



LOCAL DEVELOPMENT PLAN 2

PROVISIONS

1. Unless varied through a provision in the table below, the provisions of the City of Mandurah Town Planning Scheme No. 3, the Residential Design Codes and the Madora Bay North Local Structure Plan apply. This LDP operates in conjunction with these by applying additional controls or varying deemed-to-comply requirements.
2. Development approval is not required, but a building permit is required, for the construction of a dwelling anywhere within the LDP area unless a variation to this LDP is being sought.
3. There is no requirement to consult with adjoining or other landowners where construction in accordance with this LDP is proposed.

LEGEND

- Lots Subject to LDP
- Public Open Space
- ^ Quiet House Design Required (see LDP 1)
- Designated Garage Location

ENDORSEMENT TABLE

24/3/22

Manager Approvals Services
City of Mandurah
This Local Development Plan has been approved by Council under clause 52(1)(a) of the deemed provisions of District Planning Scheme No. 3.

R-CODE REFERENCE	Acceptable deemed to comply criteria (R-MD 25)
5.1 Street Setback and Front Fences (R-Codes 5.1.2 & 5.2.4)	<ul style="list-style-type: none"> 3m minimum no average 1.5m to porch / veranda (no max length) 1.5m 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
5.2 Lot Boundary Setback (R-Codes 5.1.3)	<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
5.3 Walls to Boundary (R-Codes 5.1.3)	<p>To both side boundaries subject to:</p> <ul style="list-style-type: none"> 2/3 maximum length to one side boundary; 1/3 max length to second side boundary for wall height 3.5m or less.
5.4 Open Space (R-Codes 5.1.4)	<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
5.5 Garage Setback and Width and Vehicular Access (R-Codes 5.2.2, 5.3.3 and 5.3.5)	<p>Rear load</p> <ul style="list-style-type: none"> 0.5m garage setback to laneway <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 10.5 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"> Garage setback a minimum of 0.5m behind the building alignment A major opening to a habitable room directly facing the primary street An entry feature consisting of a porch or veranda with a minimum depth of 1.2m; and No vehicular crossover wider than 4.5m where it meets the street Lots with a frontage less than 10.5m or not compliant with above require single or tandem garaging
5.6 Parking (R-Codes 5.3.3)	<ul style="list-style-type: none"> as per R-Codes
5.7 Overshadowing (R-Codes 5.4.1)	<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%
5.8 Privacy (R-Codes 5.4.2)	<ul style="list-style-type: none"> R-Codes clause 5.4.1 C1.1 applies, however the setback distances are: <ul style="list-style-type: none"> 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