



LEGEND

LOCAL DEVELOPMENT PLAN BOUNDARY

RESIDENTIAL RMD-25

CORNER LOT DESIGN

DESIGNATED GARAGE LOCATION

UNIFORM ESTATE FENCNG

132KV POWERLINE & EASEMENT (21m)

POWER POLE

BUILDING EXCLUSION ZONE

RETAINED EXISTING TREE



All lots within the Estate are pursuant to **Planning Bulletin 112/2016 Medium-density single house development standards – Structure Plan areas** ('RMD Codes').

All additional Estate provisions proposed by this Local Development Plan (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	
1.	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.
2.	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.
3.	Garages are to be located as designated on this LDP.

ENDORSEMENT OF MANAGER PLANNING & LAND SERVICES

SIGNATURE:

DATE:



LOCAL DEVELOPMENT PLAN 2

Stage 5 - The Gardens Estate, LAKELANDS

A Lot 105 Lakelands Pty Ltd Project

NORTH

0153045m

Scale: 1:1500 @ A3

PLAN: URBM2-4-003

DATE: 06/02/2025

PROJECTION: PCG 94

DATUM: AHD

REVISION:

DRAWN: JP

PLANNER: CH

CHECK: BK



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