LOCAL DEVELOPMENT PLAN PROVISIONS

Residential Design Code Variations

1. The provisions of Local Planning Scheme No. 12 (LPS 12) and State Planning Policy 7.3 Volume 1 - Residential Design Codes (R-Codes) are varied as detailed within this Local Development Plan (LDP).
2. The requirements of LPS 12 and the R-Codes must be satisfied as provided in this LDP, except where provided in accordance with the City's Local Planning Policy 1 - Residential Design Codes Policy.
3. The requirement to consult with the adjoining or other owners to achieve a variation to the Residential Design Codes, is not required where the development complies with the LDP.

Site Access and Garages

4. Garages on corner lots are to be located generally in accordance with the "preferred garage location" as depicted on the LDP or facing the secondary street.

Open Space

5. A five percent (5%) variation to the minimum open space requirements (in addition to that included in the open space definition of the Residential Design Codes) shall be permitted for all lots within the LDP area.

Bushfire

6. Buildings on lots with a BAL rating of 12.5 or higher as depicted on the LDP are to be constructed in accordance with AS3959, dependent on the Bushfire Attack Level (BAL) standard identified for each lot.
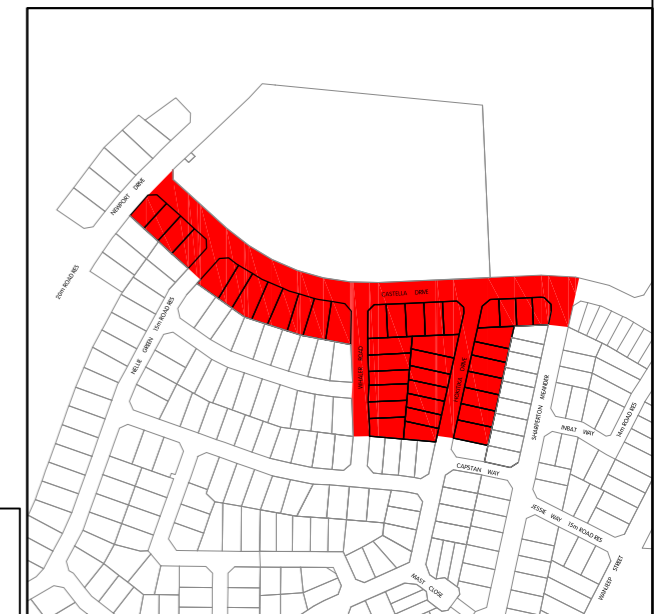
LOCATION PLAN   ▇ SUBJECT LOTS

This LDP has been approved under delegated authority by the City pursuant to Clause 52(1)(a) of the deemed provisions

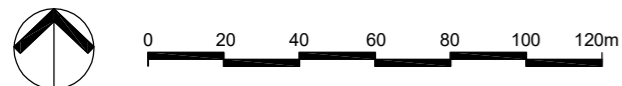Manager Statutory Planning City of Mandurah

21-10-22
Date

0   20   40   60   80   100   120m

NOTE:
Base Data supplied by Landgate
Areas and dimensions shown are subject to final survey calculations.

Revision	Date	Item
3	13.10.2022	Update provisions
2	19.08.2022	Modify Lot 1
1	16.08.2022	Modify provisions

LEGEND

- ▢ LDP BOUNDARY
- R25 RESIDENTIAL DENSITY CODE
- ▢ PREFERRED GARAGE LOCATION
- ✳ LOTS WITH A BAL RATING OF 12.5 OR GREATER

TUCKEY COVE — it's a shore thing   URBAN QUARTER

	:	CLIENT
A3 @ 1:2000	:	SCALE
9th AUGUST 2022	:	DATE
	:	PLAN No.
13th OCOTBER 2022	:	REVISION
N.G.	:	PLANNER
S.B.	:	DRAWN

LOCAL DEVELOPMENT PLAN (Stage 1)
Lot 9513 Wanjeep Street, Dudley Park

studio CFM — TOWN PLANNING URBAN DESIGN

Rise Urban — AGILE PLANNING FOR THE NEW NORMAL