

DETAILED AREA 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 Detailed Area Plan (DAP).
2. The requirements of the R-Codes and TPS 2 must be satisfied as provided in this DAP, except where provided in accordance with the City's Planning Policy 3.3.20 - Residential Design Codes.
3. Consultation with adjoining or other landowners to achieve a variation to the R-Codes, as provided for by this DAP is not required.

Other Provisions

1. Buildings on the lots identified as being Bushfire Prone Areas are to be constructed in accordance with AS3959. The approved Fire Management Plan, prepared by Bushfire Safety requires the following Bushfire Attack Level.

Lot	BAL
Lot 455 - 470 & 578 - 581	BAL - 12.5

2. No buildings are permitted in the Building Protection Zone. Any structures or fences in the Building Protection Zone must be constructed of non-combustable materials.
3. A minimum front setback of 6.0m (no average) shall apply to Lots 463 - 470.

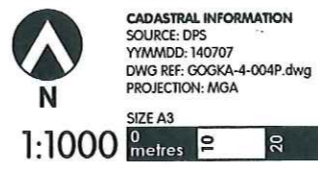
LEGEND

- DAP Boundary (Local DAP No. 5)
- R25 Coding
- Building Protection Zone
- Bushfire Prone Area

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.

This DAP has been approved under delegated authority by the City pursuant to Clause 4.23.1 (c) (i) of Town Planning Scheme No. 2

29/6/2015
 Manager Statutory Planning City of Rockingham Date



REV	DESCRIPTION	YMMDD	DRAWN	APPR'D
C	ADDITIONAL LOTS ADDED	150616	RF	JE
B	REDUCED LOTS	150608	RF	JE
A	DETAILED AREA PLAN	150506	RF	JE

VISTA ESTATE DETAILED AREA PLAN No. 5
Lot 806 Mandurah Road, Kamup
 City of Rockingham

REF NO. **GOG VIS** DRAW NO. **RD1 005** REV. **C**