

DETAILED AREA PLAN PROVISIONS

The provisions of the Shire of Roebourne Town Planning Scheme No. 8, Baynton Stage 1 Development Plan and the Residential Design Codes apply to the development of Lot 403 unless otherwise varied below:

Setbacks

1. A minimum setback of 4m applies to all buildings adjacent the northern boundary with the exception of storerooms and shade structures.
2. A minimum setback of 4m applies to all buildings adjacent to Gardugarli Drive and Tharnda Road with (with the exception of ground floor shade structures) and a minimum setback of 3m applies to all buildings adjacent Wagari Drive. Minor projections into these setback areas may be considered where it provides greater functionality to the unit and assists in providing articulation to the facade of the building.
3. Minor projections (architectural features, eaves overhang, shading devices) may be permitted to project a maximum of 50% into the boundary setback areas.
4. Ground level shade structures (e.g. pergolas, patios) of a quality design and in keeping with the overall design and visual outlook of the main building/s are permissible no closer than 750mm from the street boundaries.

Fencing, Landscaping and Open Space

5. A masonry wall with a minimum height of 1.8m is required to be constructed along the northern boundary of the site. The masonry wall shall be designed and constructed to complement the overall development of the site to the satisfaction of the Shire of Roebourne. Details of the boundary wall shall be submitted to the Planning Services for development approval.
6. Landscaping with appropriate species shall be incorporated along the northern boundary of the site between the masonry wall and the buildings so that upon maturity they shall effectively screen the dwellings from the Community Purpose Site to the satisfaction of the Shire of Roebourne.
7. Suitable hard stand and soft landscaping treatments shall be provided to soften expansive car parking areas and outdoor communal areas in order to deflect heat away from ground level and to provide pedestrian linkages between detached buildings. Details of landscaping shall be submitted to Planning Services for development approval.
8. Any boundary fence facing Wagari Drive, Tharnda Road and/or Gardugarli Drive shall be visually permeable above 1.2m and shall not exceed 1.8m in height.
9. Any publicly visible fencing shall be finished in colours to complement the overall development to the satisfaction of the Shire of Roebourne.
10. Any 'soft' landscaping shall be reticulated.
11. External communal areas of the development shall be well lit for use after dark. External communal areas shall be lit in accordance with AS1158 - Lighting for Roads and Public Spaces.

Vehicular Access and Parking

The following car parking requirements shall apply to the site:

Dwelling Type Parking Requirements

- 1-bedroom dwelling 1 car bay
- 2-bedroom dwelling 1.5 car bays
- 3-bedroom dwelling 2 car bays

12. Visitor parking bays shall be provided at a rate of 0.25 bays per dwelling. Where a traffic report is provided which demonstrates that there is sufficient existing on-street parking that exists adjacent to the site, a reduction in the number of visitor bays to be provided on site may be considered.
13. Tandem car parking bays are acceptable subject to the allocation of those tandem bays to the same individual dwellings.

Built Form and Amenity

14. Any entry statement shall be designed and constructed to complement the overall development of the site.
15. Any north facing balcony within 7250mm of the northern boundary shall be designed and constructed (e.g. frosted/obscure glazing and height of balcony railings) so to limit/control overlooking onto the Community Purpose Site to the satisfaction of the Shire of Roebourne.
16. No bins are to be placed on the verge for collection. All bin collection shall occur from within the site except where an alternative arrangement has been made with the Shire of Roebourne or a waste contractor which ensures pick-up of waste will not be during peak visitor periods and will not be from the road verge.

Height

17. Subject to the following provision, walls shall not exceed 13.5m and the top of any pitched roof shall not exceed 15m.
18. Walls proposed at four storeys, excluding balustrade and columns supporting shade structures, shall be setback a minimum of 6m from all boundaries with the exception of the Wagari Drive boundary which may be setback a minimum of 5m. Minor variations may be considered where it provides greater functionality to the unit and assists in providing articulation to the facade of the building.

Dwelling Diversity

19. The development shall include a minimum of 10 per cent 1-bedroom dwellings and up to a maximum of 50 per cent.

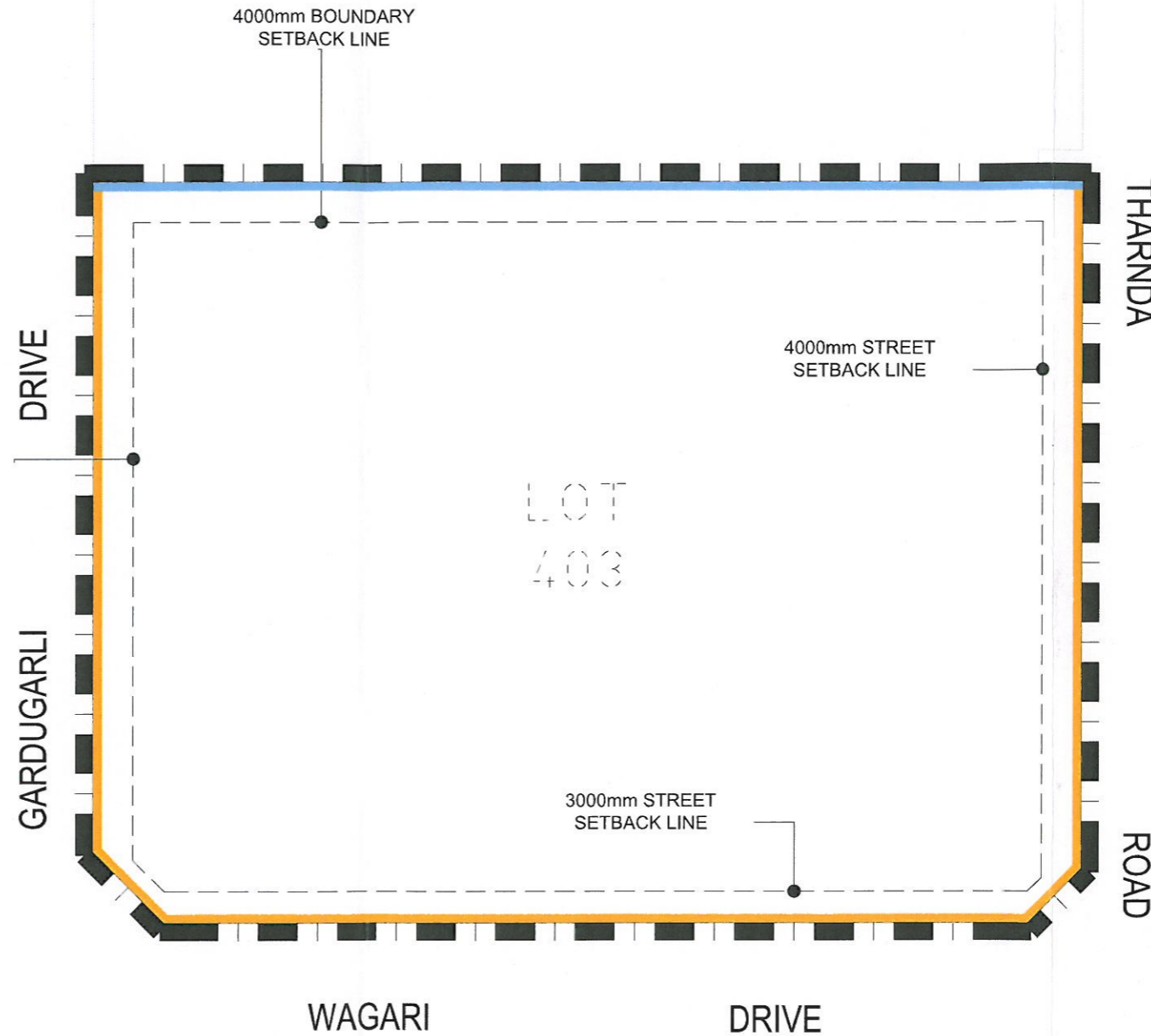
Compliance

Minor modifications to these Detailed Area Plan provisions as they relate to the development of Multiple Dwellings may be permitted subject to approval from the Shire of Roebourne. These provisions can't be amended or repealed without express written consent of the Shire of Roebourne.

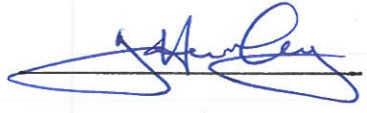
- | — SUBJECT SITE
- VISUALLY PERMEABLE FENCE
- BOUNDARY WALL (MIN 1800mm HIGH)

BAYNTON WEST LOT 403, WAGARI DRIVE, BAYNTON WEST, KARRATHA

Path: P:\42598 Baynton West Apartments\03 Design\2 Live Design Folder\01 Schematic Design\dwg\Plots\42598 DA DAP.dwg



DETAILED AREA PLAN FOR LOT 403 WAGARI DRIVE, BAYNTON WEST, KARRATHA.

Endorsed by:

 PRINCIPAL STATUTORY PLANNER
 DATE: 4/9/2012



Scale: NTS @ A3
 Date: 05/04/2012
 www.hamesharley.com.au

42598 rev
 DA_DAP (C)

Hames Sharley