

LOCAL DEVELOPMENT PLAN PROVISIONS

General Provisions

- 1. The provisions of Town Planning Scheme No. 2 and the Residential Design Code (R-Codes) are varied as detailed within this Local Development Plan (LDP).
- 2. The R-MD coding of each lot is as displayed on this LDP.
- 3. The requirements of the R-Codes and TPS must be satisfied as provided in this LDP, except where provided in accordance with the City's Planning Policy 3.3.22 - Medium-Density Single House Development Standards - Development Zones.

Quiet House Design

- 4. Dwellings on the lots identified as requiring 'Quiet House Design' are to be constructed in accordance with the relevant 'Deemed to Satisfy Construction Standards' specified on the LDP in accordance with the 'Transportation Noise Assessment - Vista Private Estate - Lot 3 & Lot 303 Mandurah Road, Karnup' prepared by Lloyd George Acoustics dated 5 September 2025, unless varied otherwise and approved by the City. The Deemed to Satisfy Construction Standards are provided on page 2 of this LDP.

Public Open Space Interface (Lots 861 - 866)

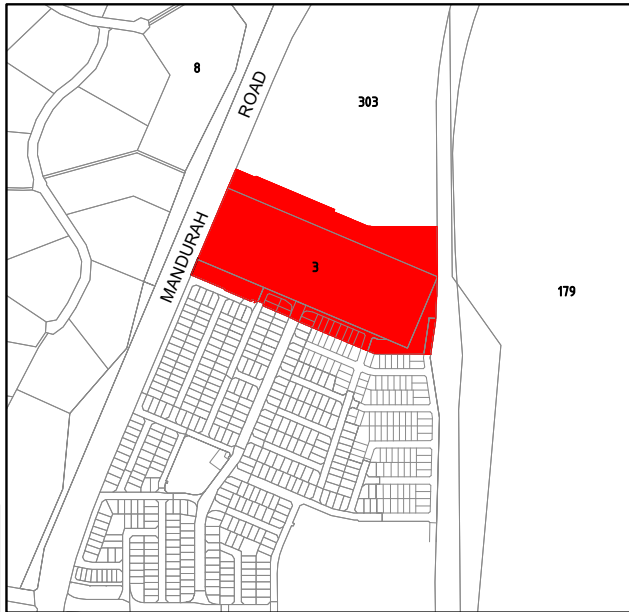
- 5. Dwellings are to be orientated to face the primary street as identified on the LDP.
- 6. Minimum 4m rear setbacks are to be provided to the public open space as identified on the LDP.
- 7. Dwelling façades facing the public open space are to be designed and finished to the same standard as the primary façade and are to include at least one major opening overlooking the public open space. Outdoor living areas are permitted and encouraged to face the public open space.
- 8. Uniform fencing will be provided by the developer as identified on this LDP and may only be modified with written approval from the City of Rockingham.

DISCLAIMER

Information shown hereon is generated from data obtained from various sources.

The City of Rockingham cannot guarantee the currency, accuracy or completeness of any data and will not accept any responsibility for any error or losses incurred as a result of the use of this information.

Users are advised to verify the currency, accuracy and completeness of the data with the source organisations or the relevant data custodian before making and decision.



LOCATION PLAN

SUBJECT LOTS

LOCAL DEVELOPMENT PLAN No. 10 (Stage 6)  
Lot 3, Lot 9012 & Pt Lot 303 Mandurah Road, Karnup

NOTE:

Base Data supplied by Landgate  
Areas and dimensions shown are  
subject to final survey calculations.

Revision	Date	Item
1	16.07.2025	Multiple modifications

LEGEND

LDP BOUNDARY

QUIET HOUSE DESIGN - PACKAGE A (Ground Floor)

QUIET HOUSE DESIGN - PACKAGE B (Ground Floor)

QUIET HOUSE DESIGN - PACKAGE A (Upper Floor)

QUIET HOUSE DESIGN - PACKAGE B (Upper Floor)

QUIET HOUSE DESIGN - PACKAGE C (Upper Floor)

R-MD 25

R-MD 30

POS

PRIMARY STREET

MINIMUM 4m SETBACK

UNIFORM FENCING

GOLDEN KARNUP PTY LTD

A3 @ 1:2500

17th JUNE 2025

28th OCTOBER 2025

N.G.

S.B.

CLIENT

SCALE

DATE

PLAN No.

REVISION

PLANNER

DRAWN



AGILE PLANNING FOR THE NEW NORMAL