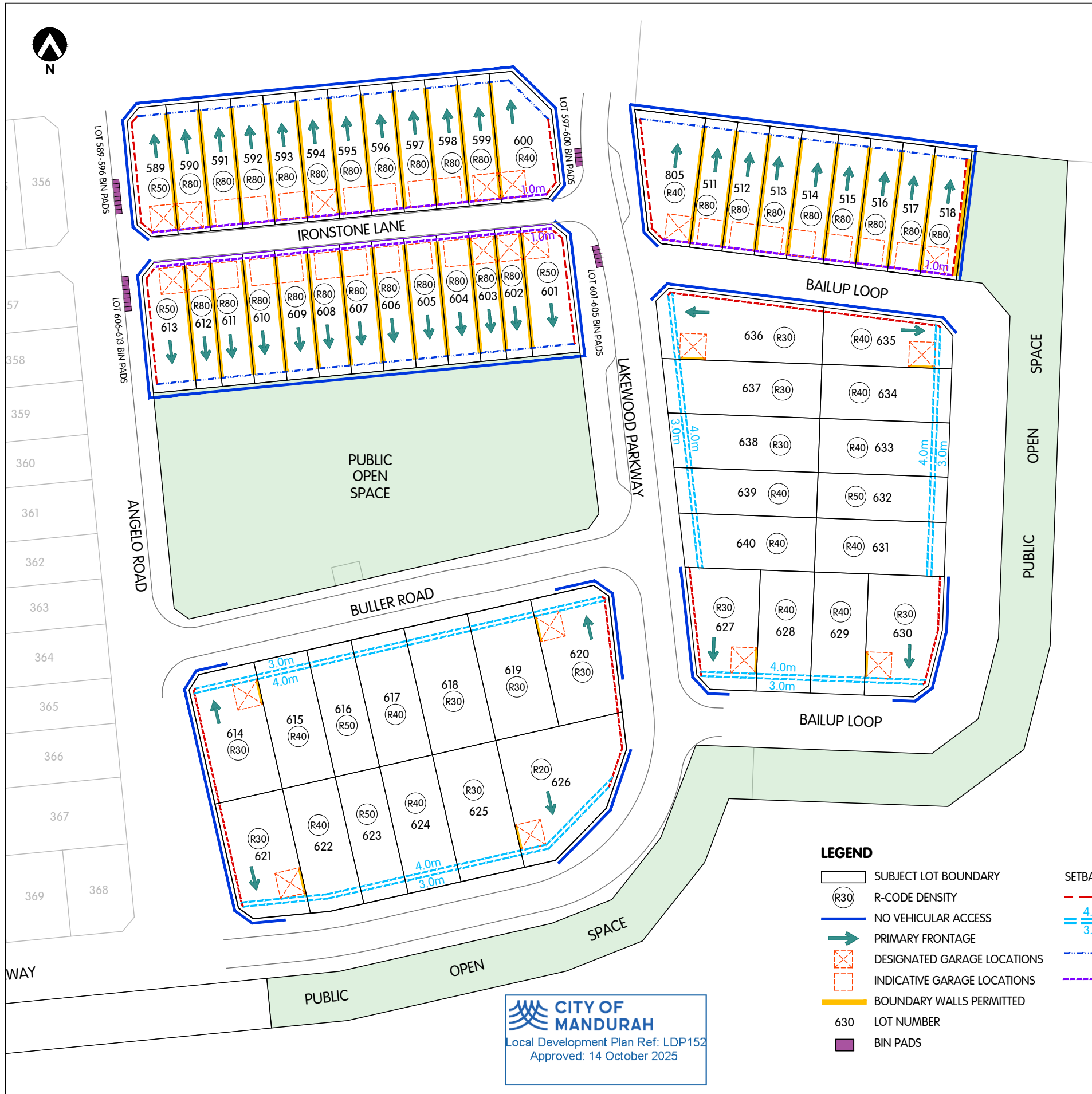
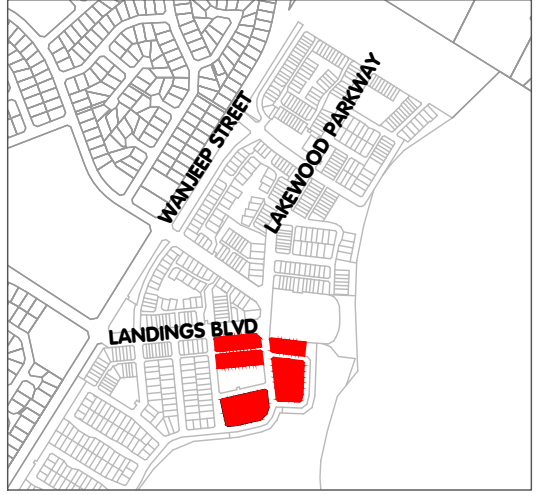




- Scheme and Residential Design Code Variations**
- The requirements of the Residential Design Codes are varied as follows.
 - All other requirements of the Residential Design Codes and applicable management plans shall be complied with.
 - Consultation with adjoining or other landowners to achieve a 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.
 - Lot numbers shall be shown and maintained on bin pads that are not located on that Lot.
- Visual Amenity and Streetscape Requirements**
- Minimum setbacks are as depicted on the plan.
 - Averaging of setbacks not permitted.
 - Side boundary setbacks:
 - For boundaries with a permitted nil setback, minimum ground and first floor 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.
 - 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 12.0m frontage, double garages are required to be provided where:
 - They are at least 1.0m behind the main building line, and;
 - A verandah or porch of at least 1.0m depth is provided, and;
 - At least one major opening to a habitable room is provided to the primary dwelling frontage.
 - Dwellings on Lots 589-600 shall have at least one major opening to a habitable room overlooking Landings Boulevard
- Open Space Requirements**
- Rear loaded lots (511-518, 589-613 & 805) may include outdoor living area comprising of open space contained within the lot (such as courtyard space) and also open space that overlooks the Public Open Space/Landings Boulevard within the front setback area. Additionally, tree planting areas are not required for these lots.
 - 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.
 - Provision of at least one outdoor living area (e.g. patio, deck, balcony) that is fully insect screened. For lot lots directly fronting POS, at least one outdoor living area (e.g. patio, deck, balcony) that is fully insect screened is to be provided, subject to passive surveillance being provided to the POS. At least one outdoor living area must be compliant with the R Codes.
 - Fencing installed by the developer that fronts Public Open Space and Landings Boulevard 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.
 - Dwellings on lots directly abutting Public Open Space (601-613 & 511-518 & lot 805) shall have at least one major opening to a habitable room overlooking the Public Open Space and or Lake reserve. This shall not preclude primary access being taken from the rear laneway where Primary Frontage is not specified.



LOCATION PLAN

CITY OF MANDURAH
Local Development Plan Ref: LDP152
Approved: 14 October 2025

LEGEND

- SUBJECT LOT BOUNDARY
- R-CODE DENSITY
- NO VEHICULAR ACCESS
- PRIMARY FRONTAGE
- DESIGNATED GARAGE LOCATIONS
- INDICATIVE GARAGE LOCATIONS
- BOUNDARY WALLS PERMITTED
- LOT NUMBER
- BIN PADS

SETBACKS

- MIN SIDE SETBACKS (1.0m)
- MIN FRONT SETBACKS (3.0m MAIN DWELLING & 4.0m GARAGE)
- MIN FRONT SETBACKS LANEWAY LOTS (2.0m)
- MIN REAR LANEWAY SETBACKS

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

HATCH

SIZE A3 1:1000



O	PROVISION AMENDMENT	251001	RS	RDu
N	GARAGE + SETBACK MOD TO LOT 518	250411	SB	RDu
M	PER COMMENTS	250409	YS	RDu
L	DENSITY AMENDMENTS	241202	FGH	RDu
K	DENSITY AMENDMENTS	241129	RS	RDu
J	UPDATE GARAGE LOCATION	240821	FGH	RDu
REV	DESCRIPTION	YYMMDD	DRAWN	APPR'D

LOCAL DEVELOPMENT PLAN (FOREST WALK STAGE 9 & 10)
Fraser's Landing, Coodanup
City of Mandurah

JOB CODE
FRA MAN

DRAW NO.
RD1 107

REV.
O