LEGEND

- Local Development Plan Boundary
- Residential RMD-25
- Residential RMD-40
- Primary Frontage
- Secondary Frontage
- Footpath
- Retaining wall
- Indicative bin-pads (1.5m x 1.0m)
- Designated garage location

CITY OF MANDURAH
Local Development Plan Ref: 155
Approved: 2 April 2025

ENDORSEMENT OF MANAGER PLANNING & LAND SERVICES

SIGNATURE: .....

DATE: .....

LOCAL DEVELOPMENT PLAN No.X

Stages 9B & 10A Ocean Hill Private Estate, LAKELANDS Page 1 of 2

A CP Land Project

C P GROUP

Ocean Hill PRIVATE ESTATE

NORTH

Scale: 1:1250 @ A3

0 10 20 30m

PLAN: CPLOH-4-006 REVISION:
DATE: 25/02/2025 DRAWN: JP
PROJECTION: PCG 94 PLANNER: DM
DATUM: AHD CHECK: CM

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All lots encompassed by this Local Development Plan (LDP) are pursuant to Part 5 - *Medium Density Single Houses in Structure Plan Areas* (**R-MD Codes**) of City of Mandurah Local Planning Policy 1 - Residential Design Codes Policy **(LPP1)**.

Additional Estate built form provisions are 'Deemed to Comply' requirements in Residential Design Code (R-Codes) Volume 1, Single House Development, and are intended to ensure consistent built form outcomes.

All other requirements of the Local Planning Scheme and Residential Design Code (R-Codes) Volume 1 shall be satisfied in all other matters.

Local Development Plan Provisions – Ocean Hill Private Estate		
R-CODES VOLUME 1 PROVISIONS FOR R25 CODED AREAS VARIED BY THIS LDP		**ADDITIONAL ESTATE BUILT FORM PROVISIONS – ALL DENSITIES**
1. Street setback and front fences (R-Codes 5.1.2 & 5.2.4)	Refer to relevant density and development provisions under Part 5 of LPP 1 – Residential Design Codes Policy (R-MD Codes).	a) The design of dwellings for nominated corner lots must include a side return which has at least one major opening facing the direction of the Secondary street. The side return must be articulated so to present as an extension of the front elevation and must not be obstructed by visually impermeable fencing. b) Any Estate provided fencing/retaining on private lots must not be modified without written approval from the City of Mandurah and shall be maintained as visually permeable by landowners where applicable.
2. Setback of carports and garages, garage width and parking (R-Codes 5.2.1, 5.2.2, 5.3.3 and 5.3.5)		**General** a) The preferred side of the lot on which the garage should be located is as designated for those lots identified on the Plan. Garages in these locations are to be built to the side boundary. b) All other garage locations are subject to the location of infrastructure services, dedicated on-street parking bays and Estate retaining, landscaping and fencing. c) **Garages to corner lots** may be exempted from the deemed-to-comply requirement of being setback at least 0.5m behind the dwelling alignment if: i. the garage extends no more than 1.5m forward of the main dwelling alignment; and ii. a portico, porch or veranda is provided to the Primary street dwelling façade to offset the visual impact of the garage protrusion.
3. Other		a) A designated 1.5m x 1.0m bin-recess areas is provided for Lots 728 – 731. b) No street trees or Estate retaining, landscaping or fencing is to be removed or modified without the prior written consent of the City of Mandurah.

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