

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 are to be located generally in accordance with the 'mandatory garage location' as depicted on the LDP.
5. Crossovers to Wanjeep Street are to be located to avoid impacting existing street trees wherever possible.
6. Vehicular access from Wanjeep Street to lots 95-104 and from battleaxe legs to lots 134 and 136 is not permitted as depicted on this LDP.

Streetscape

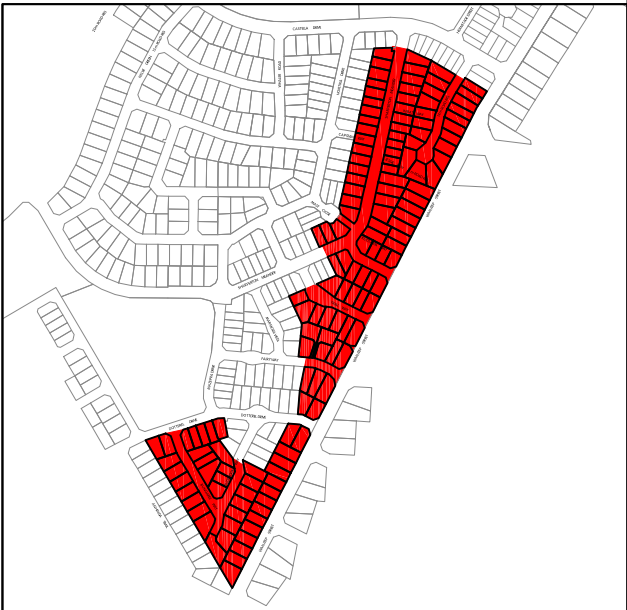
7. A 4m primary street setback applies to lots 71-75, 93, 103, 157, 164 and 168. Averaging of this setback is permitted in accordance with the R-Codes.

Open Space

8. A five percent (5%) variation to the minimum open space requirement (in addition to that included in the open space definition of the Residential Design Codes) shall be permitted for Lots 71 - 75.

Uniform Fencing

9. Uniform fencing will be provided by the developer as identified on this LDP and may only be modified by landowners with written approval from the City of Mandurah.



LOCATION PLAN

SUBJECT LOTS

DISCLAIMER

Information shown hereon is generated from data obtained from various sources.

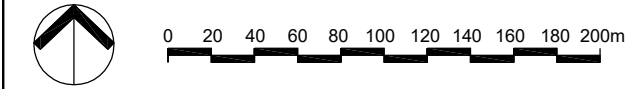
The City of Mandurah cannot guarantee the currency, accuracy or completeness of any data and will not accept any responsibility for any error or losses incurred as a result of the use of this information.

Users are advised to verify the currency, accuracy and completeness of the data with the source organisations or the relevant data custodian before making and decision.

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

Date



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

Revision	Date	Item

LEGEND

--- LDP BOUNDARY

R25 RESIDENTIAL DENSITY CODE

□ MANDATORY GARAGE LOCATION

— VEHICULAR ACCESS NOT PERMITTED

— UNIFORM FENCING

→ PRIMARY STREET ORIENTATION

Existing Tree Trunk Sizes

⊗ 0.1 - 0.3m diameter

⊗ 0.3 - 0.5m diameter

⊗ 0.5 - 1.0m diameter



	CLIENT
A3 @ 1:3500	SCALE
8th MAY 2023	DATE
	PLAN No.
8th AUGUST 2023	REVISION
N.G.	PLANNER
S.B.	DRAWN



LOCAL DEVELOPMENT PLAN (Stages 2-4)

Lot 9513 Wanjeep Street, Dudley Park