



LOCATION PLAN SUBJECT LOTS

1. General Provisions

- a. This LDP applies to Lots 1800-1816 Cobaki Brace, Lakelands.
- b. The requirements of the City of Mandurah Town Planning Scheme No. 3, the Residential Design Codes Volume 1 (R-Codes), and Local Planning Policy No.1 Residential Design Codes Policy apply, unless otherwise varied below.
- c. Variations to the provisions of this LDP and the R-Codes will require development approval.

2. Streetscape and Setback Requirements

- a. 3m minimum Primary Street Setback
- b. 4.5m minimum garage setback

3. Narrow Lots

- a. The provisions of Table 1 apply to lots with a frontage of 7.5m
- b. Table 1:

Provisions	Floor Height
Lot Boundary Setback	Boundary setbacks 1.2m for wall height 3.5m or less with major openings 1m for wall height 3.5 or less without major openings.
Boundary Walls	No maximum length to both side boundaries.
Open Space	An outdoor living area (OLA) with an area of 10% of the lot size or 20m ² , whichever is greater, directly accessible from a habitable room of the dwelling and located behind the street setback area. At least 70% of the OLA must be uncovered and includes areas under eaves which adjoin uncovered areas. The OLA has a minimum 3m length or width dimension.
Privacy	No privacy provisions apply.

4. Building Height

- a. All lots subject to this LDP have a minimum height of 1-storey, and a maximum height of 2-storeys.

5. Quiet House Design

- a. Lots subject to this LDP are subject to Quiet House Design Packages identified in Transportation Noise Assessment (Lloyd George Acoustic Pty Ltd, May 2023).

Lot	Floor Height	Min. Quiet House Package
1800	Ground	B
	First Floor	C
1801	Ground	B
	First Floor	C
1802	Ground	B
	First Floor	B
1803	Ground	B
	First Floor	B
1804	Ground	A
	First Floor	B
1805	Ground	A
	First Floor	B
1806	Ground	A
	First Floor	B
1807	Ground	None Required
	First Floor	A
1808	Ground	None Required
	First Floor	A

Lot	Floor Height	Min. Quiet House Package
1809	Ground	None Required
	First Floor	None Required
1810	Ground	None Required
	First Floor	None Required
1811	Ground	None Required
	First Floor	None Required
1812	Ground	None Required
	First Floor	None Required
1813	Ground	None Required
	First Floor	None Required
1814	Ground	None Required
	First Floor	None Required
1815	Ground	None Required
	First Floor	None Required
1816	Ground	None Required
	First Floor	None Required

- LEGEND**
- LDP APPLICATION BOUNDARY
 - _____ SUBJECT LOT BOUNDARY
 - INDICATIVE LANDSCAPING
 - ⊗ DESIGNATED GARAGE LOCATIONS
 - BOUNDARY WALLS PERMITTED
- SETBACKS**
- PRIMARY STREET SETBACKS (3.0m)

CADASTRAL INFORMATION
 SOURCE: GHD
 YYMMDD: 130527
 DWG REF: 61-26514-203-A
 PROJECTION: PCG94

AERIAL PHOTOGRAPHY
 SOURCE: NA
 YYMMDD: NA



A FIRST ISSUE 240214 TG TP
 REV DESCRIPTION YYMMDD DRAWN APPR'D

LOCAL DEVELOPMENT PLAN
Lot 9124 Mandurah Road
 City of Mandurah

REF NO. DRAW NO. REV.
PEE LAK RD1 315 A

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