

LOCAL DEVELOPMENT PLAN PROVISIONS

Residential Design Code Variations

- 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).
- 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

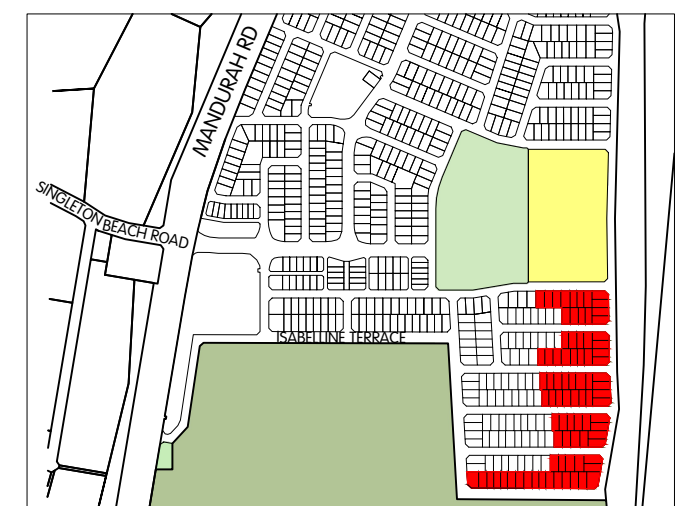
- Buildings are to be constructed in accordance with AS3959, dependant on the Bushfire Attack Level (BAL) standard identified for each lot. The approved Bushfire Attack Level Assessment (May 2021), prepared by Emerge Associates requires the following Bushfire Attack Level.

Lot	BAL
Lots 529, 542-544, 563-565, 594, 595, 628, 629, 757, 761,	BAL - LOW
Lots 478-488, 499-501, 507-509, 530-533, 538-541, 566-569, 590-593, 606-609, 614-617, 630-633, 751, 784, 785	BAL - 12.5
Lots 477	BAL - 19
Lots 450, 475, 476, 502-505, 534-537, 570, 571, 588, 589, 610-613, 634, 635	BAL - 29

- 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.
- A 1.0m Asset Protection Zone applies to the front of Lots 502-505, 534-537, 570, 571, 588, 589, 610-613, 634 and 635 (note the minimum front setback requirements of 3.0m, while porches and verandahs may be 1.5m, under Planning Policy No. 3.3.22).
- A 3.0m Asset Protection Zone applies to the front of Lots 450, 475-488 (note porches and verandahs are not permitted in Asset Protection Zone). A 3.0m Asset Protection Zone applies to the secondary street of Lot 488.
- The lots marked on the plan are situated in the vicinity of a transport corridor and may be affected, or may in the future be affected by transport noise (refer noise symbol in legend).
- Lots subject of this LDP have an applicable RMD-25 density coding (refer Planning Policy No. 3.3.22).
- 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 this LDP for the second level only and in accordance with the "Vista Estate, Karnup - Stage 4C & D Noise wall verification" memorandum prepared by Lloyd George Acoustics 09 November 2021, unless varied otherwise and approved by the City.

LEGEND

- LDP Boundary (Local LDP No. 8)
- Asset Protection Zone (1.0m)
- Asset Protection Zone (3.0m)
- Quiet House Design - Developer Package A (second level only)
- BAL Low
- BAL 12.5
- BAL 19
- BAL 29



LOCATION PLAN SUBJECT LOTS

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

20/1/2022
Date

Manager Statutory Planning City of Rockingham

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

HATCH | RobertsDay

SIZE A3_1:2000

0 metres 20 40 60 80 100

VISTA ESTATE LOCAL DEVELOPMENT PLAN No. 8 (Stage 4C + 4D)
Lot 9006 Mandurah Road, Karnup
City of Rockingham

E.3	ADD DEVELOPER PACKAGE	21118	SB	DC
E.2	REMOVE RAIL NOISE NOTATION	210909	SB	DC
E.1	BAL19 COLOUR MOD	210615	SB	DC
E	FOR LODGEMENT	210527	ED	DC
D	ACOUSTIC	210526	ED	DC
REV	DESCRIPTION	YYMMDD	DRAWN	APPR'D

REF NO. **GOG VIS** DRAW NO. **RD1 017** REV. **E.3**

DISCLAIMER: ISSUED FOR DESIGN INTENT ONLY. ALL AREAS AND DIMENSIONS ARE SUBJECT TO DETAIL DESIGN AND SURVEY