



DETAILED AREA PLAN PROVISIONS

- The provisions of State Planning Policy 3.1 – Residential Design Codes, as amended (R-Codes), are varied as detailed within this DAP.
- All other requirements of the Town Planning Scheme, City of Rockingham Planning Policy 3.3.20 Residential Design Codes Alternative Acceptable Development Provisions and R-Codes shall be satisfied in all other matters.
- Consultation with the adjoining or other landowners to achieve a variation to the Residential Design Codes, as provided by this DAP, is not required.

The objective of this DAP is to protect and enhance the amenity of residents and to ensure a coordinated approach to achieve good urban design outcomes.

4. STREETSCAPE

Setbacks	Minimum	Maximum
a) Building Protection Zone (BPZ):		
i. Front or side boundary within 27m BPZ.	6.0m	-

Other setbacks	Minimum
b) Mandurah Road – Rear Boundary	4.0m

5. NOISE

- A site specific Acoustic Report prepared by a suitably qualified Acoustic Consultant is to be provided to certify that the design of each dwelling identified on a lot subject to excessive noise, complies with the 'Quiet House Design' provisions under the Western Australian Planning Commission Policy 5.4 – Road and Rail Transport Noise and Freight Considerations in Land Use Planning.

LEGEND:

- DAP Boundary
- Lots Subject to Separate DAP of The Vista Karnup Estate
- Mandurah Road Setback
- Shared Path
- Footpath
- R25 Coding
- R40 Coding
- Primary School
- Pump Station
- Public Open Space
- Reserve for Conservation
- Building Protection Zone. Refer to Fire Management Plan (Appendix 1: West Karnup Local Structure Plan)
- Temporary Building Protection Zone. Refer to Fire Management Plan (Appendix 1: West Karnup Local Structure Plan)
- Lots requiring Bushfire Attack Level Assessment. Refer to Fire Management Plan (Appendix 1: West Karnup Local Structure Plan)
- Lots subject to excessive noise. Refer to Noise Impact Assessment (Appendix 1: West Karnup Local Structure Plan)

DAP REFERENCE:

- 1** Refer to DAP No. 1 of The Vista Karnup Estate
- 2** Refer to DAP No. 2 of The Vista Karnup Estate
- 3** Refer to DAP No. 3 of The Vista Karnup Estate
- N** Refer to Neighbourhood Activity Centre DAP of The Vista Karnup Estate

This Detailed Area Plan has been approved under delegation by the Manager, Statutory Planning under clause 4.23.1(c) of the City of Rockingham Town Planning Scheme No.2 and supersedes the previous Detailed Area Plan dated 23 November 2013.

25/6/2015
 Manager Statutory Planning
 City of Rockingham
 Date

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LOCAL DEVELOPMENT PLAN APPROVAL EXTENDED

This Local Development Plan approval period was extended on 19 October 2025, pursuant to Clause 57 of the Planning and Development (Local Planning Schemes) Regulations 2015, for an additional 5 years.

This LDP will expire on 19 October 2030, unless amended or revoked earlier by the City.



ESTATE DETAILED AREA PLAN

Lot 806 Mandurah Road, KARNUP

for: Golden Group

NORTH		Scale 1:5000 @ A3	
0 50 100 150 200 250 metres			
COMPILED: DPS	DATE: 29/01/2013	DRAWN BY: NM/RF	REVISID: 19/05/2015
GRID: MGA 50	DRAWING NUMBER: GOGKA-4-004r	DATUM: AHD	JOB CODE: GOGKADAP
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