



**City of Mandurah**  
Approved Local Development Plan

Delegated Officer

### 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) and a minimum rear setback of 6m applies to the lots subject to this LDP.
5. Notwithstanding provision 4, a minimum rear setback of 8m applies to any storey above the ground floor.
6. Solid rear fencing to a height of 1.8m is permitted on the upper retaining wall. No alterations to the height or composition of this fencing are permitted.
7. No fencing is permitted on the lower retaining wall.

### LEGEND

- Lots Subject to LDP
- Building Envelope
- Finished Lot Level
- Finished Terrace Level
- Existing Lot Level
- Retaining Wall
- No Vehicular Access

BUYER

BUYER

