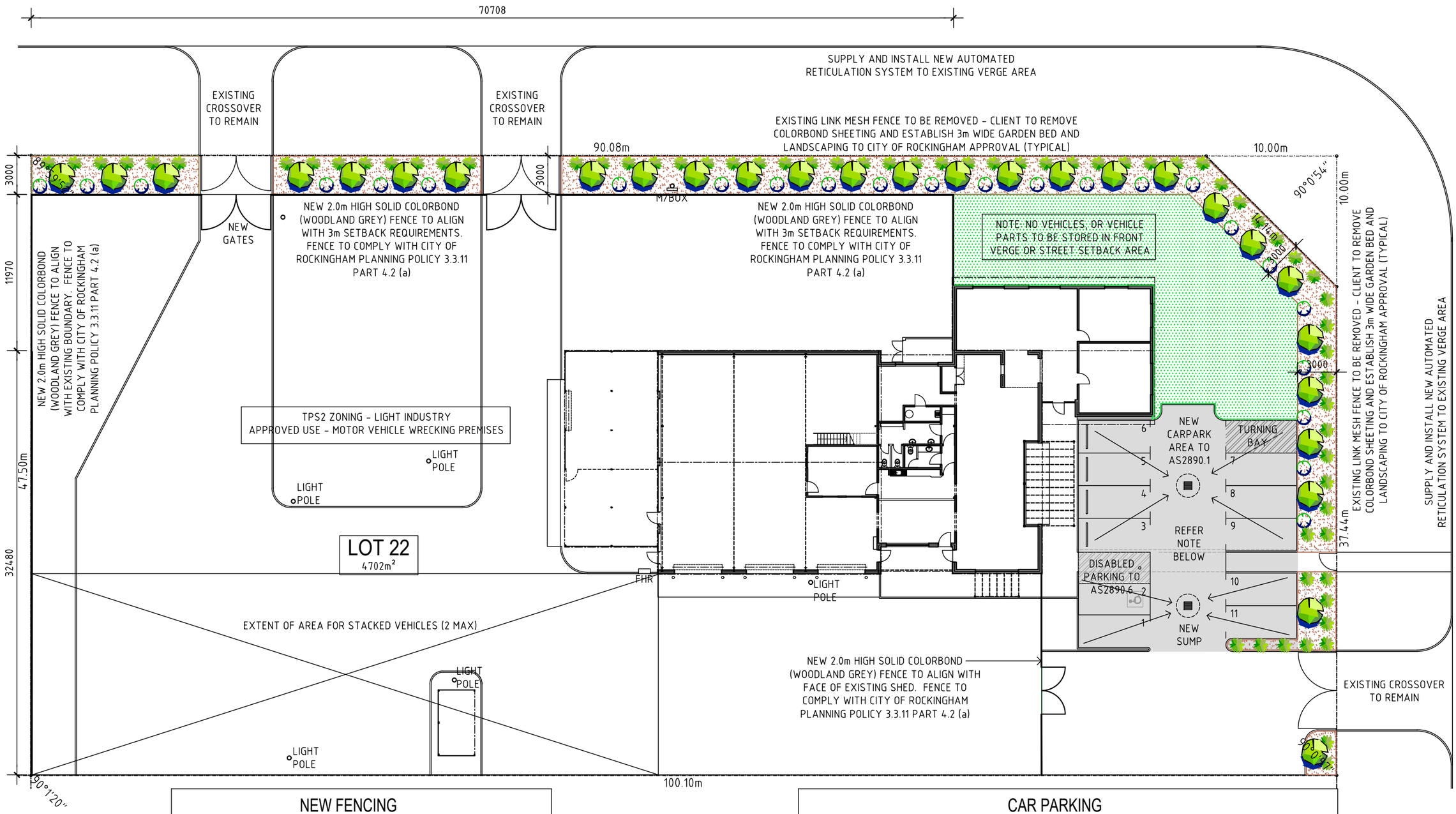

NEW FENCING

TPS2 TABLE NO 2. SET BACK REQUIREMENTS FOR INDUSTRIAL ZONES
LIGHT INDUSTRY ZONE - PRIMARY STREET FRONAGE = MINIMUM 15 METRES
LIGHT INDUSTRY ZONE - SECONDARY STREET FRONTAGE = MINIMUM 3 METRES

PROPOSED NEW FENCING TO BE 2.0m HIGH SOLID COLORBOND (WOODLAND GREY) FENCE TO ALIGN WITH FACE OF EXISTING SHED. FENCE TO COMPLY WITH CITY OF ROCKINGHAM PLANNING POLICY 3.3.11 PART 4.2 (a)

CAR PARKING

CAR PARKING: WE NOTE THAT UNDER PLANNING POLICY 3.3.11, CLAUSE 4.3 REFERENCES TOWN PLANNING SCHEME No 2 (TPS2) CLAUSE 4.15.2 (WHICH HAS BEEN DELETED). CLAUSE 4.3 OF PP3.3.11 NOMINATES THAT THE COUNCIL SHALL DETERMINE THE NUMBER OF CARPARKING BAYS TO BE PROVIDED ON SITE HAVING REGARD TO:

a) THE NATURE OF THE PROPOSED DEVELOPMENT;
b) THE NUMBER OF EMPLOYEES LIKELY TO BE EMPLOYED ON THE SITE;
c) THE ANTICIPATED DEMAND FOR PARKING; AND
d) THE ORDERLY AND PROPER PLANNING OF THE LOCALITY.

WE HAVE BEEN ADVISED THAT THE PREMISES HAS BEEN, AND IS CURRENTLY, OPERATING WITH A TOTAL OF 6-8 STAFF ON SITE AT ANY ONE TIME. IT IS ADDITIONALLY NOTED THAT THE BUSINESS OPERATES WITHOUT VISITORS AND THEREFORE BELIEVE THE PROVISION OF TWELVE (12) PARKING BAYS COMPLIES WITH THE INTENT OF CLAUSE 4.3(a), 4.3(b) AND 4.3(c) AND REQUEST THE CITY APPROVE THE PARKING AS AMENDED.

PROPOSED SITE PLAN

SCALE 1:300 @ A3

1:300 0 3 6 9 12 15 30m

C	23.09.26	ISSUED FOR APPROVAL	
B	27.05.26	ISSUED FOR CLIENT REVIEW & COMMENT	
A	14.05.26	ISSUED FOR DISCUSSION	

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PRELIMINARY
NOT FOR CONSTRUCTION
ISSUED FOR CLIENT APPROVAL

DATE	MAY 2026
SCALE	1:300 AT A3
DRAWN	SFM
CHECKED	-

PROJECT
PROPOSED FENCE & LANDSCAPING
2 CROMPTON ROAD
ROCKINGHAM

ISSUE	
DEVELOPMENT APPROVAL	
DWG TITLE	
PROPOSED SITE PLAN	
PROJECT No	26/1146
DRAWING No	SK01
REV	C