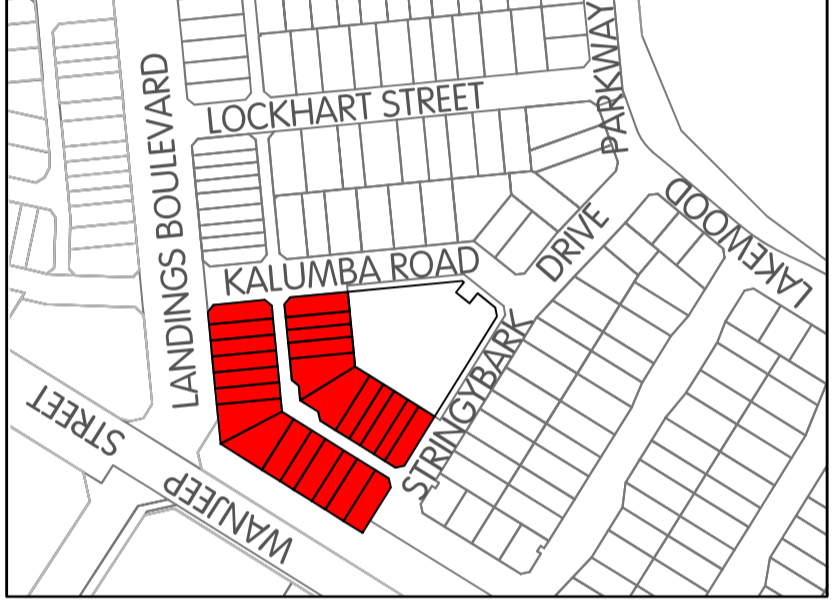


LEGEND

- SUBJECT LOT BOUNDARY
 - R-CODE DENSITY
 - NO VEHICULAR ACCESS
 - PRIMARY STREET FRONTAGE
 - DESIGNATED GARAGE LOCATIONS
 - INDICATIVE GARAGE LOCATIONS
 - BOUNDARY WALLS PERMITTED
 - LOT NUMBER
-
- SETBACKS**
 - MIN REAR LANEWAY SETBACKS (1.5m)
 - MIN SIDE SETBACKS (1.0m)
 - MIN FRONT SETBACKS - LANEWAY LOTS (2.0m)



LOCATION PLAN
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.

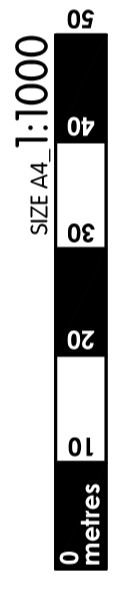
Open Space Requirements

10. 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.
11. Provision of at least one outdoor living area (e.g. patio, deck, balcony) that is fully insect screened.
12. 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



LOCAL DEVELOPMENT PLAN

Stage 4B Forest Walk Precinct - Frasers Landing, Coodanup

J	INDICATIVE GARAGE LOC.	240514	FGH	RDU	City of Mandurah
I	GARAGE LOCATIONS	240403	TD	RDU	
H	DESIGN MOD RDI 304A.3	230726	TD	RDU	
G	DRAFT		TG	RDU	JOB CODE
F	LANDSCAPED AREA	230125	TG	RDU	FRA MAN
REV	DESCRIPTION	YYMMDD	DRAWN	APPRD	DRAW NO. RD1 504
					REV. J