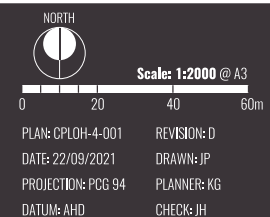




A CP Land Project



Unit 2, 464 Murray Street
Perth WA 6000
(08) 6333 1888
info@cdpaus.com.au
www.cdpaus.com.au

Copyright CDP. No part of this plan may be reproduced in any form without prior consent from CDP. All care has been taken in preparation of this plan but no responsibility is taken for any errors or omissions and is subject to change. Areas and dimensions shown on plan are subject to final survey. Carriageways depicted on plan are diagrammatic only.

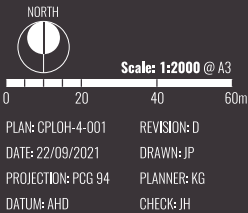
All lots encompassed by this Local Development Plan (LDP) are pursuant to Clause 5 - *Medium Density Single Houses in Structure Plan Areas* (RMD Codes) of the City of Mandurah's **Local Planning Policy LPP1 – Residential Design Codes Policy**.

All additional Estate provisions proposed by this LDP constitute Residential Design Code (R-Codes) 'Deemed to Comply' requirements, and are provided to ensure consistent built form outcomes.

All other requirements of the Town Planning Scheme and R-Codes shall be satisfied in all other matters.

Consultation with the adjoining or other landowners to achieve a variation to the R-Codes, as provided by this LDP, is not required.

Local Development Plan Provisions – Ocean Hill Private Estate			
1. Noise Management – Traffic Noise		a) 'Package A' or 'Package B' – Deemed to Satisfy Construction Standards are required, as identified on the LDP, for lots affected by Mandurah Road traffic noise. b) Building permit applications to the City of Mandurah must demonstrate compliance with the relevant 'Deemed to Satisfy Construction Standards', including the provision of mechanical ventilation. Alternative construction methodology can be used subject to City of Mandurah approval upon advice from a suitably qualified acoustic consultant.	
PROVISIONS FOR RMD – 25, RMD – 30 & RMD – R60 CODED AREAS		ADDITIONAL ESTATE BUILT FORM PROVISIONS – ALL DENSITIES	
1. Street Setback and Front Fences (R-Codes 5.1.2 & 5.2.4)	Per relevant density and development provisions under City of Mandurah's LPP 1 – RMD Codes .	a) The design of dwellings for all corner lots shall include a side return which has at least one major opening facing the direction of the Secondary Street. The side return shall be articulated so to present as an extension of the front elevation and shall not be obstructed by visually impermeable fencing. <ul style="list-style-type: none">NB. This provision does not apply to lots with a Secondary Street boundary to a Laneway. b) Any Estate provided fencing/retaining on private lots shall not be modified without written approval from the City of Mandurah and shall be maintained as visually permeable by landowners where applicable. c) For Terrace Lots 401 – 411, 437 – 445 and 615 – 623: <ul style="list-style-type: none">a minimum Primary Street setback of 1.5m is permitted for upper floor balcony protrusions; anda minimum setback of 0.5m to corner truncations is permitted for upper floor balcony protrusions.	
2. Boundary Setbacks (R-Codes 5.1.3)		Nil	
3. Boundary Walls (R-Codes 5.1.3)		a) Terrace Lots 401 – 411, 437 – 445 and 615 – 623 are permitted 2-storey boundary walls to no maximum length to both side boundaries. <ul style="list-style-type: none">NB. This provision does not apply to Secondary Street and Public Open Space boundaries whereby a minimum 1m setback shall apply.	
4. Open Space (R-Codes 5.1.4)		Nil	
5. Garage Setbacks and Width and Vehicular Access (R-Codes 5.2.2, 5.3.3 and 5.3.5)		Rear load a) All structures, including fencing and garages, shall be set back minimum 1.0m from the laneway boundary. <ul style="list-style-type: none">NB. This provision exceeds standard RMD Codes requirements to the City's satisfaction. General a) Designated garage locations apply to some lots as identified on Plan; this referencing the side of the lot to which the garage should be located. Designated garage locations do not prescribe boundary walls. b) All other garage locations are subject to the location of infrastructure services, dedicated on-street parking bays and Estate retaining, landscaping and fencing. It is not mandatory for garages to access the lot via a Secondary Street where available. c) Garages to corner lots may be exempt from being 0.5m behind the main part of the dwelling subject to: <ul style="list-style-type: none">the garage protruding no greater than 1.5m forward of the main building line; andprovision of a portico, porch or veranda to the Primary Street façade to offset the garage protrusion.	
6. Overshadowing (R-Codes 5.4.1)		Nil	
7. Privacy (R-Codes 5.4.2)		Nil	
8. Other		a) Designated 1.5m x 1.0m bin-recess areas shall be provided within the available laneway setback area; this may be provided in front of the garage door where lot width restrictions apply. b) Street trees will be provided by the developer generally at a rate of one tree per lot. c) No street trees or Estate retaining, landscaping or fencing shall be removed or modified without written consent from the City of Mandurah.	



Unit 2, 464 Murray Street
Perth WA 6000
(08) 6333 1888
info@cdpau.com.au
www.cdpau.com.au

Copyright CDP. No part of this plan may be reproduced in any form without prior consent from CDP. All care has been taken in preparation of this plan but no responsibility is taken for any errors or omissions and is subject to change. Areas and dimensions shown on plan are subject to final survey. Carriageways depicted on plan are diagrammatic only.