



**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.
6. Lot numbers shall be shown and maintained on bin pads that are not located on that Lot.

**Visual Amenity and Streetscape Requirements**

7. Minimum setbacks are as depicted on the plan
8. Averaging of setbacks not permitted.
9. 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.
10. A verandah or portico (subject to the Building Code of Australia) may project not more than 1.5m into the front dwelling setback.
11. For lots of between 10.5m and 12.0m frontage, double garages are required to be provided in accordance with the following criteria:
  - 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.
12. Dwellings on Lots 435-444 & 446-454 shall have at least one major opening to a habitable room overlooking the Public Open Space / Lakewood Parkway. This shall not preclude primary access being taken from Claise Lane.

**Open Space Requirements**

13. Lots 435-444 & 446-454 may locate their outdoor living area to overlook the Public Open Space / Lakewood Parkway within the front setback area.
14. 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.
15. Provision of at least one outdoor living area (e.g. patio, deck, balcony) that is fully insect screened.
16. Fencing installed by the developer that fronts Public Open Space and Lakewood Parkway 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**

- LDP APPLICATION BOUNDARY
  - ▭ SUBJECT LOT BOUNDARY
  - 🌳 RETAINED TREES
  - (R30) R-CODE DENSITY
  - ➔ NO VEHICULAR ACCESS
  - ➔ PRIMARY FRONTAGE
  - 📏 DESIGNATED GARAGE LOCATIONS
  - ▬ BOUNDARY WALLS PERMITTED
  - ➔ INDICATIVE CROSSOVER ALIGNMENT
  - 🗑️ BIN PADS (INDICATIVE LOCATIONS)
- SETBACKS**
- - - MIN SIDE SETBACKS (1.0m)
  - - - MIN FRONT SETBACKS (3.0m MAIN DWELLING & 4.0m GARAGE)
  - - - MIN FRONT SETBACKS (2.0m)
  - - - MIN REAR LANEWAY SETBACKS (1.5m)



**LOCATION PLAN** ■■■■ SUBJECT LOTS

**CADASTRAL INFORMATION**  
 SOURCE: MNG  
 YYYYMMDD: 220216  
 DWG REF: 94036lots-9999as-PCG94.dwg  
 PROJECTION: PCG94

**AERIAL PHOTOGRAPHY**  
 SOURCE: NA  
 YYYYMMDD: NA



**LOCAL DEVELOPMENT PLAN (RIVERS EDGE STAGE 4)**

**Fraser's Landing, Coodanup**  
City of Mandurah

F	VEH. ACC. MOD TO LOT 458	240306	SB	KB		
E	REMOVE ONE LOT (LOT 455)	240305	SB	KB		
D	UPDATE TO MATCH DP MOD	240305	SB	KB		
C	BUILD ORIENT. PROVISIONS	230714	TD	RDu	JOB CODE	DRAW NO.
REV	DESCRIPTION	YYYYMMDD	DRAWN	APPRD	<b>FRA MAN</b>	<b>RD1 106</b>

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