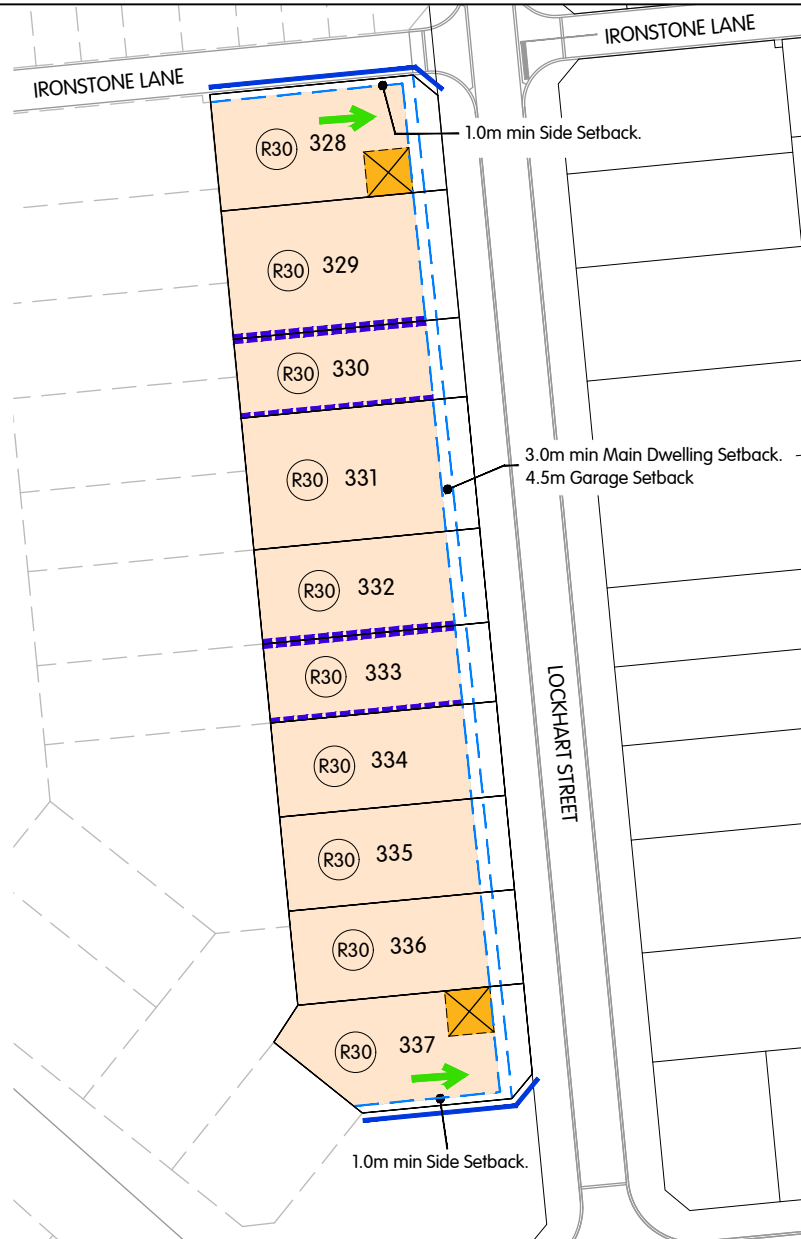
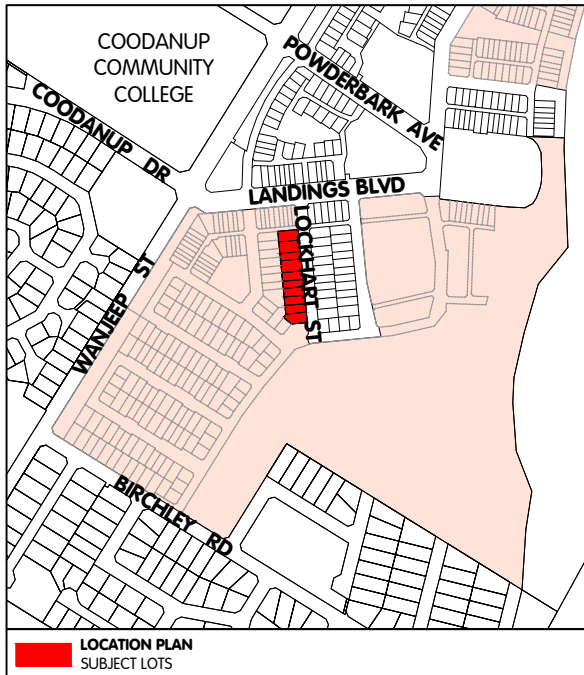




LEGEND

- LOT BOUNDARY
- REQUIRED GARAGE LOCATIONS
- PERMITTED NIL SETBACK
- DWELLING ORIENTATION
- DWELLING SETBACKS
- NO VEHICLE ACCESS
- PRIMARY BUILDING ENVELOPE
- RESIDENTIAL DENSITY CODING (R30)



Scheme and Residential Design Code Variations

- The requirements of the Residential Design Codes are varied as follows.
- All other requirements of the Residential Design Codes and applicable management plans shall be complied with.
- 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.
- R-code Variation Approval or Planning Approval is required only where variations to the provisions of this LDP are sought.
- Owners are to confirm location of service points prior to lodging building plans with council.

Visual Amenity and Streetscape Requirements

- Minimum setbacks are as depicted on the plan.
- Averaging of setbacks not permitted.
- 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).
- A verandah or portico (subject to the Building Code of Australia) may project not more than 1.5m into the front dwelling setback.
- 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.
- 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

- Minimum total open space for Lots coded R30 and above 35% of site area.
- 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-125I
PROJECTION: PCG94

AERIAL PHOTOGRAPHY
SOURCE: NA
YYMMDD: NA



SIZE A4 1:1000
0 metres 10 20 30 40 50

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
Fraser's Landing: Forest Walk - Stage 3A
City of Mandurah

REF NO. DRAW NO. REV.
FRA MAN RD1 500 C