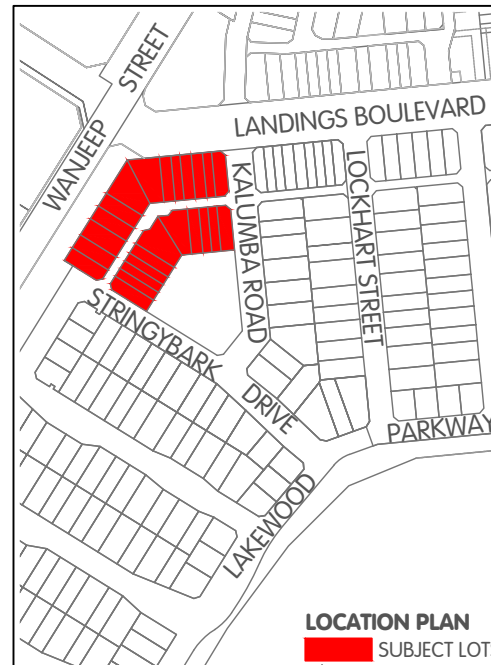


LEGEND

- SUBJECT LOT BOUNDARY
- R30 R-CODE DENSITY
- NO VEHICULAR ACCESS
- PRIMARY STREET FRONTAGE
- DESIGNATED GARAGE LOCATIONS
- BOUNDARY WALLS PERMITTED
- 525 LOT NUMBER

SETBACKS

- MIN REAR LANEWAY SETBACKS (1.5m)
- MIN SIDE SETBACKS (1.0m)
- MIN FRONT SETBACKS - LANEWAY LOTS (2.5m)



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 and first floor setbacks shall be nil to the maximum extent determined by front and rear setbacks.
- A verandah or portico (subject to the Building Code of Australia) may project not more than 1.5m into the front dwelling setback.

Open Space Requirements

- Minimum total open space is as follows:
 - For lots coded R30 to R40: 35% of site area.
 - For lots coded R50 to 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.



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

AERIAL PHOTOGRAPHY
 SOURCE: NA
 YYMMDD: NA

HATCH | RobertsDay



B UPDATE PROVISION 8
 A STAGE 4
 REV DESCRIPTION

220214
 211207
 YYMMDD
 SJ
 SB
 DRAWN
 RDu
 RDa
 APPR'D

LOCAL DEVELOPMENT PLAN

Stage 4B Forrest Walk Precinct - Frasers Landing, Coodanup

City of Mandurah

JOB CODE
FRA MAN
 DRAW NO.
RD1 504
 REV.
B