary Walls

5. Boundary walls are permitted to both sides of a lot behind the minimum front setback line, in accordance with Table 1 on this DAP.
6. Boundary walls are not permitted to a secondary street (laneways excepted).

Description	Max. Wall Height	Max. Wall Length
Dwelling - Single Storey	3.5m	No Limit

Note:
 • Height to be measured from Natural Ground Level.
 • For dwellings with a pitched roof, the height of walls on side boundaries may be increased to the top of the ridge line where this runs parallel to the front boundary and abuts a similarly configured wall or laneway.

Open Space

7. For all lots shown on the DAP, site cover shall not exceed 60% of the site area.
8. For all lots shown on this DAP any portion of outdoor living area which has permanent roof cover will be included as part of the site cover percentage for the lot.

Dwelling Design

9. Dwellings on all lots shall address the primary street, as well as, where applicable secondary streets (not including laneways) through the use of major openings, verandahs / porches, balconies and/or other similar features.

Outdoor Living Area

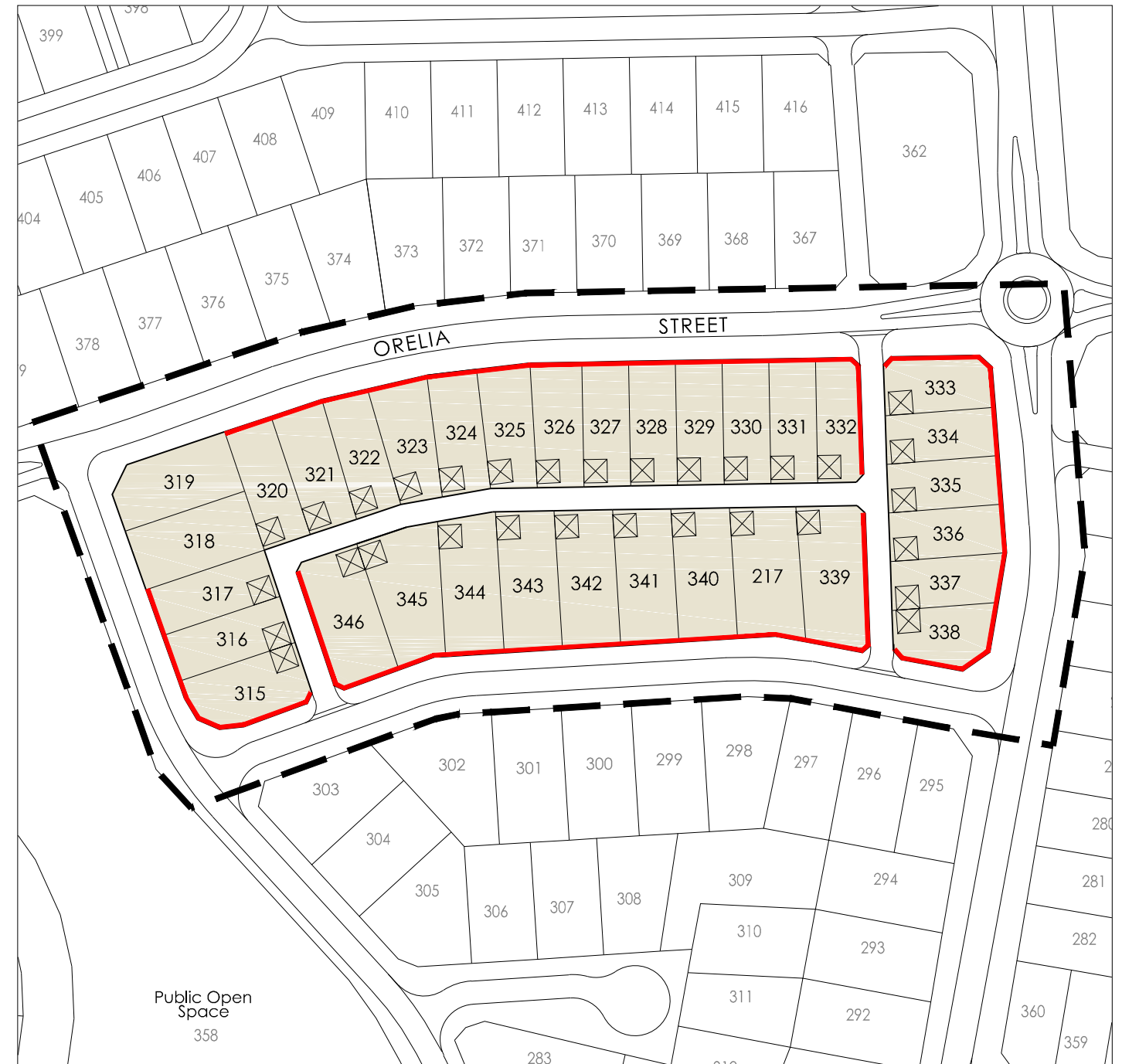
10. An outdoor living area shall be provided in accordance with the R-Codes with the exception of the permanent roof cover, which is permitted to cover a maximum of two thirds of the outdoor living areas.

Visual Privacy

11. Major openings and unenclosed outdoor active habitable spaces (balconies, verandahs, terraces or other outdoor living areas) which have a floor level more than 0.5 metres above natural ground level and which overlook any part of any other residential property behind its street setback line, shall be setback in direct line of sight within a cone of vision, from a boundary to a minimum of 4.5 metres.

Solar Access for Adjoining Sites

12. The overshadowing provisions of the R Codes do not apply.



LEGEND

- DAP Boundary
- No Vehicular Access Permitted
- R25
- ⊗ Designated Garage Location

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

