



LOCATION PLAN SCALE 1:7500  
 ■ SUBJECT LOTS

**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.

**Visual Amenity and Streetscape Requirements**

6. Minimum setbacks are as depicted on the plan.
7. Averaging of setbacks not permitted.
8. For boundaries with a permitted nil setback, the minimum ground and first floor setbacks shall be nil to the maximum extent determined by front and rear setbacks.
9. A verandah or portico (subject to the Building Code of Australia) may project not more than 1.5m into the front dwelling setback.
10. 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**

11. Minimum total open space is as follows:
  - For Lots coded R20-25: 40% of site area.
  - For Lots coded R30 and above: 35% of site area.
12. Provision of at least one outdoor living area (e.g. patio, deck, balcony) that is fully insect screened.
13. 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**

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

**City of Mandurah**  
 Approved Local Development Plan

*[Signature]*  
 Delegated Officer

CADASTRAL INFORMATION  
 SOURCE: MAPS  
 YYMMDD:  
 DWG REF:  
 PROJECTION: PCG94

**HATCH | RobertsDay**

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

REV	DESCRIPTION	YYMMDD	DRAWN	APPR'D
E	PROVISION 8 REVISED	220317	SB	RDu
D	BIN PADS	160404	RF	AB
C	LDP MODS	160202	RF	KV
B	PLAN UPDATES	151209	RF	RDu
A	BASE PLAN	151029	RF	RDu

LOCAL DEVELOPMENT PLAN - STAGE 1  
**Frasers Landing - Wanjeep Street, Coodanup**  
 City of Mandurah

REF NO. **FRA MAN** DRAW NO. **RD1 405** REV. **E**

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