

RESIDENTIAL R40 UNIFORM ESTATE FENCING TO POS (REFER 2a BELOW) \boxtimes DESIGNATED GARAGE LOCATION NO VEHICULAR ACCESS VISITOR PARKING PROPOSED FOOTPATH ABUTTING LOTS WITH LIGHTING

LOCAL DEVELOPMENT PLAN PROVISIONS

PUBLIC OPEN SPACE

The following requirements apply to the development of lots adjoining Public Open Space: Visually permeable fencing (as defined by the R-Codes) shall be provided along any public open space boundary where lots front (NB. lot side boundaries excluded).

- Lots to be elevated a minimum 500mm above the POS;
- Provision of 2.0 metre wide minimum wide footpath between the lot and POS, with c) sufficient lighting to access the front of the property.

2. FENCING

Any Estate provided fencing/retaining on private lots shall not be modified without a) written approval from the City.

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

The requirement to consult with adjoining or other land owners to vary the Residential Design Codes in accordance with the Local Development Plan is not required except where variations to the provisions of the Local Development Plan are sought.

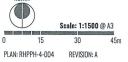
Planning Approval is not required, but a Building Permit is required, for the construction of a dwelling on any lot within the area covered by the Local Development Plan (including lots with a land area less than 260m') except where variations to the provisions of the Local Development Plan are sought.



LOCAL DEVELOPMENT PLAN

Stage 11, PARKLANDS HEIGHTS

A Rockingham Park Project



DATE: 17/01/2024 DRAWN: JP PROJECTION: PCG 94 PLANNER: CH DATUM: AHD CHECK: KB



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