

# ANNEXURE 'G'



City of Mandurah  
Approved Local Development Plan

*[Signature]*  
Delegated Officer

10/11/21

## LEGEND

- |  |                      |  |   |
|--|----------------------|--|---|
|  | Lots Subject to LDP  |  | Uniform Visually Permeable Fencing by Developer |
|  | Dwelling Orientation |  | Uniform Fencing by Developer                    |
|  |                      |  | No Vehicular Access                             |

## PROVISIONS

1. The provisions of the City of Mandurah Town Planning Scheme No. 3, the Residential Design Codes (R-Codes) and the Madora Bay East Local Structure Plan apply unless varied by this Local Development Plan.
2. The requirement to consult with adjoining or other landowners where development in accordance with a variation to the R-Codes is proposed does not apply unless a variation/s to this LDP is proposed.
3. Development approval is not required, but a building permit is required, for the construction of a dwelling on a lot covered by this Local Development Plan unless a variation/s to this LDP is proposed. In that case, a development approval will be required.
4. A minimum primary street setback of 3m (with no averaging) applies to Lots 507-510.
5. Dwellings constructed on Lots 528-531 and 538-541 are to be designed such that at least one major opening is provided with an unobstructed view in the direction of the abutting Public Open Space.
6. No modification to the Developer Installed Fencing is permitted without the prior written consent of the City of Mandurah.

