



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 3.3.20 - Residential Design Codes.

Other Provisions

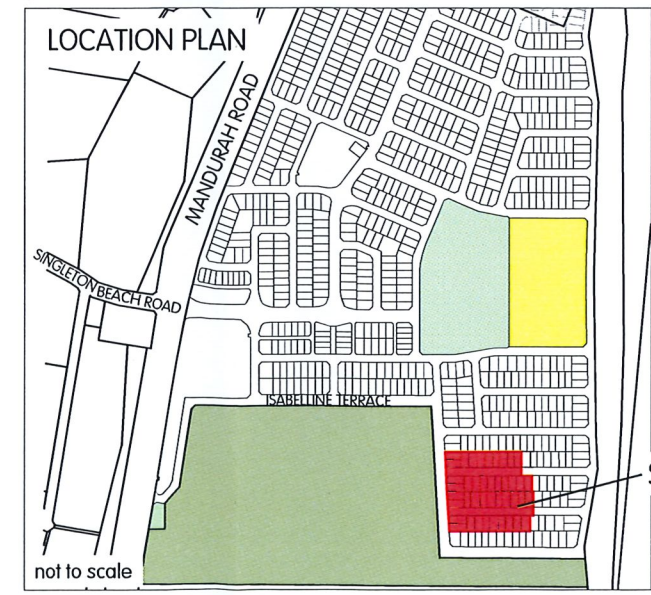
1. Buildings on the lots identified as being Bushfire Prone Areas are to be constructed in accordance with AS3959. The approved Bushfire Attack Level Assessment (October 2017), prepared by Bushfire Safety requires the following Bushfire Attack Level.

Lot	BAL
Lots 510-514, 526-528, 545-547, 786-788	BAL - LOW
Lots 489-498, 515-517, 522-525, 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 front setback of 3.0m (no average) shall apply to Lots 489, 490, 552 and 553 inclusive of porches and verandahs.
4. A minimum front setback of 4.0m (no average) shall apply to Lots 510-514 inclusive of porches and verandahs.
5. Lots subject of this LDP have an applicable RMD25 density coding.

LEGEND

- LDP Boundary (Local LDP No. 7)
- BAL Low
- BAL 12.5
- BAL 19
- Bushfire Prone Area
- Asset Protection Zone (3.0m)
- Asset Protection Zone (4.0m)



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

[Signature]
 Manager Statutory Planning City of Rockingham

18/8/2020
 Date

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

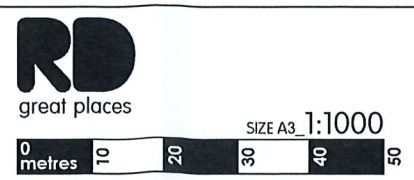
The City of Rockingham cannot guarantee the currency, accuracy or completeness of any data and will not accept any responsibility for any error or losses incurred as a result of the use of this information.

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



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

AERIAL PHOTOGRAPHY
 SOURCE: NA
 YYMMDD: NA



REV	DESCRIPTION	YYMMDD	DRAWN	APPR'D
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
F	DRAFT FOR COMMENTS		SB	
REV	DESCRIPTION	YYMMDD	DRAWN	APPR'D

VISTA ESTATE LOCAL DEVELOPMENT PLAN No. 7 (Stage 4B)
Lot 906 Mandurah Road, Karnup
 City of Rockingham

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

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