

RESIDENTIAL DESIGN CODE VARIATIONS

- The provisions of the Local Development Plan (LDP) constitute Residential Design Code (R-Codes) 'Deemed to Comply' provisions. Where there is a conflict between the R-Codes and the LDP provisions, the LDP 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 LDP shall require an R-Codes variation application and be at the discretion of the Manager of Planning and Land Services.
- The LDP provisions apply to all lots within the LDP 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. Not applicable to lots 394 and 395.
2. Dwellings shall have a minimum of one habitable room with a major opening facing the adjoining public open space. Not applicable to lots 382 and 383.

Fencing

3. Estate fencing (fencing abutting public open space) is not to be modified without the prior approval of the City of Mandurah.

R25 R-MD Codes

The following RM-D minimum Provisions apply to R25 lots:

LEGEND

- LDP Boundary
- No Vehicular Access Permitted
- Estate Fencing (refer to Clause 3.)

- R20
- R25



	STREET SETBACK AND FRONT FENCES	LOT BOUNDARY SETBACK	OPEN SPACE	GARAGE SETBACK AND WIDTH AND VEHICULAR ACCESS	PARKING	OVERSHADOWING	PRIVACY
R25	<ul style="list-style-type: none"> • Minimum 3m street setback to dwelling. • Minimum 1.5m to porch/veranda, no maximum length. • Front fences within the primary street setback area a maximum height of 900mm above natural ground level, measured from the primary street side of the front fence. 	<p>Boundary setbacks</p> <ul style="list-style-type: none"> • Minimum 1.2m for wall height 3.5m or less with major openings. • Minimum 1m for wall height 3.5m or less without major openings. <p>Boundary walls</p> <p>Permitted to both side boundaries subject to:</p> <ul style="list-style-type: none"> • wall height 3.5m or less and; • maximum 2/3 length to one side boundary • maximum 1/3 length to second side boundary 	<ul style="list-style-type: none"> • An outdoor living area (OLA) with an area a minimum of 10% of the lot size or 20m², whichever is greater, directly accessible from a habitable room of the dwelling and located behind the street setback area. • At least 70% of the OLA must be uncovered and includes areas under eaves which adjoin uncovered areas. • The OLA has minimum 3m dimensions. • No other R-Codes site cover standards apply. 	<p>Front Load</p> <ul style="list-style-type: none"> • Minimum 4.5m garage setback from the primary street and 1.5m from a secondary street. • The garage setback from the primary street may be reduced to 4m where an existing or planned footpath or shared path is located more than 0.5m from the street boundary. 	As per R-Codes.	<ul style="list-style-type: none"> • No maximum overshadowing for wall height 3.5m or less. • No maximum overshadowing for wall height greater than 3.5m where overshadowing is confined to the front half of the lot. If overshadowing intrudes into rear half of the lot, shadow cast does not exceed 25% 	<p>R-Codes clause 5.4.1 C1.1 applies, however the setback distance is:</p> <ul style="list-style-type: none"> • 3m to bedrooms and studies. • 4.5m to major openings to habitable rooms other than bedrooms and studies. • 6m to unenclosed outdoor active habitable spaces.

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

FILE REF: LDP 6
COUNCIL APPROVED
 DATE 16 / 09 / 2016
TOWN PLANNING SCHEME NO 3

