

Scheme and Residential Design Code Variations

The requirements of the Residential Design Codes are varied as follows;

1. The LDP provisions represent new deemed-to-comply provisions of the Residential Design Codes.
2. All other requirements of the Residential Design Codes and applicable management plans shall be complied with.
3. Planning approval is not required where a dwelling is compliant with the LDP and R-Codes.
4. Owners are to confirm location of service points prior to lodging building plans with council.

Visual Amenity and Streetscape Requirements

5. Minimum setbacks are as depicted on the plan.
6. Averaging of setbacks do not apply.
7. 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). All other lots may have boundary walls subject to the provisions of the R-Codes.
8. A verandah or portico (subject to the Building Code of Australia) may project not more than 1.5m into the front dwelling setback.
9. For lots of between 10.5m and 12.0m 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.

Open Space Requirements

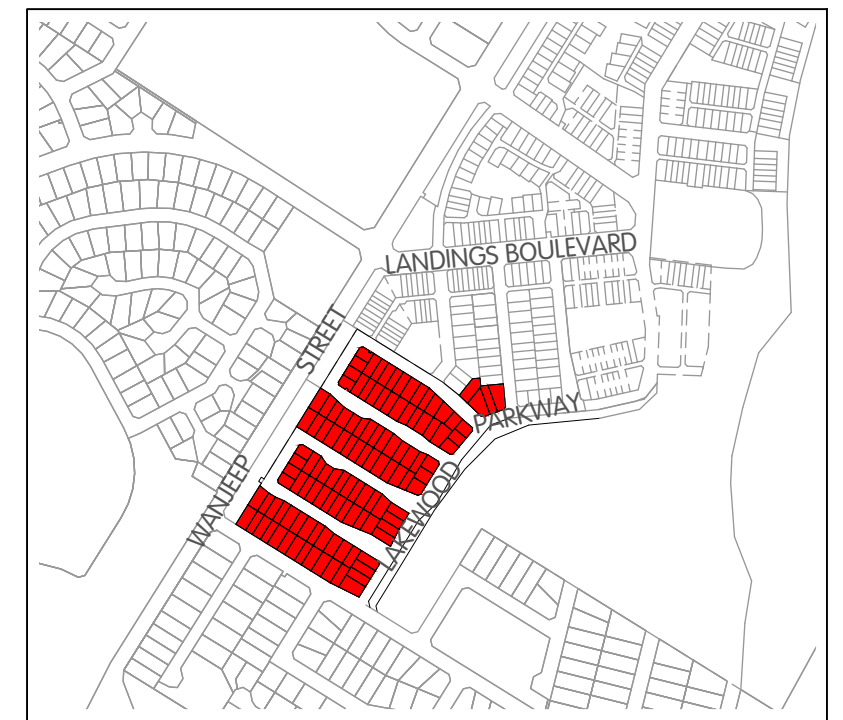
10. Minimum total open space is as follows:
 - For lots coded R25: 40% of site area.
 - For lots coded R30 & R40: 35% of site area.
 - For lots coded R50 & R60: 30% of site area.
11. Provision of at least one outdoor living area (e.g. patio, deck, balcony) that is fully insect screened.
12. Fencing installed by the developer that fronts Public Open Space 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.

LEGEND

- LDP APPLICATION BOUNDARY
- SUBJECT LOT BOUNDARY
- RETAINED TREES
- R-CODE DENSITY
- NO VEHICULAR ACCESS
- PRIMARY STREET FRONTAGE
- DESIGNATED GARAGE LOCATIONS
- INDICATIVE CROSSOVER ALIGNMENT
- BOUNDARY WALLS PERMITTED

SETBACKS

- MIN SIDE SETBACKS
- MIN FRONT SETBACKS (3.0m MAIN DWELLING & 4.5m GARAGE)
- MIN FRONT SETBACKS (VARIED)



LOCATION PLAN

SUBJECT LOTS



CITY OF MANDURAH
Local Development Plan Ref: 107 (Amended)
Approved: 17 January 2024

CADASTRAL INFORMATION
SOURCE: TABEC
YYMMDD: 201021
DWG REF: x2169-base-east_201021.dwg
PROJECTION: PCG94

AERIAL PHOTOGRAPHY
SOURCE: NA
YYMMDD: NA



REV	DESCRIPTION	YYMMDD	DRAWN	APPR'D
J	SWANSON LP MOD	230929	TD	RDU
I	PER CoM 20.09.2022 - GARAGE LOC	220920	SB	RDU
H	GARAGE LOC'N LOT 263. RE-ISSUE TO CITY	220727	TD	RDU
G	ISSUED FOR APPROVAL	220718	TD	RDU

LOCAL DEVELOPMENT PLAN
Forest Walk Precinct - Frasers Landing, Coodanup
City of Mandurah

JOB CODE DRAW NO. REV.
FRA MAN RD1 502 J