

**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.

**LOCATION PLAN**



**DETAILED AREA PLAN PROVISIONS**

The provisions of State Planning Policy 3.1 – Residential Design Codes (R-Codes), as amended, are varied as detailed within this DAP. All other requirements of the R-Codes and Town Planning Scheme No.2 (TPS2) are to be satisfied in all other matters.

Consultation with the adjoining or other land owners to achieve a variation to the R-Codes, as provided by this DAP, is not required.

**OBJECTIVES**

- To protect and enhance the amenity of the residents;
- Provide for an attractive entry to the Estate; and
- To ensure that small lot developments have a coordinated approach to achieve good urban design and housing outcomes.

**1. R-CODES PROVISIONS**

**a) Street Setback**

Pedestrian Access Way (PAW):	2.0m minimum
Laneway:	0.5m minimum (no eaves or fencing intrusion)

NB. Laneways are not secondary streets (i.e. those that intersect with the primary street)

**b) Open Space/Outdoor Living Area**

The minimum open space requirements are permitted subject to achieving the minimum uncovered area as follows:

Lots & Size	Minimum Open Space (% of site)	Minimum Outdoor Living area (m <sup>2</sup> )
Lots 400 – 402, 413 – 415 261m <sup>2</sup> – 300m <sup>2</sup>	35%*	24m <sup>2</sup> uncovered with 4m minimum dimension
Lots 393 – 398, 404- 409 301m <sup>2</sup> – 350m <sup>2</sup>	40%*	30m <sup>2</sup> uncovered with 4m minimum dimension
Lots 47, 87, 115, 214, 399, 403, 412, 416, 417, 430 >351m <sup>2</sup>	As per R-Codes	As per R-Codes

**c) Street Surveillance**

- Dwellings must be designed to address the Primary Street or PAW, as indicated.
- The designated corner lots must ensure the secondary street is provided with natural surveillance from the dwelling which is not obstructed by visually impermeable fencing.

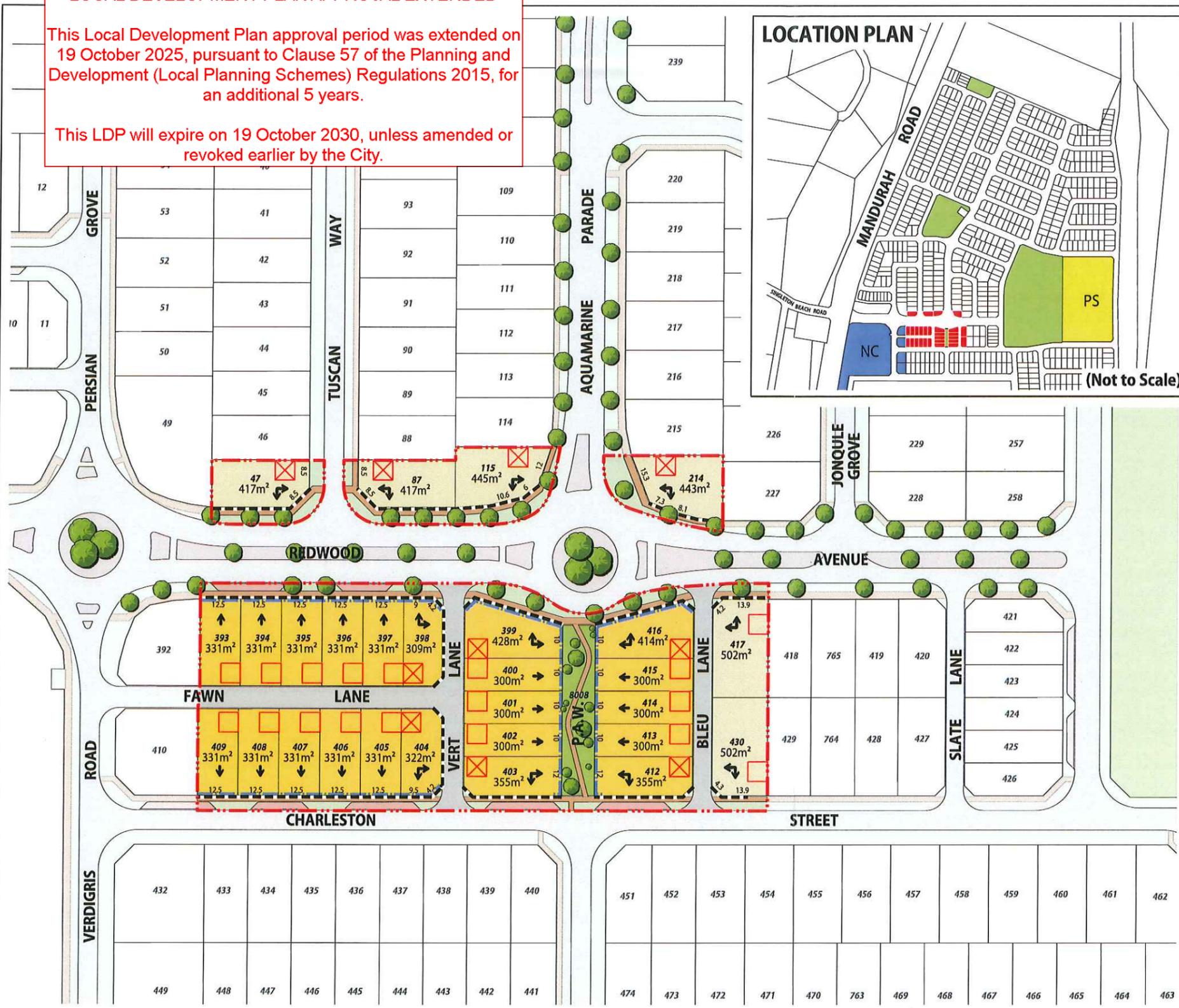
**2. OTHER PROVISIONS**

**a) Uniform Fencing**

Uniform fencing, as designated, must not be modified with the exception of maintenance and repair, using materials that are as close as practical to those used in original construction.

**LEGEND:**

- DAP Boundary
- No Vehicle Access
- R25 Coding
- R30 Coding
- Recommended Garage Location
- Designated Garage Location
- Uniform Estate Boundary Fencing
- Primary Dwelling Orientation
- Corner Lot Design Required
- Visitor Carbay
- Footpath



**DETAILED AREA PLAN No. 1**  
Main Street - Residential, KARNUP  
for: Golden Group



THIS DAP HAS BEEN APPROVED UNDER DELEGATION BY THE MANAGER, STATUTORY PLANNING UNDER CLAUSE 4.23.1(C)(i) OF THE CITY OF ROCKINGHAM TOWN PLANNING SCHEME NO.2:  
 Manager Statutory Planning  
 City of Rockingham  
 Date: 25/6/2015

Scale 1: 1250 @ A3

COMPILED: DPS, MAPS, JDSI	DRAWN BY: RF
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