



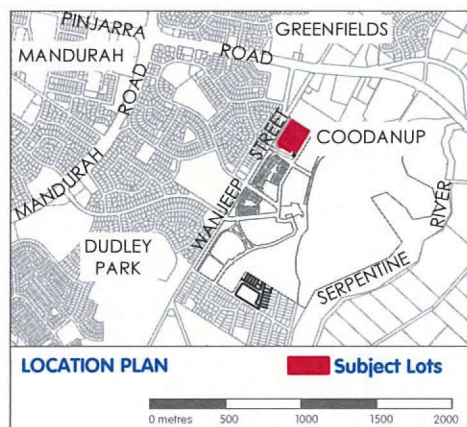
**PROVISIONS**

- 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.
- For lots with primary frontage to communal open space, at least one habitable room shall be located to provide surveillance of communal open space from the primary frontage.
- Vehicular access for lots 1-19 and 29-74 inclusive to be from hamlet mews.
- Vehicular access for lots 20-28 inclusive to be from public lane.
- All other development to be consistent with provisions / performance criteria 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 plan(s)
- Variation to LDP requires on R-Code variation application or development application as applicable

**LEGEND**

- ◻ HAMLET 4 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
- TREES IDENTIFIED FOR RETENTION
- PUBLIC OPEN SPACE
- COMMUNIAL OPEN SPACE
- HAMLET MEWS
- PUBLIC STREET

**CITY OF MANDURAH**  
 DATE 11/07/14  
**APPROVED**



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

.....  
 Manager, Planning Implementation      Date  
 City of Mandurah



**CADASTRAL INFORMATION**  
 SOURCE MAPS  
 YYMMDD  
 DWG REF: 94036pr-050j  
 PROJECTION: PCG94

SIZE A3  
 1:1000  
 0 metres 10 20 30 40 50

REV	DESCRIPTION	YYMMDD	DRAWN	APPR'D
G	VARIOUS MODS	140701	RF	RDu
F	TEXT ADDITIONS	140613	RF	RDu
E	VARIOUS MODS	140604	RF	RDu
D	TREE MODS	140527	RF	RDu
C	TREE MODS	140318	RF	RDu
B	REVISED DESIGN	140317	RF	RDu
A	BASE PLAN	140306	RF	RDu

**LOCAL DEVELOPMENT PLAN - HAMLET 4**  
**Frasers Landing, Wanjeep Street, Coodanup**  
 City of Mandurah

REF NO. **FRA MAN**      DRAW NO. **RD1 404**      REV. **G**

DISCLAIMER: ISSUED FOR DESIGN INTENT ONLY. ALL AREAS AND DIMENSIONS ARE SUBJECT TO DETAIL DESIGN AND SURVEY