LEGEND

- Local Development Plan Boundary
- Residential RMD-25
- Residential RMD-40
- Primary Frontage
- Secondary Frontage
- Footpath
- Retaining wall
- Designated garage location
- No vehicle access
- Uniform estate fencing
- Proposed Bin Pads

CITY OF MANDURAH
Local Development Plan Ref: 178
Approved: 8 October 2026

ENDORSEMENT OF MANAGER PLANNING & LAND SERVICES

SIGNATURE: .....

DATE: .....

LOCAL DEVELOPMENT PLAN No.178

Stages 10B, 14, 15A & 15B Ocean Hill Private Estate, LAKELANDS *Page 1 of 2*

A CP Land Project

NORTH

Scale: 1:2000 @ A3

0 20 40 60m

PLAN: CPLOH-4-007 REVISION: B
DATE: 16/09/2026 DRAWN: JP
PROJECTION: PCG 94 PLANNER: BB
DATUM: AHD CHECK: DM

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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 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. c) Uniform Estate fencing will be provided by the developer abutting specific lots as identified on this LDP. d) Lots with direct frontage to Public Open Space (i.e. Lots 1559 – 1567) shall provide a minimum building setback to POS boundary of: i. 2.0m to main building line.
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 proposed bin recess area of 1.5m x 1.0m is provided for Lots 839 and 534, with separate bin recess areas provided for Lots 1223, 1224 and 543–546. 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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