

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

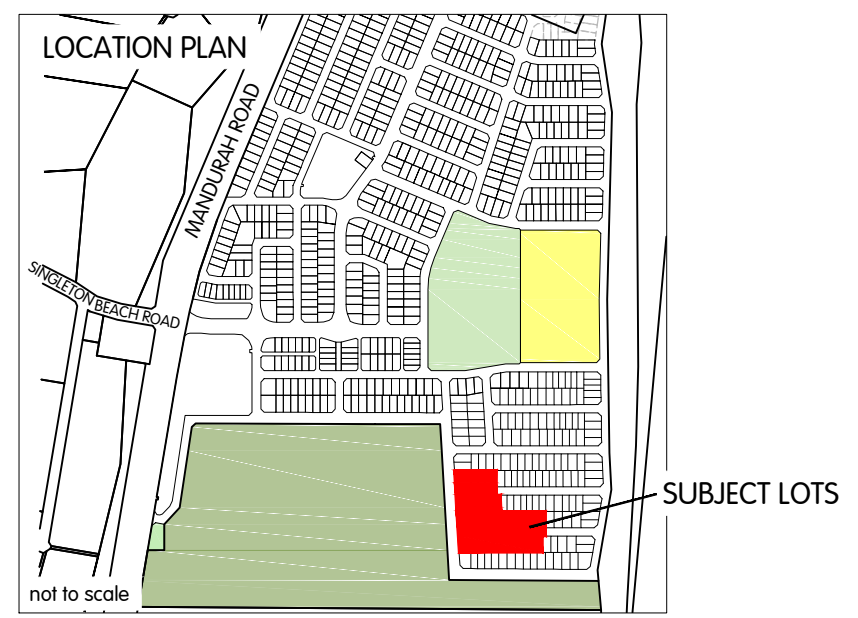
1. Buildings on the lots identified as being Bushfire Prone Areas are to be constructed in accordance with AS3959. The approved Bushfire Attack Level Assessment (April 2017), prepared by Bushfire Safety requires the following Bushfire Attack Level.

| Lot | BAL |
|---|------------|
| Lots 489-498, 515-517, 522-524, 549-553, 573, 754 and 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-combustable 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.

LEGEND

- LDP Boundary (Local LDP No. 7)
- RMD 25 Coding
- 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 4.23.1 (c) (i) of Town Planning Scheme No. 2

15th May 2018
Date

Manager Statutory Planning City of Rockingham

DISCLAIMER
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CADASTRAL INFORMATION
SOURCE: DPS
YYMMDD: 140707
DWG REF: GOGKA-4-004P.dwg
PROJECTION: MGA

SIZE A3
1:1000

0 10 20 30 40 50 metres

A BASE PLAN 180326 SB ER
REV DESCRIPTION YYMMDD DRAWN APPR'D

VISTA ESTATE LOCAL DEVELOPMENT PLAN No. 7
Lot 806 Mandurah Road, Karnup
City of Rockingham

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