







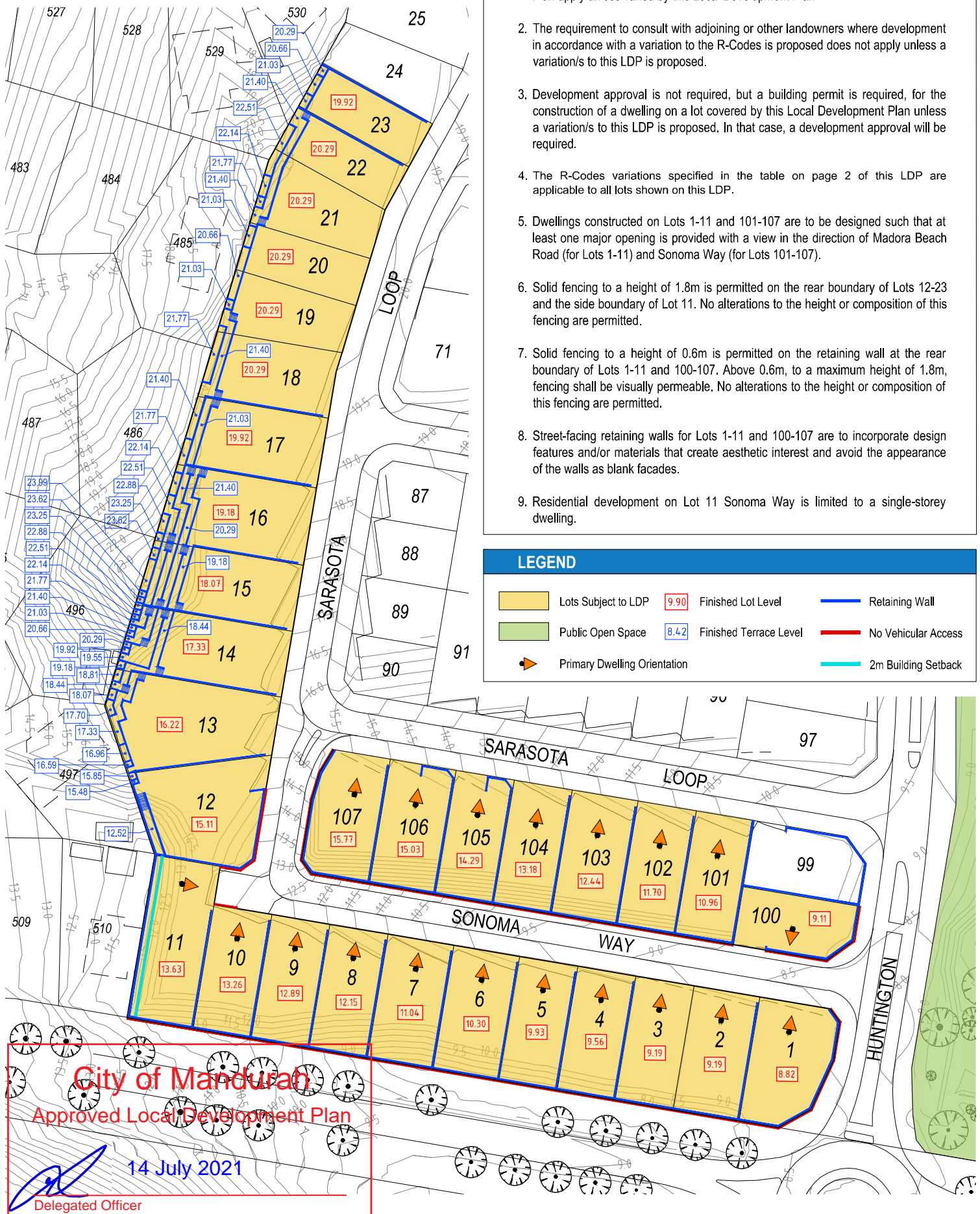


### PROVISIONS

1. The provisions of the City of Mandurah Town Planning Scheme No. 3, the Residential Design Codes (R-Codes) and the Madora Bay North Local Structure Plan apply unless varied by this Local Development Plan.
2. The requirement to consult with adjoining or other landowners where development in accordance with a variation to the R-Codes is proposed does not apply unless a variation/s to this LDP is proposed.
3. Development approval is not required, but a building permit is required, for the construction of a dwelling on a lot covered by this Local Development Plan unless a variation/s to this LDP is proposed. In that case, a development approval will be required.
4. The R-Codes variations specified in the table on page 2 of this LDP are applicable to all lots shown on this LDP.
5. Dwellings constructed on Lots 1-11 and 101-107 are to be designed such that at least one major opening is provided with a view in the direction of Madora Beach Road (for Lots 1-11) and Sonoma Way (for Lots 101-107).
6. Solid fencing to a height of 1.8m is permitted on the rear boundary of Lots 12-23 and the side boundary of Lot 11. No alterations to the height or composition of this fencing are permitted.
7. Solid fencing to a height of 0.6m is permitted on the retaining wall at the rear boundary of Lots 1-11 and 100-107. Above 0.6m, to a maximum height of 1.8m, fencing shall be visually permeable. No alterations to the height or composition of this fencing are permitted.
8. Street-facing retaining walls for Lots 1-11 and 100-107 are to incorporate design features and/or materials that create aesthetic interest and avoid the appearance of the walls as blank facades.
9. Residential development on Lot 11 Sonoma Way is limited to a single-storey dwelling.

### LEGEND

	Lots Subject to LDP		Finished Lot Level		Retaining Wall
	Public Open Space		Finished Terrace Level		No Vehicular Access
	Primary Dwelling Orientation		2m Building Setback		



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R-CODE REFERENCE	Acceptable deemed to comply criteria (R-MD 25)
<b>5.1 Street Setback and Front Fences</b> (R-Codes 5.1.2 & 5.2.4)	<ul style="list-style-type: none"> <li>3m minimum no average</li> <li>1.5m to porch / veranda (no max length)</li> <li>1.5m minimum to secondary street</li> <li>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</li> </ul>
<b>5.2 Lot Boundary Setback</b> (R-Codes 5.1.3)	<ul style="list-style-type: none"> <li>1.2m for wall height 3.5m or less with major openings</li> <li>1m for wall height 3.5m or less without major openings</li> </ul>
<b>5.3 Walls to Boundary</b> (R-Codes 5.1.3)	<p>To both side boundaries subject to:</p> <ul style="list-style-type: none"> <li>2/3 maximum length to one side boundary;</li> <li>1/3 max length to second side boundary</li> </ul> <p>for wall height 3.5m or less.</p>
<b>5.4 Open Space</b> (R-Codes 5.1.4)	<ul style="list-style-type: none"> <li>An outdoor living area (OLA) with an area of 10% of the lot size or 20m<sup>2</sup>, whichever is greater, directly accessible from a habitable room of the dwelling and located behind the street setback area</li> <li>At least 70% of the OLA must be uncovered and includes areas under eaves which adjoin uncovered areas</li> <li>The OLA has a minimum 3m length or width dimension</li> <li>No other R-Codes site cover standards apply</li> </ul>
<b>5.5 Garage Setback and Width and Vehicular Access</b> (R-Codes 5.2.2, 5.3.3 and 5.3.5)	<p><b>Rear load</b></p> <ul style="list-style-type: none"> <li>0.5m garage setback to laneway</li> </ul> <p><b>Front load</b></p> <ul style="list-style-type: none"> <li>4.5m garage setback from the primary street and 1.5m from a secondary street</li> <li>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</li> <li>For front loaded lots with street frontages between 10.5 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"> <li>Garage setback a minimum of 0.5m behind the building alignment</li> <li>A major opening to a habitable room directly facing the primary street</li> <li>An entry feature consisting of a porch or veranda with a minimum depth of 1.2m; and</li> <li>No vehicular crossover wider than 4.5m where it meets the street</li> <li>Lots with a frontage less than 10.5m or not compliant with above require single or tandem garaging</li> </ul> </li> </ul>
<b>5.6 Parking</b> (R-Codes 5.3.3)	<ul style="list-style-type: none"> <li>as per R-Codes</li> </ul>
<b>5.7 Overshadowing</b> (R-Codes 5.4.1)	<ul style="list-style-type: none"> <li>No maximum overshadowing for wall height 3.5m or less</li> <li>No maximum overshadowing for wall height greater than 3.5m where overshadowing is confined to the front half of the lot.</li> <li>If overshadowing intrudes into rear half of the lot, shadow cast does not exceed 25%</li> </ul>
<b>5.8 Privacy</b> (R-Codes 5.4.2)	<ul style="list-style-type: none"> <li>R-Codes clause 5.4.1 C1.1 applies, however the setback distances are: <ul style="list-style-type: none"> <li>3m to bedrooms and studies;</li> <li>4.5m to major openings to habitable rooms other than bedrooms and studies and</li> <li>6m to unenclosed outdoor active habitable spaces</li> </ul> </li> </ul>

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