



LOCAL DEVELOPMENT PLAN PROVISIONS

Residential Design Code Variations

- 1. The provisions of Town Planning Scheme No. 2 and State Planning Policy No. 3.1 - Residential Design Codes (R-Codes) are varied as detailed within this Local Development Plan (LDP).
- 2. The requirements of the R-Codes and TPS 2 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.

Other Provisions

- 1. Buildings on the lots identified as being Bushfire Prone Areas are to be constructed in accordance with AS3959. The approved Bushfire Attack Level Assessment (February 2021), prepared by Emerge Associates requires the following Bushfire Attack Level.

Lot	BAL
Lots 510-514, 525-528, 545-547, 786-788	BAL - LOW
Lots 489-498, 515-517, 522-524, 548, 550-553, 753, 755	BAL - 12.5
Lots 518-521	BAL - 19

- 2. No buildings are permitted in the Asset Protection Zone. Any structures or fences in the Asset Protection Zone must be constructed of non-combustible materials.
- 3. A minimum setback of 1.0m wide and 15m long shall apply to the western side boundary of Lot 525 as shown on the plan to achieve BAL-LOW.
- 4. A 1.0m Asset Protection Zone applies to the front of Lots 510-514 (note the minimum front setback requirements of 3.0m, while porches and verandahs may be 1.5m, under Planning Policy No. 3.3.22).
- 5. A minimum front setback of 3.0m (no average) shall apply to Lots 489, 490, 552 and 553 inclusive of porches and verandahs, in order to achieve BAL-LOW.
- 6. Lots subject of this LDP have an applicable RMD-25 density coding (refer Planning Policy No. 3.3.22).

LEGEND

LDP Boundary (Local LDP No. 7)

BAL Low

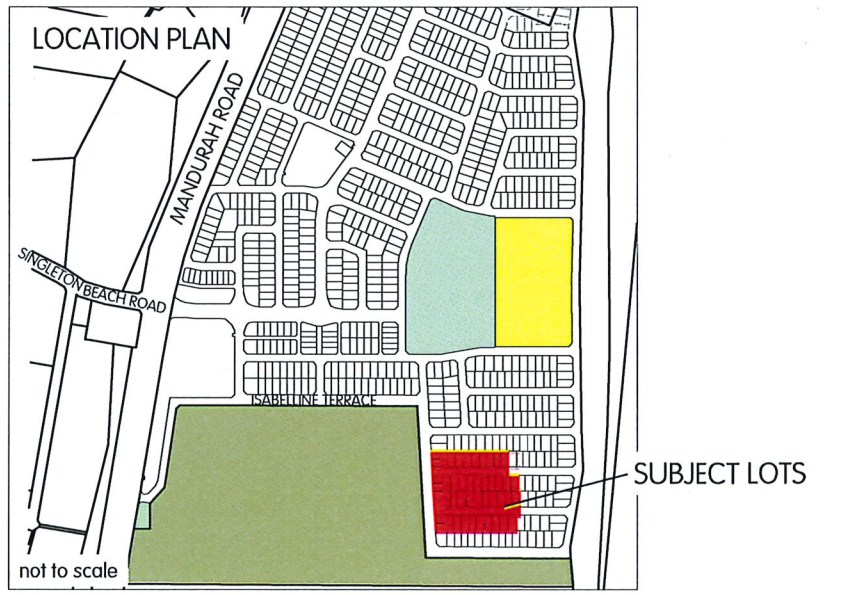
BAL 12.5

BAL 19


Bushfire Prone Area

Asset Protection Zone (1.0m)

Asset Protection Zone (3.0m)



This LDP has been approved under delegated authority by the City pursuant to Clause 52(1)(a) of the deemed provisions


Manager Statutory Planning City of Rockingham

6/4/2021
Date

DISCLAIMER
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NOTE FOR HOME-BUILDERS
This Local Development Plan was prepared by Hatch RobertsDay on behalf of Gold Right Pty Ltd. The City of Rockingham is responsible for administering the Plan. Any enquiries relating to the assessment or interpretation of provisions should be directed to the City of Rockingham.

CADAstral INFORMATION
SOURCE: MNG
YYMMDD: 190714
DWG REF: 96843pr-012o.dwg
PROJECTION: PCG94

AERIAL PHOTOGRAPHY
SOURCE: NA
YYMMDD: NA



SIZE A3 1:1000

0

10

20

30

40

50

metres

M	LOT 525	210308	ED	DC
L	CHECK BAL RATINGS	200716	ED	DC
K	LOT BOUNDARIES	200715	ED	DC
J	BAL RATING UPDATE	190619	HH	EH
I	SIG BOX TEXT UPDATED	190605	SB	EH
H	VARIOUS CHANGES	190326	SB	ER
G	MODS-REDUCE LDP BNY	190313	SB	EH
REV	DESCRIPTION	YYMMDD	DRAWN	APPR'D

VISTA ESTATE LOCAL DEVELOPMENT PLAN No. 7 (Stage 4B)
Lot 9006 Mandurah Road, Karnup
City of Rockingham

REF NO. **GOG VIS** DRAW NO. **RD1 013** REV. **M**