


- ### LOCAL DEVELOPMENT PLAN PROVISIONS
- BUILDING FORM AND ORIENTATION**
 - Dwellings on Lots 1422 – 1432 shall provide at least one habitable room window overlooking the primary street and public open space.
 - The design and materials of any outbuildings adjacent to the public open space shall match the dwelling. Outbuildings that do not achieve this are to be suitably screened from view to the satisfaction of the City of Rockingham.
 - FENCING**
 - For lots abutting public open space, uniform fencing shall be constructed by the developer which is visually permeable above the retaining wall.
 - For lots abutting Pedestrian Access Way, uniform fencing shall be constructed by the developer in accordance with this LDP.
 - Any fencing constructed by the developer shall not be modified without written approval from the City.

- ### LEGEND
- RESIDENTIAL R40
 - ➔ PRIMARY DWELLING ORIENTATION
 - ➔ SECONDARY DWELLING ORIENTATION
 - UNIFORM ESTATE FENCING TO POS (REFER 2a ABOVE)
 - RETAINING WALL WITH BUILT IN STAIRS AND GATES FOR DIRECT RESIDENT ACCESS TO POS
 - FENCING TYPE 1
 - FENCING TYPE 2

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

 15/2/2023
 Manager Statutory Planning City of Rockingham Date

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 6, PARKLAND HEIGHTS

A Rockingham Park Project

NORTH
 Scale: 1:2000 @ A3
 0 20 40 60m
 PLAN: RHPPH-4-003
 DATE: 16/11/2022
 PROJECTION: PCG 94
 DATUM: AHD
 REVISION:
 DRAWN: JP
 PLANNER: CH
 CHECK: CH

cdp
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