



Developing a Residential Lot

Many areas within Mandurah have been provided with an opportunity for the redevelopment of existing residential lots for medium-density development.

In April 2008, the Western Australian Planning Commission adopted the Residential Design Codes (R-Codes Variation 1), replacing the 2002 Residential Design Codes. Some of the changes to the requirements have impacts of the development of residential lots.

In order to consider taking advantage of any development potential, a choice will be required between:

- Subdivision
- Development

The development or subdivision potential of a lot will be dependant on the R-Code density applied to the lot in the City of Mandurah's Town Planning Scheme No 3. Once the R-Code density is established, you may then be able to determine the development or subdivision potential of a lot.

Subdivision into Single House Lot(s)

Under the R-Codes, a single house is a dwelling on either:

- A **green-title** lot
(A green-title lot or *freehold* lot, has its own separate Certificate of Title and in comparison to any form of strata, is reasonably unencumbered), or
- A **survey-strata** lot with no common property
(A survey-strata lot is a form of *strata* that divides a property based on the land only and not by the building(s) on a site. A survey-strata may or may not have common property (ie common driveways), and like other forms of strata, may also have by-laws and a strata company).

For residential development, Table 1 and Part 6.1 of the Residential Design Codes ('R-Codes') stipulate the minimum and average lot size requirements that need to be met. The choice between a green-title lot subdivision and a survey-strata lot subdivision is largely dependent on the necessary costs associated with creating the lots, such as Water Corporation headworks (sewer and water) charges.

The WAPC may vary the minimum and average lot size requirements as shown in Column 3 of Table for a subdivision (refer Clause 6.1.2 and 6.1.3 of the R-Codes). One example is for corner lots, where the inclusion of the area of the truncation, up to 20 square metres may be added to the minimum site area requirements.

Any application needs to be made to the WAPC, and in order to proceed with any subdivision, it is recommended that a licensed land surveyor be engaged to make the necessary applications and ultimate creation of titles through the Department of Land Administration.

A lot may be subdivided into more than single house lots through a **survey-strata** (*with common property*), **built-strata** or **vacant-lot strata**, however this process typically commences following the completion of detailed design for the development.

Group Dwelling Development

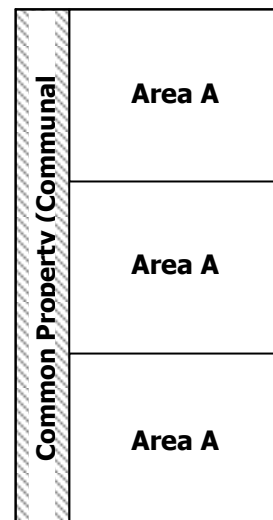
A group dwelling is a dwelling which is one of a group of two or more dwellings on the same lot, but where no dwelling is placed wholly or partly vertically above another. In order to develop a lot for Group Dwellings, the minimum and average site area requirements need to be met, as shown in Column 3 of the attached table.

The minimum site area for a group dwelling is the area of land occupied by the dwelling itself, together with all other areas, whether contiguous or not, designated for the exclusive use of the occupants of that dwelling (ie: it does not include any common property).

In the example shown adjacent, the following calculations are required:

- The site area for each of the sites shown as 'Area A' are required to comply with the *minimum* site area.
- The total lot area can be used to calculate the *average* site area.

As a result, the determination of the number of lots or dwellings that can be developed will be determined by the nature (ie size, shape, lot frontage) of the lot, rather than the total area of the lot.



R20 Group Dwelling Development

For a *Group Dwelling* development, the calculation of the site area shown in Column 3 may be varied for lots with an R-Code of R20 to an *average* site area of not less than 450 square metres. Column 3 requires an average of 500 square metres and an average of 440 square metres, which will be required for only the subdivision of the lot, through a *green-title* or *survey-strata* lot with no common property.

Development Standards

The development standards applicable for a group dwelling development are also derived from the R-Codes, however the City of Mandurah places particular emphasis on the following aspects of design:

- Energy Efficient Design Principles;
- Streetscape, where dwellings shall be designed to address the street and enhance the streetscape through elevations, fencing and landscaping;
- Variation in the design, materials and colours to add interest to the development with an emphasis in some individuality for the development.

Any application for development is made to the City of Mandurah and it is recommended that an architect or architectural draftsman be engaged to undertake the design and make the necessary applications to the City of Mandurah. Details with respect to setbacks, car parking and driveway requirements and open space are provided in the R-Codes and should be reviewed prior to preparation of detailed plans.

Prior to proceeding with subdivision or development, it is advised that landowners or applicants have access to the Residential Design Codes of Western Australia, which is available from www.planning.wa.gov.au.

For further information on any of the above please contact Council's Planning and Projects Section on 9550 3748 or planning@mandurah.wa.gov.au.

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