

LOCAL DEVELOPMENT PLAN PROVISIONS

1. SCHEME AND RESIDENTIAL DESIGN CODE VARIATIONS

- The requirements of the Residential Design Codes (R-Codes) are varied as shown on this Local Development Plan (LDP).
- All other requirements of the Town Planning Scheme, R-Codes and Planning Bulletin 112 - Medium-density single house development standards - Development Zones (RMD Codes) shall be satisfied in all other matters.
- Consultation with adjoining or other land owners to achieve a variation to the R-Codes, as provided for by the LDP is not required.

2. DENSITY PROVISIONS

The following requirements apply to the development of lots affected by this LDP:

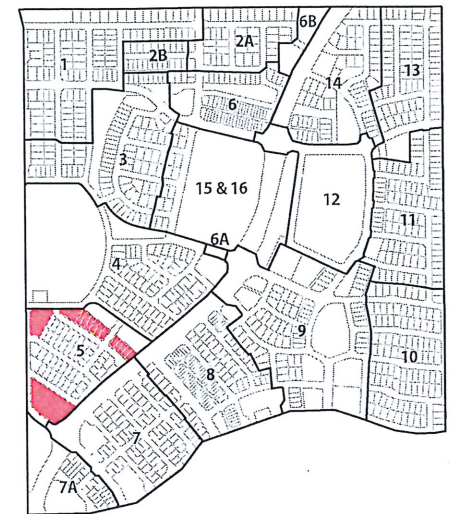
- The primary orientation of the dwellings on Lots 892 - 902 must address the Street through design, materials and major openings.
- Dwellings must address the Public Open Space (POS) via the location of major opening to a habitable room and an adjacent outdoor living area that must overlook the adjoining POS.

3. FENCING

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



LOCATION PLAN



Not to Scale

LEGEND

- R30 Coding
- R60 Coding
- Primary Dwelling Orientation
- ⇨

 Secondary Dwelling Orientation
- ⊠

 Designated Garage Location
- ⊠

 Preferred Garage Location
- Footpaths
- Uniform Fencing
- Visitor Parking

ENDORSEMENT OF REGISTERED TOWN PLANNER

This Local Development Plan has been adopted by Council and signed by the Principal Planner.

SIGNATURE: DN DATE: 3/11/17

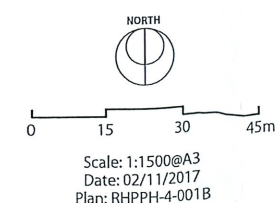
The requirement to consult with adjoining or other land owners to vary the Residential Design Codes in accordance with the Local Development Plan is not required except where variations to the provisions of the Local Development Plan are sought.

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 260m²) except where variations to the provisions of the Local Development Plan are sought.

LOCAL DEVELOPMENT PLAN

Stage 5, PARKLAND HEIGHTS

A Rockingham Park Pty Ltd Project



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