FORMAL ADOPTION OF THE AMENDED DEVELOPMENT PLAN
LOT 636 NAIRN STREET, BULGARRA
SHIRE OF ROEBOURNE

SHIRE OF ROEBOURNE FINAL APPROVAL
Adopted for final approval, pursuant to the Shire of Roebourne Town Planning Scheme No. 8, by resolution of the Council of the Shire of Roebourne at the meeting held on the 29th day of April 2014.

[Signature]
PRESIDENT

[Signature]
CHIEF EXECUTIVE OFFICER

WESTERN AUSTRALIAN PLANNING COMMISSION ENDORSEMENT
Endorsed, pursuant to the Shire of Roebourne Town Planning Scheme No. 8, by resolution of the Western Australian Planning Commission on the 31st day of January 2015.

Signed for, and on behalf of the Western Australian Planning Commission

[Signature]

By an officer of the Commission duly authorized by the Commission for that purpose.
Development shall comply with Town Planning Scheme No. 8 (The Scheme), the Residential Design Codes (R Code) and relevant Shire of Roebourne Policies, except where varied by the provisions of this Development Plan (DP):

Provision:

1. The following variations to R Code development standards, as permitted by this Development Plan, do not require adjoining owner notification:
   a. Fencing controls
   Any other R Code variations will be subject to notification as appropriate.

2. Where the Elevated Treatment is indicated, a two storey elevation is encouraged subject to feasibility. If a single storey dwelling is intended, the dwelling is to include articulated frontages including major openings to habitable rooms and staggering of building setbacks. Long blank walls are to be avoided.

3. A high level of articulation and architectural interest in the built form such as the use of balconies, shading devices, mix of textures/materials and window treatments is required along the elevations addressing the drainage reserve.

4. Fencing controls indicated on the plan fronting the drainage reserve include the need for fencing to be no higher than 1.8 metres and to be permeable above 1.2m to allow airflow and passive surveillance. Metal fencing is not considered appropriate. More articulated materials such as, but not limited to stone, rendered surface, vertical bar fencing, palisade fencing or a combination of these and other elements are considered appropriate.

5. Any internal boundary fencing between adjoining allotments which is forward of the dwelling building line shall reduce at the building line to a 45° angle to a height of 1.2 metres and then continue forward to the front fencing. This 1.2m high section of fencing shall match construction style and materials of the fencing fronting the drainage reserve.

6. Refuge, storage and external drying areas are to be screened from public view.

7. Drainage and Stormwater Management with plans to show AHD contours at no less than 0.5m intervals, natural and modified ground including fill (if any), levels, intended finished floor levels and drainage and stormwater management works. Stormwater and Drainage Management Plan to utilise data from the Local Land Reserve.

8. Consideration is to be given to Main Roads requirements for drainage from the development to not impact Joondalup.

9. Dual Pedestrian/Bicycle pathway as shown on the Development Plan constructed at no cost and to the satisfaction of the CEO.

10. Crime prevention through environmental design (CPTED) principles to be applied in overall site and public realm design.

11. A landscaping plan is to be prepared and implemented to the Shire’s satisfaction which incorporates:
   a. Retention of the trees marked on the DP where practical
   b. Use of Indigenous species

Development is to be approved by the Shire of Roebourne.