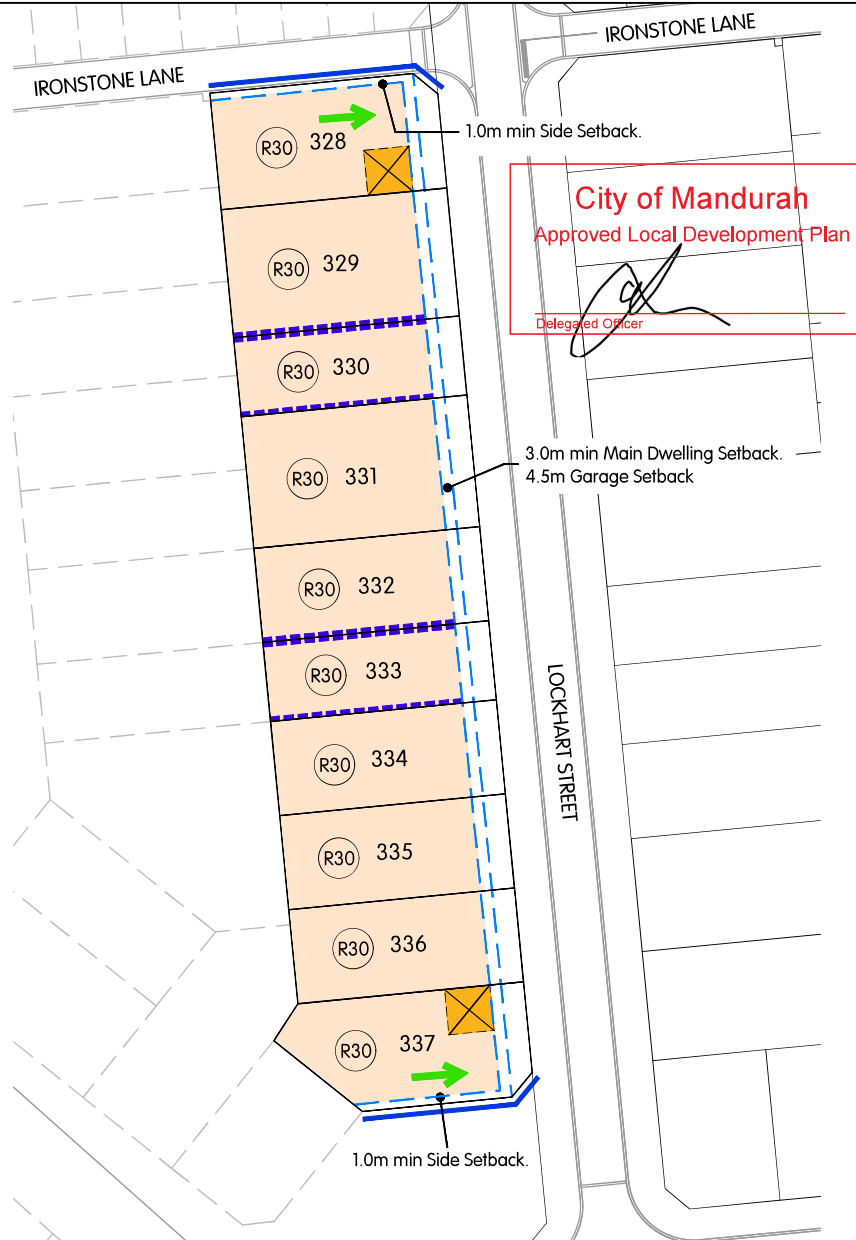
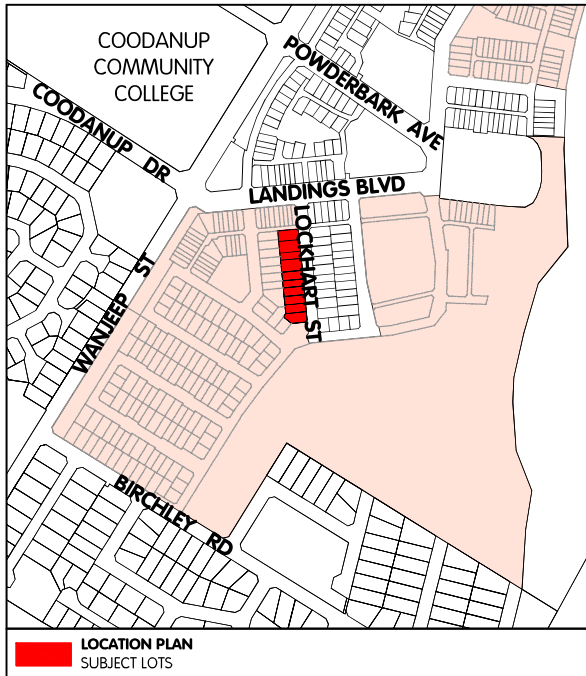




### LEGEND

- LOT BOUNDARY
- REQUIRED GARAGE LOCATIONS
- PERMITTED NIL SETBACK
- DWELLING ORIENTATION
- DWELLING SETBACKS
- NO VEHICLE ACCESS
- PRIMARY BUILDING ENVELOPE
- RESIDENTIAL DENSITY CODING



### Scheme and Residential Design Code Variations

1. The requirements of the Residential Design Codes are varied as follows.
2. All other requirements of the Residential Design Codes and applicable management plans shall be complied with.
3. Consultation with adjoining or other landowners to achieve a variation to the R Codes, in accordance with the Local Development Plan (LDP), is not required.
4. R-code Variation Approval or Planning Approval is required only where variations to the provisions of this LDP are sought.
5. Owners are to confirm location of service points prior to lodging building plans with council.

### Visual Amenity and Streetscape Requirements

6. Minimum setbacks are as depicted on the plan.
7. Averaging of setbacks not permitted.
8. For boundaries with a permitted nil setback, the minimum ground floor setback shall be nil to the maximum extent determined by front and rear setbacks height (max 3.5m).
9. A verandah or portico (subject to the Building Code of Australia) may project not more than 1.5m into the front dwelling setback.
10. For lots of between 10.5m and 12m frontage, double garages are permitted to be provided where:
  - They are at least 1.5m behind the main building line, and;
  - A verandah or porch of at least 1.0m depth with a major opening to a habitable room is provided.
11. Lot 377 must address both primary and secondary streets. The secondary street must include a 3.0m return includes detail matching the primary street elevation (i.e. colours, materials, windows, eaves) and major opening from a habitable room. Fencing must be permeable above 1.2m not to obstruct the 3.0m secondary street return.

### Open Space Requirements

12. Minimum total open space for Lots coded R30 and above 35% of site area.
13. Provision of at least one outdoor living area (e.g. patio, deck, balcony) that is fully insect screened.



#### CADASTRAL INFORMATION

SOURCE: MNG  
YYMMDD: 191119  
DWG REF: 94036pr-1251  
PROJECTION: PC694

#### AERIAL PHOTOGRAPHY

SOURCE: NA  
YYMMDD: NA



SIZE A4 **1:1000**



REV	DESCRIPTION
C	INCL LOTS 328, 329 & 330
B	UPDATE TEXT
A	BASE DRAWING - REF RD1303 & RD1407
REV	DESCRIPTION

200602	SB	RDU
200528	II	RDU
200525	II	RDU
YYMMDD	DRAWN	APPR'D

LOCAL DEVELOPMENT PLAN  
**Frasers Landing: Forest Walk - Stage 3A**  
City of Mandurah

REF NO.	DRAW NO.	REV.
<b>FRA MAN</b>	<b>RD1 500</b>	<b>C</b>