



**LEGEND**

- HAMLET 2 BOUNDARY
- EXISTING LOT BOUNDARY
- PROPOSED LOT BOUNDARY
- PREFERRED GARAGE LOCATION
- VISITOR PARKING
- PRIMARY BUILDING ENVELOPE
- SETBACKS (SEE PROVISIONS)
- BUILDING ORIENTATION
- TERRITORIAL DEFINITION LINE (LOW FENCING, RETAINING, DECKING)
- TARGET HARDENING LINE (SECURITY GATING, FENCING, ETC)
- PEDESTRIAN PATHS
- SERVICE POINTS
- PUBLIC OPEN SPACE
- COMMUNIAL OPEN SPACE
- HAMLET MEWS
- TREE AREAS IDENTIFIED FOR RETENTION

**PROVISIONS**

- Minimum setbacks:
  - to hamlet mews: NIL
  - to communal open space: 1.0m
  - to public street: 2.5m
- Nil side setback permitted for terrace dwellings
- Minimum total open space - 35% of site area
- Minimum outdoor living - 12 m<sup>2</sup>
- Provision of at least one outdoor entertainment area (patio, deck or balcony) that is fully insect screened
- For fences fronting communal or public open space, uniform fencing installed by the developer cannot be modified with the exception of maintenance and repair using materials that are as close as possible to those used in the original construction.
- All other development to be consistent with provisions / design principles as specified by the R-Codes for **R50** lots
- Development within the Hamlet shall comply with applicable management plans. Details on compliance can be found in the relevant management plans)
- Variation to LDP requires on R-Code variation application or development application as applicable
- Tree locations on the LDP are indicative and subject to detailed survey. It is intended to retain those trees identified on the LDP, detail of retention and management of specimens will be provided in the Vegetation Management Plan



This Local Development Plan has been endorsed by Council under Clause 9.14.3(d) of District Planning Scheme No.2.

*[Signature]*  
Date *14 August 2014*

Manager, Planning Services  
City of Mandurah



**CADASTRAL INFORMATION**  
SOURCE: MAPS  
YMWMO  
DWG REF: 94036pr-050  
PROJECTION: PC094

1:1000  
0 metres 10 20 30 40 50

H	TEXT	MOOS	140813	RF	RDU
G	TEXT	MOOS	140808	RF	RDU
F	TREE	MOOS	140624	RF	RDU
E	TREE	MOOS	140620	RF	RDU
D	TREES	ADDED	140613	RF	RDU
C	SERVICE	MOOS	140219	RF	RDU
B	SERVICE	MOOS	140214	RF	RDU
REV	DESCRIPTION	YMWMO	DRAWN	APPR'D	

**LOCAL DEVELOPMENT PLAN - HAMLET 2**  
**Fraser's Landing, Wanjeep Street, Coodanup**  
City of Mandurah

REF NO. **FRA MAN**      DRAW NO. **RD1 402**      REV. **H**