



The provisions of the Local Development Plan (LDP) are pursuant to **Planning Bulletin 112/2016 Medium-density single house development standards – Structure Plan areas** ('RMD Codes').

All additional Estate provisions proposed by this LDP constitute Residential Design Code (R-Codes) 'Deemed to Comply' requirements, and are provided to ensure consistent built form outcomes.

All other requirements of the Town Planning Scheme and R-Codes shall be satisfied in all other matters.



Consultation with the adjoining or other landowners to achieve a variation to the R-Codes, as provided by this LDP, is not required.

Local Development Plan Provisions – Ocean Hill Private Estate			
RMD CODES PROVISIONS – 30 & RMD – R40 CODED AREAS			ADDITIONAL ESTATE BUILT FORM PROVISIONS
1. Street Setback and Front Fences	<ul style="list-style-type: none">2m minimum, no average.1.5m to porch/ veranda, no maximum length.1m minimum to secondary street.Front fences within the primary street setback area being a maximum height of 900mm above natural ground level, measured from the primary street side of the front fence.		<ul style="list-style-type: none">The design of dwellings for all corner lots shall include a side return which has at least one major opening facing the direction of the Secondary Street. The side return shall be articulated so to present as an extension of the front elevation and shall not be obstructed by visually impermeable fencing. NB. This provision does not apply to lots with a Secondary Street boundary to a Laneway.Any Estate provided fencing/retaining on private lots shall not be modified without written approval from the City of Mandurah and shall be maintained as visually permeable by landowners where applicable.
2. Boundary Setbacks	<ul style="list-style-type: none">1.2m for wall height 3.5m or less with major openings.1m for wall height 3.5m or less without major openings.		<ul style="list-style-type: none">Nil
3. Boundary Walls	RMD – 30 <ul style="list-style-type: none">Permitted to both side boundaries subject to:<ul style="list-style-type: none">a) 2/3 length to one side boundary; andb) 1/3 max length to second side boundary, for wall heights 3.5m or less.	RMD – 40 <ul style="list-style-type: none">Permitted to both side boundaries subject to:<ul style="list-style-type: none">a) No maximum length to one side boundary; andb) 2/3 max length to second side boundary, for wall heights 3.5m or less.	<ul style="list-style-type: none">Nil
4. Open Space	<ul style="list-style-type: none">An outdoor living area (OLA) with an area 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 a minimum 3m length or width dimension.No other R-Codes site cover standards apply.		<ul style="list-style-type: none">Nil
5. Garage Setbacks and Width and Vehicular Access	<p>Rear load</p> <ul style="list-style-type: none">The standard RMD Codes Provision does not apply. <p>Front load</p> <ul style="list-style-type: none">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.For front loaded lots with street frontages between 10.5m and 12m, a double garage is permitted to a maximum width of 6m as viewed from the street, subject to:<ul style="list-style-type: none">a) garage setback a minimum of 0.5m behind the building alignment;b) a major opening to a habitable room directly facing the primary street;c) an entry feature consisting of a porch or veranda with a minimum depth of 1.2m; &d) no vehicular crossover wider than 4.5m where it meets the street.Lots with a frontage less than 10.5m or not compliant with the above require single or tandem garaging.		<p>Rear load</p> <ul style="list-style-type: none">All structures, including fencing and garages, shall be set back minimum 1.0m from the laneway boundary. <p>General</p> <ul style="list-style-type: none">Designated garage locations apply to some lots as identified on Plan; this referencing the side of the lot to which the garage should be located. Designated garage locations do not prescribe boundary walls.All other garage locations are subject to the location of infrastructure services, dedicated on-street parking bays and Estate retaining, landscaping and fencing. It is not mandatory for garages to access the lot via a Secondary Street where available.Garages to corner lots may be exempt from being 0.5m behind the main part of the dwelling subject to:<ul style="list-style-type: none">the garage protruding no greater than 1.5m forward of the main building line; andprovision of a portico, porch or veranda to the Primary Street façade to offset the garage protrusion.
6. Overshadowing	<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 35%.		<ul style="list-style-type: none">Nil
7. Privacy	The setback distance is 3m to bedrooms and studies, 4.5m to major openings to habitable rooms other than bedrooms and studies and 6m to unenclosed outdoor active habitable spaces.		<ul style="list-style-type: none">Nil
8. Other	Nil		<ul style="list-style-type: none">Designated 1.5m x 1.0m bin-recess areas shall be provided within the laneway setback area; this may be provided in front of the garage door where lot width restrictions apply.Street trees will be provided by the developer generally at a rate of one tree per lot.No street trees or Estate retaining, landscaping or fencing shall be removed or modified without written consent from the City of Mandurah.

LOCAL DEVELOPMENT PLAN No.1

Stages 1-2 Ocean Hill Private Estate, LAKELANDS



		Scale 1:1500 @ A3	
			
DATE:	16/05/2016	DRAFTEE:	JP
REVISED:	31/08/2017	PLANNER:	TV
PROJECTION:	PCG 94	CHECK:	JH
DATUM:	AHD	PLAN NUMBER:	UCGNL-4-001G

A 28 Brown St, East Perth WA 6004
P (08) 9325 0200
E info@creativedp.com.au
W creativedp.com.au

