

THE PROVISIONS OF THE SHIRE OF ROEBOURNE'S TOWN PLANNING SCHEME AND THE RESIDENTIAL DESIGN CODES (R-CODES) APPLY UNLESS OTHERWISE VARIED BELOW

This Detailed Area Plan (DAP) has been prepared in accordance with the requirements of the Phase 2, Revised Nickol West Development Plan, to ensure the development of an appropriate interface with Madigan Creek and a softening of views from Dampier Road.

Minor modifications to these Detailed Area Plan provisions as they relate to development of both single houses and/or grouped/multiple dwellings may be permitted, subject to approval from the Shire of Roebourne.

Please note that consultation with adjoining landowners is not required in order to achieve a variation to the R-Codes as provided for by this DAP.

GENERAL VARIATIONS

MINIMUM OPEN SPACE

1. A five percent (5%) variation to the minimum open space requirements (in addition to that described in the open space definition of the R-Codes) shall be permitted.

FENCING

2. Where fencing is erected in the locations depicted on the DAP, it shall not be modified with exception to maintenance and repair using materials as close as practical to those used during original construction.
3. Fencing Type 1 shall be Fencemaker's Caulfield Pool Type two-rail 1200h fencing, comprising top and bottom rails (30x30mm) with 16mm round tubing aluminium panels. Post spacing to be 1.8m centres. The fencing colour shall be 'Terrace'.
4. All other fencing shall be 'Terrace' finished colorbond steel so as to match fencing throughout the balance of the estate.
5. All fencing is to be provided and installed by the lot purchaser.

GROUPED / MULTIPLE DWELLING SITES

SETBACKS

6. A 2m minimum and 3m average setback applies to the primary street(s) where designated as 'primary building orientation' on the DAP.
7. Where reduced primary street setbacks are proposed, the location of all car parking behind the dwellings utilising shared access ways is highly encouraged.

BUILDING FACADE

8. A high level of articulation and architectural interest in the built form, such as the use of balconies, shading devices, clear front doorways, mix of textures/materials and window treatments, is required along all public roads and common property interfaces so as to help facilitate a quality development as viewed from all surrounds.
9. Any dwellings with frontage to two or more public streets are to be designed to address all streets by way of locating open air, shading and internal living areas addressing the street, appropriate placement of windows and doors from habitable rooms, and good articulation and interest in the built form.

ORIENTATION

10. Openable windows and doors and/or verandas and outdoor living areas shall be generally orientated to access predominantly westerly and/or northerly summer breeze patterns and allow natural ventilation through the dwelling.
11. Dwellings shall be orientated so that windows and doors from habitable rooms and/or outdoor living areas address the public and communal domain - being public streets, adjoining drainage reserves, adjoining Crown Land (incorporating Madigan Creek), pedestrian accessways and landscaped common property.

CROSSOVERS & PARKING

12. In order to reduce the number of driveways and crossovers along public streets, shared driveways or the creation of communal car parks for grouped housing development is highly encouraged.
13. In order to accommodate the high proportion of boat ownership within Karratha, boat parking at a ratio of 1 bay per 5 dwellings is encouraged in addition to the standard R-Code requirements as they relate to resident and visitor parking.

LANDSCAPING

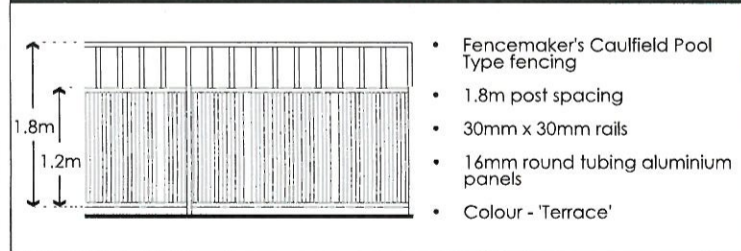
14. Landscaping plan(s) which demonstrate quality landscaping are to be submitted to the Shire with all planning applications for grouped or multiple dwelling developments and should address private and common property areas within the development; detail species types (refer to Shire preferred species list); waterwise design; and accord with the requirements of the Fire Management Plan prepared for the estate.

SINGLE HOUSE LOTS

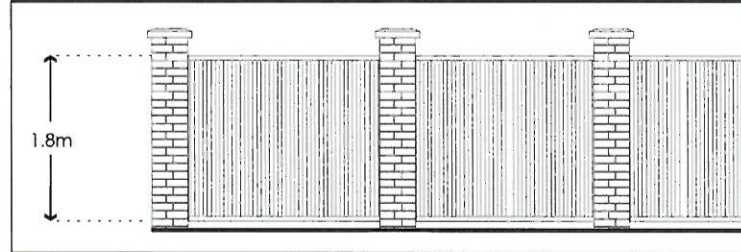
ORIENTATION

15. Any dwelling on a corner site must also address the secondary street, with the front 3m of the dwelling to be visible from the public domain.
16. Development on land that directly abuts Madigan Creek shall incorporate at least one major opening to an indoor living area in the western elevation of each dwelling, in order to encourage adjacent activity and maximise passive surveillance of the adjoining reserve.

FENCING TYPE 1



FENCING TYPE 2

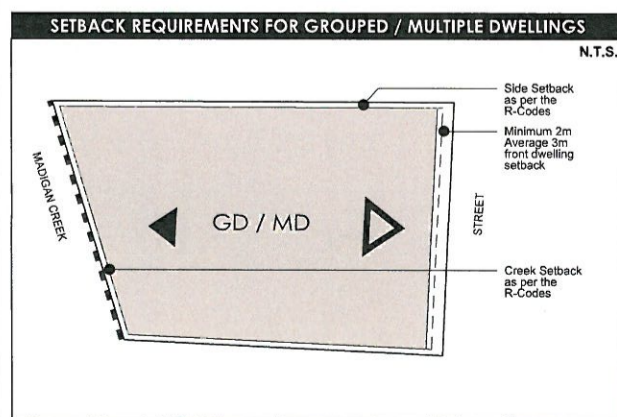
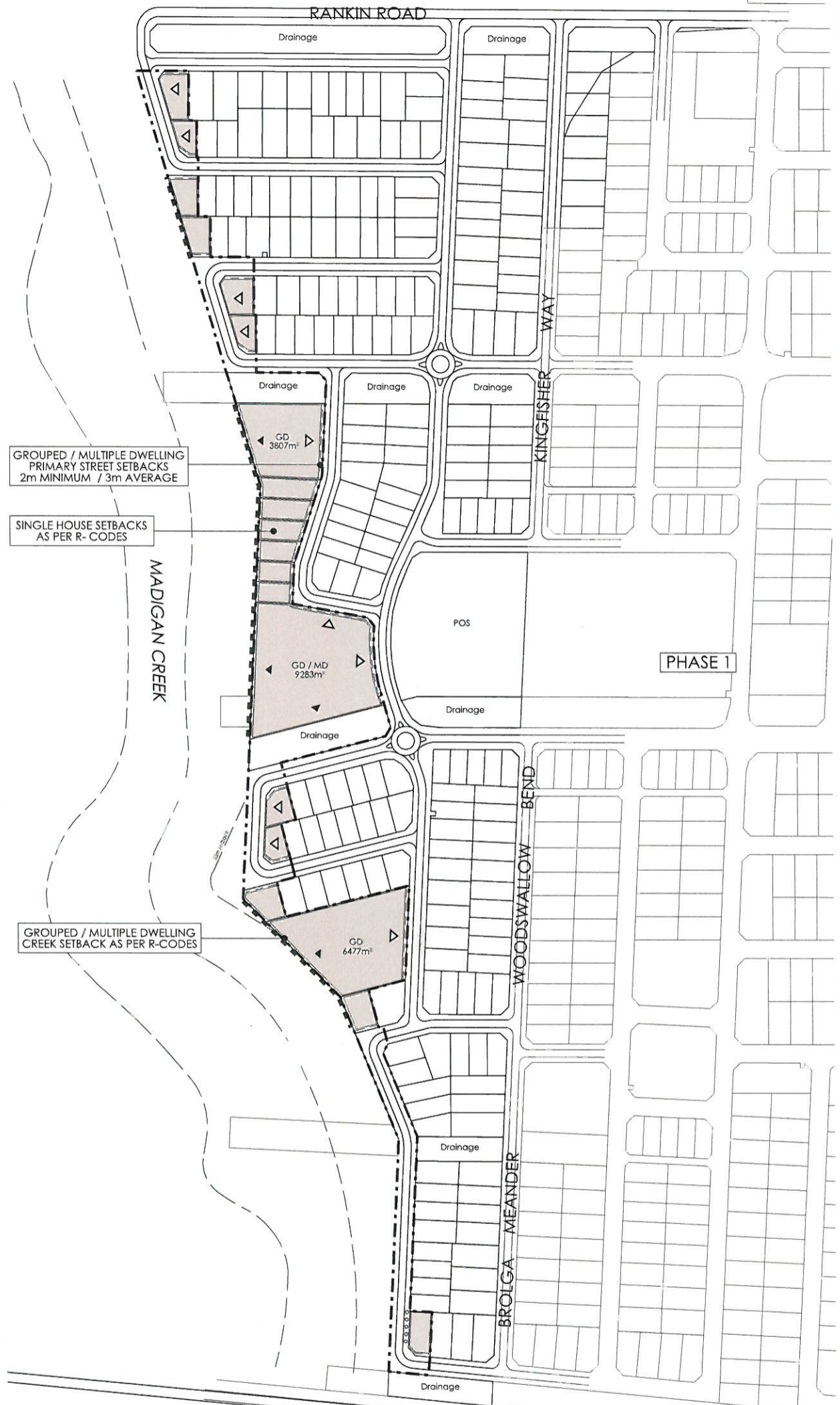


ENDORSEMENT TABLE

This Detailed Area Plan is endorsed by the Manager Planning Services:

[Signature]
Date: 28/8/2013

LEGEND					
	DAP BOUNDARY		GH GROUPED HOUSING SITE		FENCING TYPE 1
	INDICATIVE BUILDING ENVELOPES OF DAP AFFECTED LOTS		PRIMARY BUILDING ORIENTATION		FENCING TYPE 2
			SECONDARY BUILDING ORIENTATION		



Detailed Area Plan (Madigan Creek Interface)
JINGARRI, NICKOL WEST
A PINDAN PTY LTD PROJECT

Taylor Burrell Barnett

plan: 10/032/013F designed: DR
date: 26/07/2013 checked: BDM
drawing: 01 drawn: JP
scale: 1:4000@A3
0 40 80m

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