



LEGEND

- LDP APPLICATION BOUNDARY
- SUBJECT LOT BOUNDARY
- RETAINED TREES
- R-CODE DENSITY
- NO VEHICULAR ACCESS
- PRIMARY STREET FRONTAGE
- DESIGNATED GARAGE LOCATIONS
- BOUNDARY WALLS PERMITTED
- LOT NUMBER
- BIN PADS

SETBACKS

- MIN REAR LANEWAY SETBACKS (1.0m)
- MIN SIDE SETBACKS (1.0m)
- MIN FRONT SETBACKS (3.0m MAIN DWELLING & 4.5m GARAGE)
- MIN FRONT SETBACKS - LANEWAY LOTS (2.5m)

LOCATION PLAN

SUBJECT LOTS

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

Open Space Requirements

- Minimum total open space is as follows:
 - For lots coded R30 to R40: 35% of site area
 - For lots coded R60: 30% of site area
 - For lots coded R80: 20% of site area
- Provision of at least one outdoor living area (e.g. patio, deck, balcony) that is fully insect screened.
- 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.

City of Mandurah
Approved Local Development Plan

Delegated Officer

21 / 12 / 21



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

AERIAL PHOTOGRAPHY
SOURCE: NA
YYMMDD: NA

HATCH | RobertsDay

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

D REVIS LDP STYLE
B UPDATE LDP
A LDP BASE RD1407D
REV DESCRIPTION

201027 SB AB
201014 II DRAFT
200811 II DRAFT
200729 II DRAFT
YYMMDD DRAWN APPR'D

LOCAL DEVELOPMENT PLAN
Stage 3 - Frasers Landing, Coodanup
City of Mandurah

JOB CODE DRAW NO. REV.
FRA MAN RD1 501 D