

Enquiries: Tom Foulds  
Our Ref: LDP-124

15 December 2023

Hatch RobertsDay  
PO Box 6369  
EAST PERTH WA 6000

Dear Sir/Madam

**Proposed Local Development Plan  
Rivers Edge (Stage 3) – Lot 9010 Wanjeep Street COODANUP**

I write with reference to your submission for the approval of a Local Development Plan (LDP) for the abovementioned property.

In accordance with the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the City of Mandurah has determined to approve the Local Development Plan.

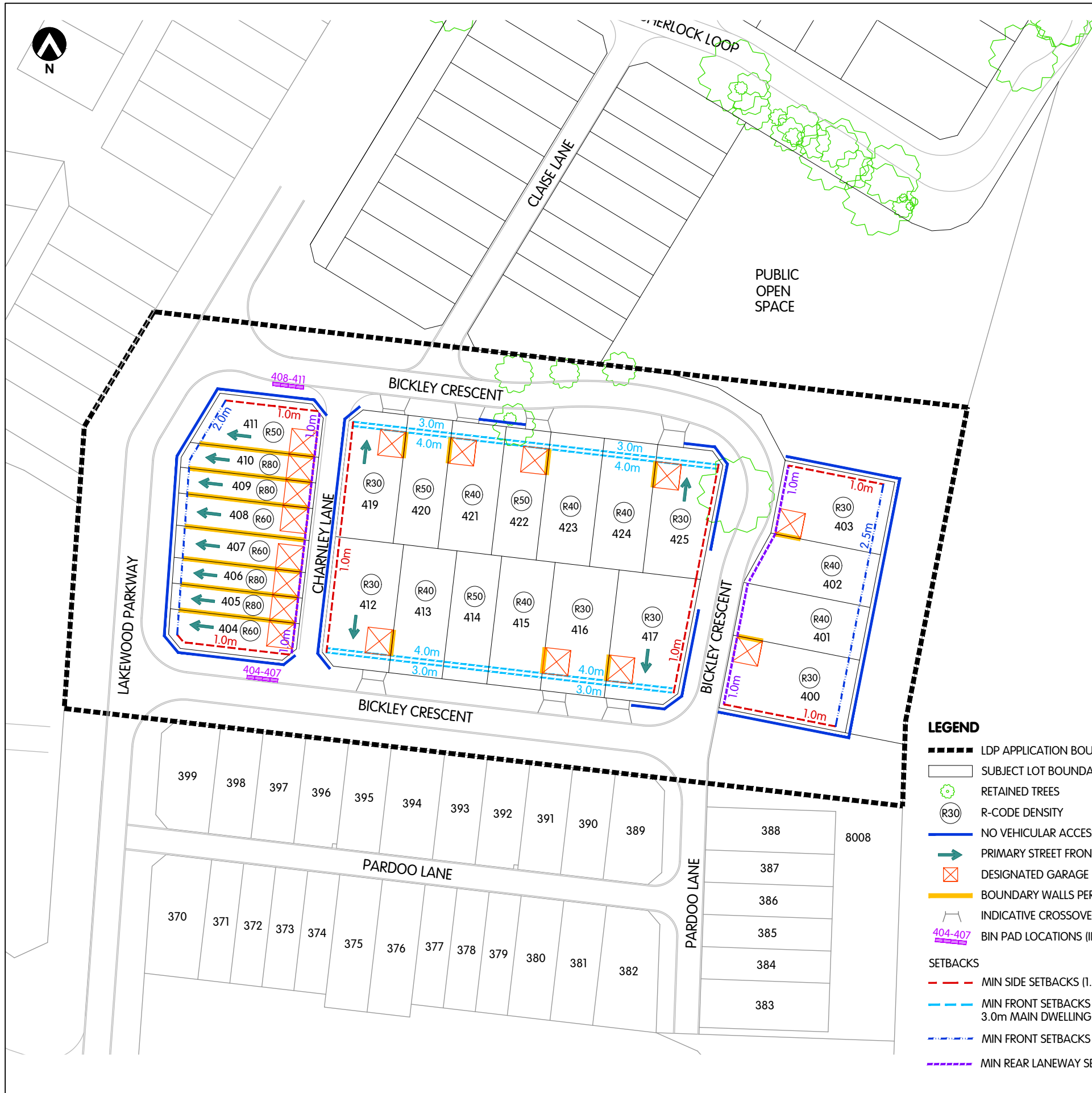
An endorsed copy is attached for your records and the Local Development Plan will be made available on the City's website via Online Mapping.

Should you have any queries regarding this matter please contact Tom Foulds on (08) 9550 3242 or via email [tom.foulds@mandurah.wa.gov.au](mailto:tom.foulds@mandurah.wa.gov.au).

Yours sincerely



Aaron Lucas  
**Coordinator  
Statutory Planning and Lands**



**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.
6. Lot numbers shall be shown and maintained on bin pads that are not located on that Lot.

**Visual Amenity and Streetscape Requirements**

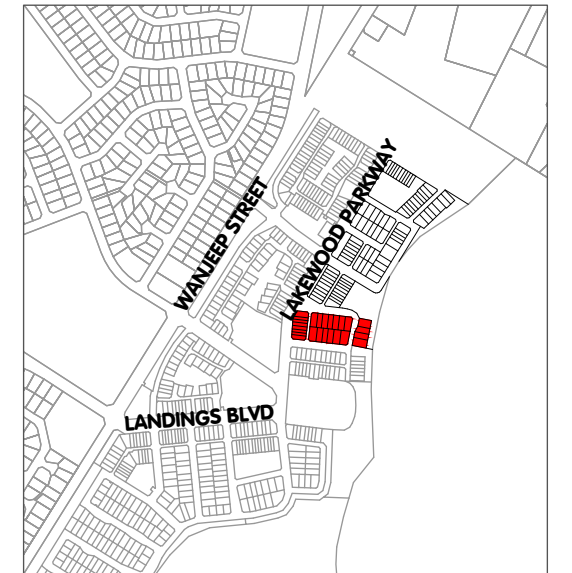
7. Minimum setbacks are as depicted on the plan
8. Averaging of setbacks not permitted.
9. Side boundary setbacks:
  - For boundaries with a permitted nil setback, minimum ground setbacks are nil for the maximum extent as determined by front and rear setbacks.
  - For all other lots, the provisions of the R-Codes apply.
10. A verandah or portico (subject to the Building Code of Australia) may project not more than 1.5m into the front dwelling setback.
11. Dwellings on lots directly abutting Public Open Space (400-403 & 404-411) shall have at least one major opening to a habitable room overlooking the Public Open Space.
12. Lots 400-403 may take their primary access from Bickley Crescent where Primary Frontage is not specified, subject to compliance with Provision 11.

**Open Space Requirements**

13. Lots 400-403 may locate their outdoor living area to overlook the Public Open Space within the front setback area.
14. Minimum total open space is as follows:
  - For lots coded R30 & R40: 35% of site area.
  - For lots coded R50 & R60: 30% of site area.
  - For lots coded R80: 25% of site area.
14. Provision of at least one outdoor living area (e.g. patio, deck, balcony) that is fully insect screened.
15. Fencing installed by the developer that fronts Public Open Space and Lakewood Parkway 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
  - (R30) R-CODE DENSITY
  - NO VEHICULAR ACCESS
  - PRIMARY STREET FRONTAGE
  - ⊗ DESIGNATED GARAGE LOCATIONS
  - BOUNDARY WALLS PERMITTED
  - INDICATIVE CROSSOVER ALIGNMENT
  - 404-407 BIN PAD LOCATIONS (INDICATIVE LOCATIONS)
- SETBACKS**
- - - MIN SIDE SETBACKS (1.0m)
  - - - MIN FRONT SETBACKS (STANDARD LOTS)  
3.0m MAIN DWELLING & 4.0m GARAGE
  - - - MIN FRONT SETBACKS (REAR LOADED LOTS)
  - - - MIN REAR LANEWAY SETBACKS (1.0m)



**LOCATION PLAN** ■ SUBJECT LOTS

**CITY OF MANDURAH**  
Local Development Plan Ref: 124  
Approved: 15 December 2023

**CADASTRAL INFORMATION**  
SOURCE: MNG  
YYMMDD: 220826  
DWG REF: 94036lots-9999ak-PCG94.dwg  
PROJECTION: PCG94



**AERIAL PHOTOGRAPHY**  
SOURCE: NA  
YYMMDD: NA



**LOCAL DEVELOPMENT PLAN RIVERS EDGE (STAGE 3)**

I	ACCESS MODS	230918	TD	RDU		
H	ACCESS MODS	230914	TD	KB		
G	DW. ORIENT/L'WY S'BACK/PROVS	230726	TD	KB		
F	GARAGE SETBACKS TO 1.0m	230622	SB	KB		
REV	DESCRIPTION	YYMMDD	DRAWN	APPR'D	JOB CODE	DRAW NO. REV.
					<b>FRA MAN</b>	<b>RD1 105 1</b>

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