Lot Type A

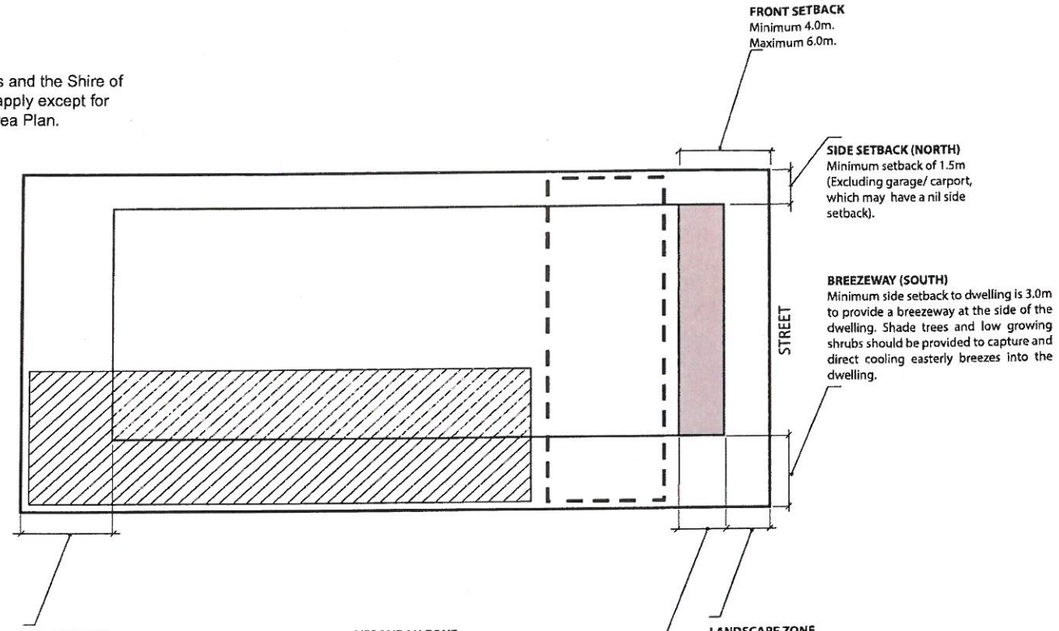
Provisions of the Residential Design Codes and the Shire of Roebourne Town Planning Scheme No. 8 apply except for the variations shown within this Detailed Area Plan.

MAXIMUM BUILDING ENVELOPE
Excluding eaves and other minor encroachments such as chimneys, awnings etc.

VERANDAH ZONE

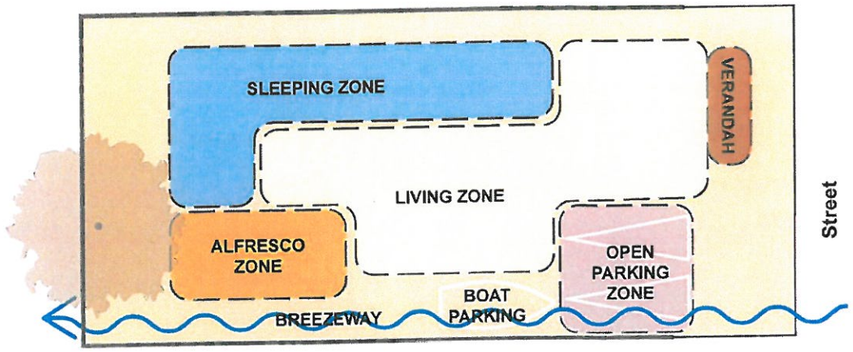
COURTYARD ZONE
A courtyard shall be provided within this zone with a minimum area of 20m², a minimum covered space of 15m² and a minimum dimension of 4.0m.

CARPORT/ GARAGE ZONE
An open carport or enclosed garage is to be provided within this zone and shall be able to accommodate two cars. Any garage door to a carport / garage shall be set back 2.5 metres behind the front verandah posts / columns.



Indicative Floor Plan

This plan provides an example indicative floor plan to assist with interpreting the intent and principles outlined within the Detailed Area Plan. It does not form part of this Detailed Area Plan.



Context Plan - Lot Type A



Provisions

General Design Intent
- The design intent is outlined by the Madigan Estate Design Guidelines and Karratha Vernacular Design Principles. All development must give due regard to the requirements and intent of these documents.

Building Envelope
- Height as per Category B standards of R-Codes (2 storey).
- Overshadowing - No restrictions.

Garage/ Outbuildings
- Maximum garage width is 7.0m (double door) including supporting structures.
- Freestanding sheds and storerooms must be constructed of the same or complementary materials, finishes, colours and roof style types as the main house to the satisfaction of the Shire of Roebourne and not be located within the front setback.
- Any garage or boat storage carport constructed within the nominated breezeway shall be an open carport. An enclosed garage may not be constructed within the breezeway.
- Garage / carport may have a nil setback to the side boundary where appropriately fire rated.
- Garages for corner lots shall be located on the secondary street or laneway at the rear of the dwelling.
- Carports and garages shall be set back 4.5m from the front boundary to allow for additional car parking within the front setback.

Building Frontage
- Dwelling to address the primary street by way of design, fenestration, entry and must contain major opening(s).
- Front doors of dwellings shall be clearly visible and recognisable from the front of the dwelling.
- A high level of articulation and architectural interest in the built form, such as the use of balconies, shading devices, clear front entry ways, mix of textures/ materials and window treatments, is required to the front facade.

Fencing
- Fences to Road Reserve/ Drainage shall be no higher than 1.5 metres and shall be constructed of a tubular (steel or aluminium) type fencing and black in colour. No solid features or appendages shall be added to these fences due to wind loading requirements.

Private Open Space
- There is no minimum open space requirement applicable to these lots if the setbacks and courtyard requirements are achieved, otherwise the provisions of the R-Codes apply.
- An alternative courtyard location may be approved for corner lots or those abutting a laneway provided appropriate solar protection is provided to prevent excessive heat gain to the interior of the dwelling and the courtyard and the cross ventilation requirements of the Madigan Road Design Guidelines are adequately demonstrated.

Servicing
- Air conditioners or cooling units must not be easily visible from the street and be positioned to minimise noise impacts on neighbouring residences.
- Tanks associated with solar hot water units must either be ground mounted or match the roof profile and pitch and, where possible, not be easily seen from the street.
- Minor variations to the requirements of this Detailed Area Plan may be approved by the Shire of Roebourne without the need to obtain a separate planning approval. Significant variations will require a planning approval pursuant to the Scheme.

Endorsed by:

Shire of Roebourne
Council 18 March 2013 Resolution 152435

10/4/2013
Date

Karratha, Madigan Road
DETAILED AREA PLAN

Date: 8th November 2012
Designer: SE
Drawn: TW
Scale: N.T.S
Drawing No. 710-200A Karratha, Madigan Road.indd

TOWN PLANNERS AND URBAN DESIGN

Lot Type B

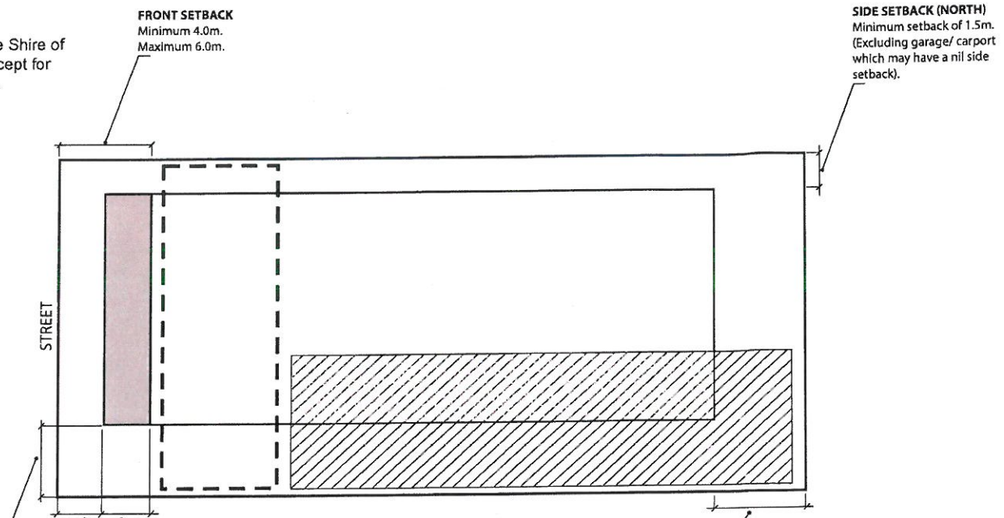
Provisions of the Residential Design Codes and the Shire of Roebourne Town Planning Scheme No. 8 apply except for the variations shown within this Detailed Area Plan.

MAXIMUM BUILDING ENVELOPE
Excluding eaves and other minor encroachments such as chimneys, awnings etc.

VERANDAH ZONE

COURTYARD ZONE
A courtyard shall be provided within this zone with a minimum area of 20m², a minimum covered space of 15m² and a minimum dimension of 4.0m.

CARPORT/ GARAGE ZONE
An open carport or enclosed garage is to be provided within this zone and shall be able to accommodate two cars. Any garage door to a carport / garage shall be set back 2.5 metres behind the front verandah posts / columns.



FRONT SETBACK
Minimum 4.0m.
Maximum 6.0m.

SIDE SETBACK (NORTH)
Minimum setback of 1.5m. (Excluding garage/ carport which may have a nil side setback).

BREEZEWAY (SOUTH)
Minimum side setback to dwelling is 3.0m to provide a breezeway at the side of the dwelling. Shade trees and low growing shrubs should be provided to capture and direct cooling easterly breezes into the dwelling.

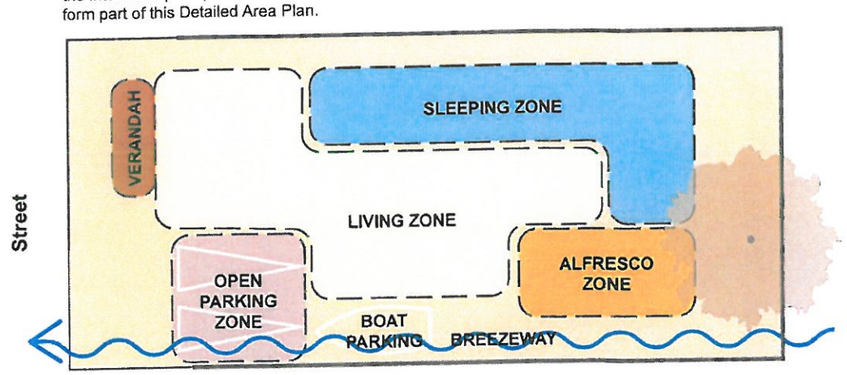
LANDSCAPE ZONE
Shade trees are encouraged in this zone to provide protection from the afternoon sun.

VERANDAH ZONE
A verandah, separate from the carport, shall be provided to the primary frontage of the dwelling to a minimum dimension of 2.0m deep by 3.0m wide. The verandah may project 2.0m into the minimum front setback area if it is open on 3 sides. i.e. verandah may have a setback of 2.0m from the front boundary.

REAR SETBACK
Minimum rear setback to dwelling is 4.0m. Shade trees are to be provided in this zone to provide protection from the morning sun.

Indicative Floor Plan

This plan provides an example indicative floor plan to assist with interpreting the intent and principles outlined within the Detailed Area Plan. It does not form part of this Detailed Area Plan.



Context Plan - Lot Type B



Provisions

General Design Intent
- The design intent is outlined by the Madigan Estate Design Guidelines and Karratha Vernacular Design Principles. All development must give due regard to the requirements and intent of these documents.

Building Envelope
- Height as per Category B standards of R-Codes (2 storey).
- Overshadowing - No restrictions.

Garage/ Outbuildings
- Maximum garage width is 7.0m (double door) including supporting structures.
- Freestanding sheds and storerooms must be constructed of the same or complementary materials, finishes, colours and roof style types as the main house to the satisfaction of the Shire of Roebourne and not be located within the front setback.
- Any garage or boat storage carport constructed within the nominated breezeway shall be an open carport. An enclosed garage may not be constructed within the breezeway.
- Garage / carport may have a nil setback to the side boundary where appropriately fire rated.
- Garages for corner lots shall be located on the secondary street or laneway at the rear of the dwelling.
- Carports and garages shall be set back 4.5m from the front boundary to allow for additional car parking within the front setback.

Building Frontage
- Dwelling to address the primary street by way of design, fenestration, entry and must contain major opening(s).
- Front doors of dwellings shall be clearly visible and recognisable from the front of the dwelling.
- A high level of articulation and architectural interest in the built form, such as the use of balconies, shading devices, clear front entry ways, mix of textures/ materials and window treatments, is required to the front facade.

Private Open Space
- There is no minimum open space requirement applicable to these lots if the setbacks and courtyard requirements are achieved, otherwise the provisions of the R-Codes apply.
- An alternative courtyard location may be approved for corner lots or those abutting a laneway provided appropriate solar protection is provided to prevent excessive heat gain to the interior of the dwelling and the courtyard and the cross ventilation requirements of the Madigan Road Design Guidelines are adequately demonstrated.

Servicing
- Air conditioners or cooling units must not be easily visible from the street and be positioned to minimise noise impacts on neighbouring residences.
- Tanks associated with solar hot water units must either be ground mounted or match the roof profile and pitch and, where possible, not be easily seen from the street.
- Minor variations to the requirements of this Detailed Area Plan may be approved by the Shire of Roebourne without the need to obtain a separate planning approval. Significant variations will require a planning approval pursuant to the Scheme.

Endorsed by:

Shire of Roebourne

10/4/2013
Date

Council 18 March 2013 Resolution 152435

Karratha, Madigan Road
DETAILED AREA PLAN

Date: 8th November 2012
Scale: N.T.S
Designer: SE
Drawn: TW

Drawing No. 710-200A Karratha, Madigan Road.indd

Lot Type C (D)

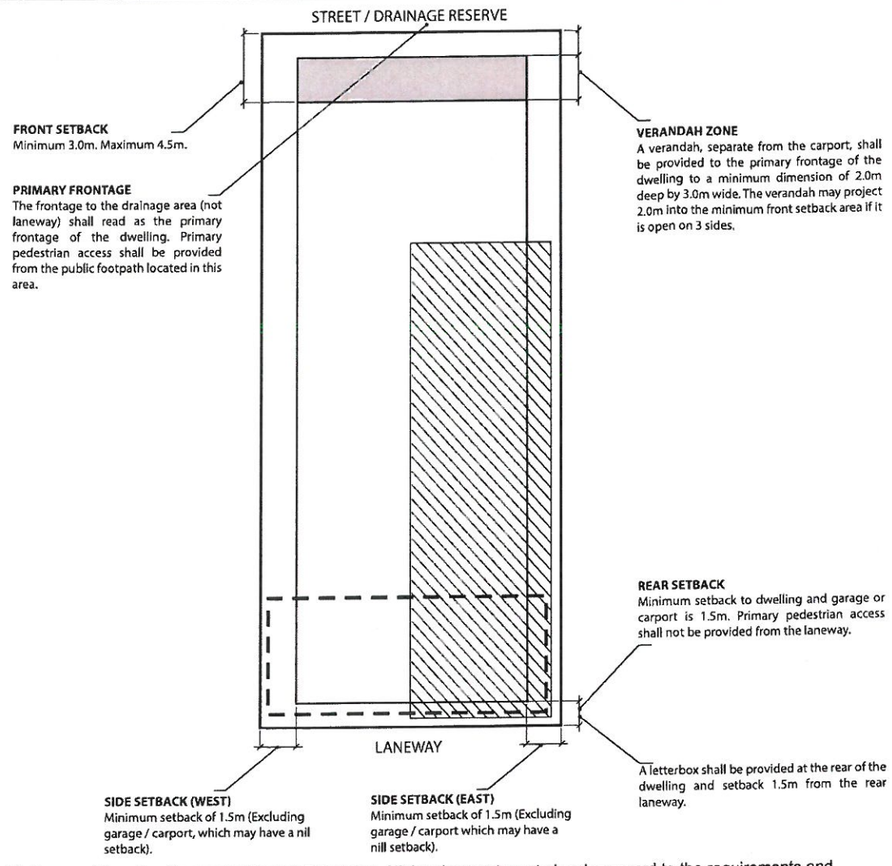
Provisions of the Residential Design Codes and the Shire of Roebourne Town Planning Scheme No. 8 apply except for the variations shown within this Detailed Area Plan.

MAXIMUM BUILDING ENVELOPE

VERANDAH ZONE

COURTYARD ZONE
A courtyard shall be provided within this zone with a minimum area of 20m2, a minimum covered space of 15m2 and a minimum dimension of 4.0m.

CARPORT/ GARAGE ZONE
An open carport or enclosed garage is to be provided within this zone and shall be able to accommodate two cars.



Provisions

General Design Intent
- The design intent is outlined by the Madigan Estate Design Guidelines and Karratha Vernacular Design Principles. All development must give due regard to the requirements and intent of these documents.

Building Envelope
- Height as per Category B standards of R-Codes (2 storey).
- Overshadowing - No restrictions.

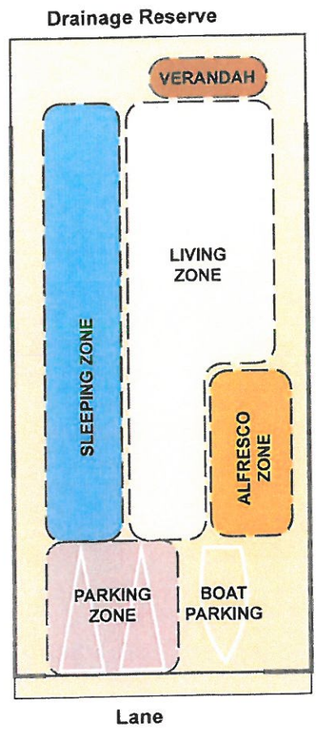
Garage/ Outbuildings
- Freestanding sheds and storerooms must be constructed of the same or complementary materials, finishes, colours and roof style types as the main house to the satisfaction of the Shire of Roebourne and not be located within the front setback.
- Garage / carport may have a nil setback to the side boundary where appropriately fire rated.
- No back gates are permitted where they encroach into the laneway when opening.

Building Frontage
- Dwelling to address the drainage reserve by way of design, fenestration, entry and must contain major opening(s).
- Front doors of dwellings shall be clearly visible and recognisable from the front of the dwelling.
- A high level of articulation and architectural interest in the built form, such as the use of balconies, shading devices, clear front entry ways, mix of textures/ materials and window treatments, is required along the front of the dwelling, to drainage reserves and to open space frontages so as to facilitate a quality development as viewed from all surrounds.

Fencing
- Fences to Road Reserve/ Drainage shall be no higher than 1.5 metres and shall be constructed of a tubular (steel or aluminium) type fencing and black in colour. No solid features or appendages shall be added to these fences due to wind loading requirements.

Private Open Space
- There is no minimum open space requirement applicable to these lots if the setbacks and courtyard requirements are achieved, otherwise the provisions of the R-Codes apply.
- An alternative courtyard location may be approved for corner lots or those abutting a laneway provided appropriate solar protection is provided to prevent excessive heat gain to the interior of the dwelling and the courtyard and the cross ventilation requirements of the Madigan Road Design Guidelines are adequately demonstrated.

Servicing
- Air conditioners or cooling units must not be easily visible from the street / drainage reserve and be positioned to minimise noise impacts on neighbouring residences.
- Tanks associated with solar hot water units must either be ground mounted or match the roof profile and pitch and, where possible, not be easily seen from the street / reserve.
- Minor variations to the requirements of this Detailed Area Plan may be approved by the Shire of Roebourne without the need to obtain a separate planning approval. Significant variations will require a planning approval pursuant to the Scheme.



Indicative Floor Plan

This plan provides an example indicative floor plan to assist with interpreting the intent and principles outlined within the Detailed Area Plan. It does not form part of this Detailed Area Plan.

Context Plan - Lot Type C (D)



Endorsed by:

Shire of Roebourne

10/4/2013
Date

Council 18 March 2013 Resolution 252435

Karratha, Madigan Road
DETAILED AREA PLAN

Date: 9th November 2012 Designer: SE Drawn: TW

Scale: N.T.S

Drawing No. 710-200A Karratha, Madigan Road.indd

6 of 6

Lot Type C (R)

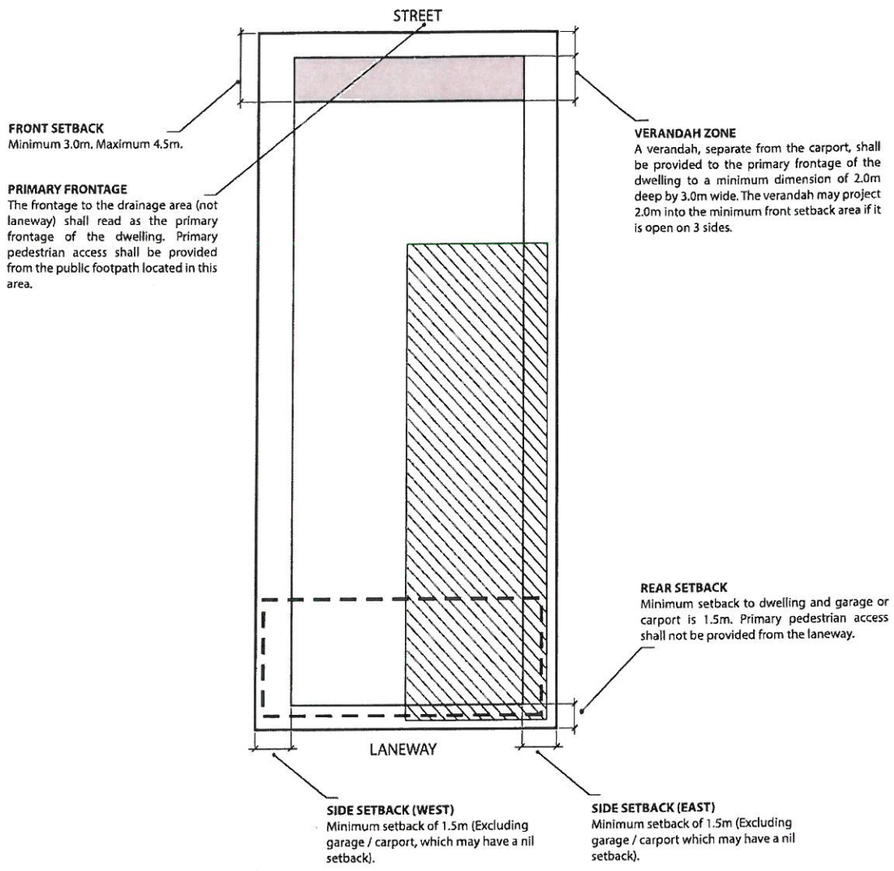
Provisions of the Residential Design Codes and the Shire of Roebourne Town Planning Scheme No. 8 apply except for the variations shown within this Detailed Area Plan.

MAXIMUM BUILDING ENVELOPE

VERANDAH ZONE

COURTYARD ZONE
A courtyard shall be provided within this zone with a minimum area of 20m2, a minimum covered space of 15m2 and a minimum dimension of 4.0m.

CARPORT/ GARAGE ZONE
An open carport or enclosed garage is to be provided within this zone and shall be able to accommodate two cars.



Provisions

General Design Intent
- The design intent is outlined by the Madigan Estate Design Guidelines and Karratha Vernacular Design Principles. All development must give due regard to the requirements and intent of these documents.

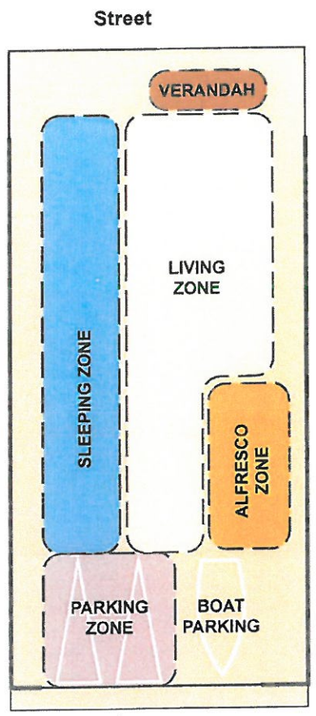
Building Envelope
- Height as per Category B standards of R-Codes (2 storey).
- Dwellings shall be a minimum of 2 storeys.
- Overshadowing - No restrictions.

Garage/ Outbuildings
- Freestanding sheds and storerooms must be constructed of the same or complementary materials, finishes, colours and roof style types as the main house to the satisfaction of the Shire of Roebourne and not be located within the front setback.
- Garage / carport may have a nil setback to the side boundary where appropriately fire rated.
- No back gates are permitted where they encroach into the laneway when opening.

Building Frontage
- Dwelling to address the primary street by way of design, fenestration, entry and must contain major opening(s).
- Front doors of dwellings shall be clearly visible and recognisable from the front of the dwelling.
- A high level of articulation and architectural interest in the built form, such as the use of balconies, shading devices, clear front entry ways, mix of textures/ materials and window treatments, is required along all public roads, to drainage reserves and to open space frontages so as to facilitate a quality development as viewed from all surrounds.

Private Open Space
- There is no minimum open space requirement applicable to these lots if the setbacks and courtyard requirements are achieved, otherwise the provisions of the R-Codes apply.
- An alternative courtyard location may be approved for corner lots or those abutting a laneway provided appropriate solar protection is provided to prevent excessive heat gain to the interior of the dwelling and the courtyard and the cross ventilation requirements of the Madigan Road Design Guidelines are adequately demonstrated.

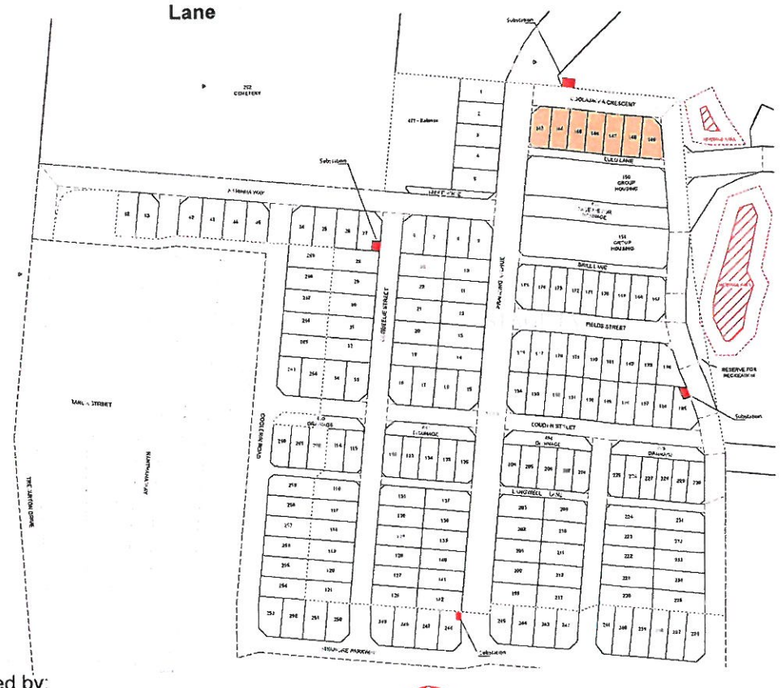
Servicing
- Air conditioners or cooling units must not be easily visible from the street and be positioned to minimise noise impacts on neighbouring residences.
- Tanks associated with solar hot water units must either be ground mounted or match the roof profile and pitch and, where possible, not be easily seen from the street.
- Minor variations to the requirements of this Detailed Area Plan may be approved by the Shire of Roebourne without the need to obtain a separate planning approval. Significant variations will require a planning approval pursuant to the Scheme.



Indicative Floor Plan

This plan provides an example indicative floor plan to assist with interpreting the intent and principles outlined within the Detailed Area Plan. It does not form part of this Detailed Area Plan.

Context Plan - Lot Type C (R)



Endorsed by:

Shire of Roebourne

10/4/2013
Date

Council 18th March 2013 Resolution 152435

Karratha, Madigan Road
DETAILED AREA PLAN

Date: 6th November 2012
Designer: SE
Drawn: TW
Scale: N.T.S
Drawing No. 710-209A Karratha, Madigan Road.indd

Lot Type D

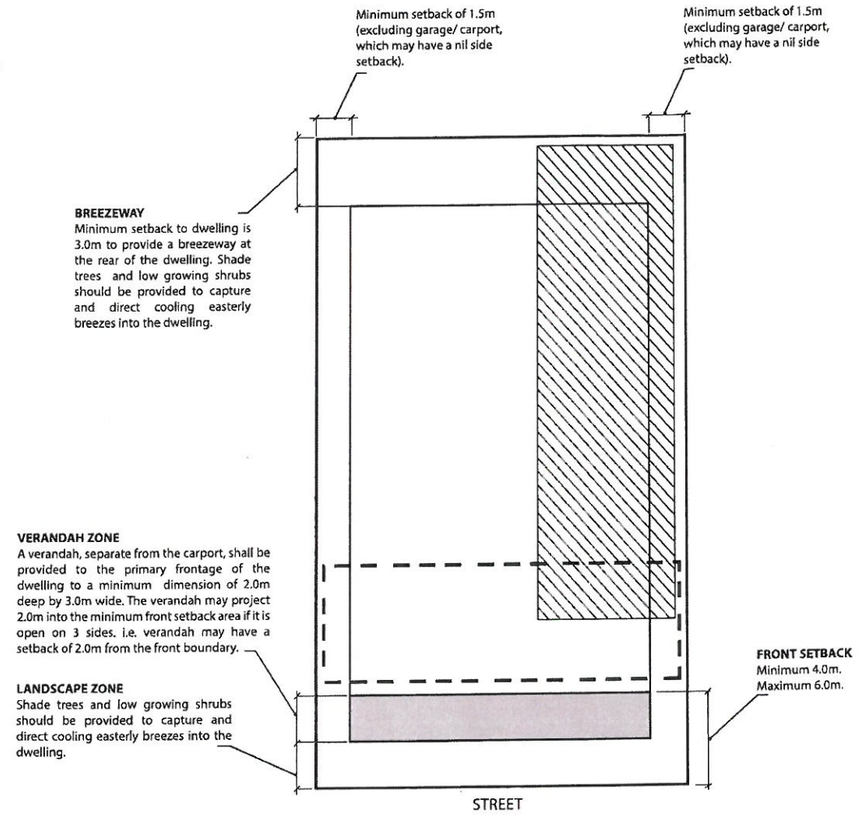
Provisions of the Residential Design Codes and the Shire of Roebourne Town Planning Scheme No. 8 apply except for the variations shown within this Detailed Area Plan.

MAXIMUM BUILDING ENVELOPE

VERANDAH ZONE

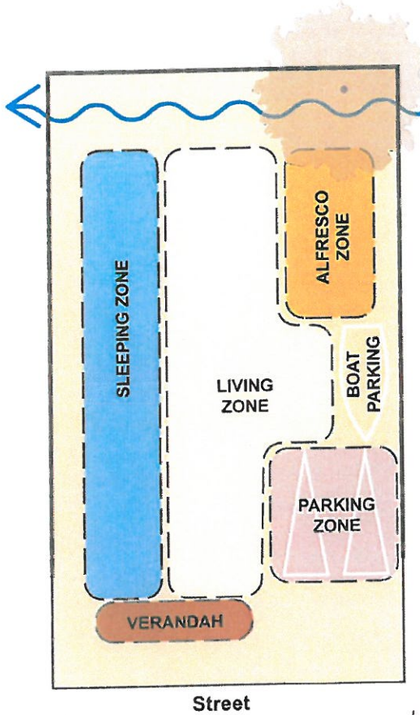
COURTYARD ZONE
A courtyard shall be provided within this zone with a minimum area of 20m2, a minimum covered space of 15m2 and a minimum dimension of 4.0m.

CARPORT/ GARAGE ZONE
An open carport or enclosed garage is to be provided within this zone and shall be able to accommodate two cars.



Indicative Floor Plan

This plan provides an indicative floor plan to assist with interpreting the intent and principles outlined within the Detailed Area Plan.



Context Plan - Lot Type D



Provisions

General Design Intent
- The design intent is outlined by the Madigan Estate Design Guidelines and Karratha Vernacular Design Principles. All development must give due regard to the requirements and intent of these documents.

Building Envelope
- Height as per Category B standards of R-Codes (2 storey).
- Overshadowing - No restrictions.

Garage/ Outbuildings
- Maximum garage width is 7.0m (double door) including supporting structures.
- Freestanding sheds and storerooms must be constructed of the same or complementary materials, finishes, colours and roof style types as the main house to the satisfaction of the Shire of Roebourne and not be located within the front setback.
- Any garage or boat storage carport constructed within the nominated breezeway shall be an open carport. An enclosed garage may not be constructed within the breezeway.
- Garage / carport may have a nil setback to the side boundary where appropriately fire rated.
- Garages for corner lots shall be located on the secondary street or laneway at the rear of the dwelling unless obstructed by an electrical substation.
- Carports and garages shall be set back 4.5m from the front boundary to allow for additional car parking within the front setback.

Building Frontage
- Dwelling to address the primary street by way of design, fenestration, entry and must contain major opening(s).
- Front doors of dwellings shall be clearly visible and recognisable from the front of the dwelling.
- A high level of articulation and architectural interest in the built form, such as the use of balconies, shading devices, clear front entry ways, mix of textures/ materials and window treatments, is required to the front facade.

Private Open Space
- There is no minimum open space requirement applicable to these lots if the setbacks and courtyard requirements are achieved, otherwise the provisions of the R-Codes apply.
- An alternative courtyard location may be approved for corner lots or those abutting a laneway provided appropriate solar protection is provided to prevent excessive heat gain to the interior of the dwelling and the courtyard and the cross ventilation requirements of the Madigan Road Design Guidelines are adequately demonstrated.

Servicing
- Air conditioners or cooling units must not be easily visible from the street/ drainage reserve and be positioned to minimise noise impacts on neighbouring residences.
- Tanks associated with solar hot water units must either be ground mounted or match the roof profile and pitch and, where possible, not be easily seen from the street.
- Minor variations to the requirements of this Detailed Area Plan may be approved by the Shire of Roebourne without the need to obtain a separate planning approval. Significant variations will require a planning approval pursuant to the Scheme.

Endorsed by:

Shire of Roebourne

10/4/2013
Date

Council 18 March 2013 Resolution 152438

Karratha, Madigan Road
DETAILED AREA PLAN

Date: 6th November 2012
Scale: N.T.S
Designer: SE
Drawn: TW
Drawing No. 710-200A Karratha, Madigan Road.indd

Lot Type E

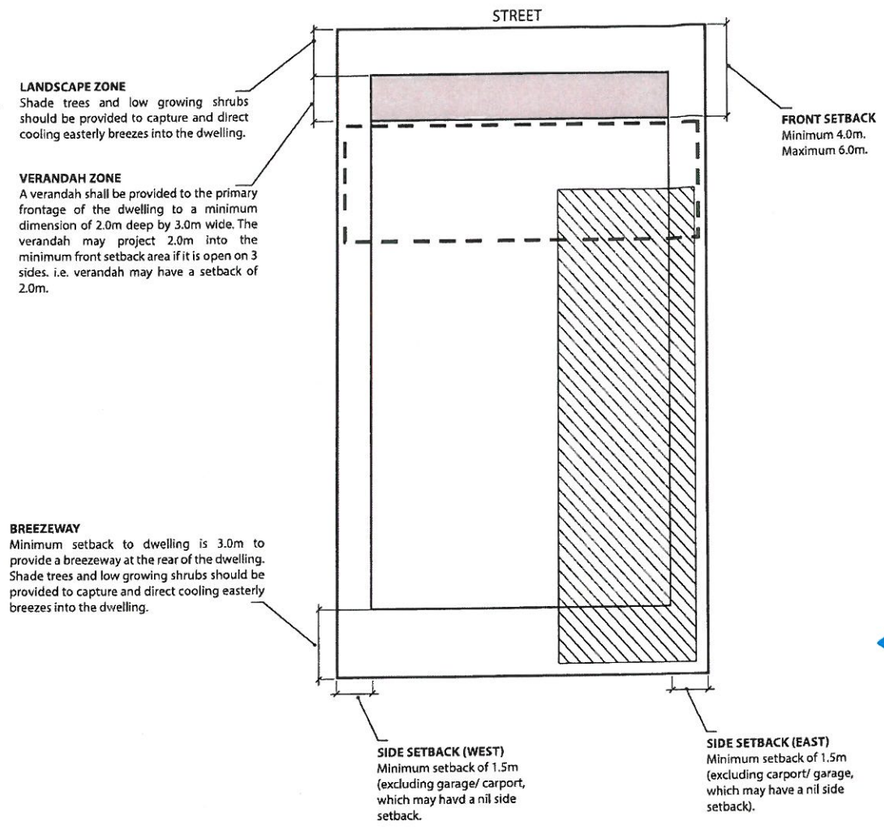
Provisions of the Residential Design Codes and the Shire of Roebourne Town Planning Scheme No. 8 apply except for the variations shown within this Detailed Area Plan.

MAXIMUM BUILDING ENVELOPE

VERANDAH ZONE

COURTYARD ZONE
A courtyard shall be provided within this zone with a minimum area of 20m², a minimum covered space of 15m² and a minimum dimension of 4.0m.

ENCLOSED GARAGE ZONE
An open carport or enclosed garage is to be provided within this zone and shall be able to accommodate two cars. An enclosed carport shall be set back 0.5 metres behind the front building line (Front building line: average front setback excluding the garage).



Provisions

General Design Intent
- The design intent is outlined by the Madigan Estate Design Guidelines and Karratha Vernacular Design Principles. All development must give due regard to the requirements and intent of these documents.

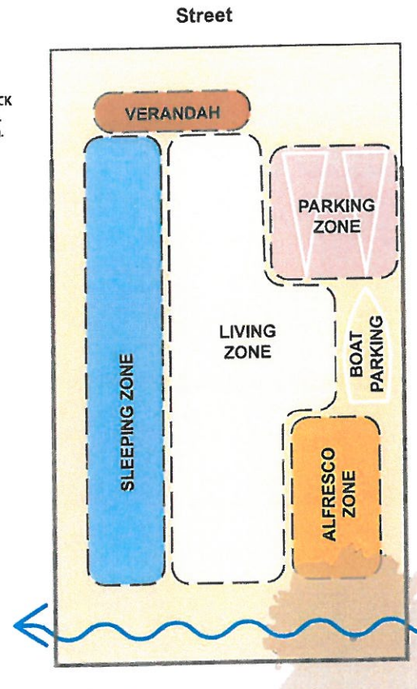
Building Envelope
- Height as per Category B standards of R-Codes (2 storey).
- Overshadowing - No restrictions.

Garage/ Outbuildings
- Maximum garage width is 7.0m (double door) including supporting structures.
- Freestanding sheds and storerooms must be constructed of the same or complementary materials, finishes, colours and roof style types as the main house to the satisfaction of the Shire of Roebourne and not be located within the front setback.
- Any garage or boat storage carport constructed within the nominated breezeway shall be an open carport. An enclosed garage may not be constructed within the breezeway.
- Garage / carport may have a nil setback to the side boundary where appropriately fire rated.
- Garages for corner lots shall be located on the secondary street or laneway at the rear of the dwelling unless obstructed by an electrical substation.
- Carports and garages shall be set back 4.5m from the front boundary to allow for additional car parking within the front setback.

Building Frontage
- Dwelling to address the primary street by way of design, fenestration, entry and must contain major opening(s).
- Front doors of dwellings shall be clearly visible and recognisable from the front of the dwelling.
- A high level of articulation and architectural interest in the built form, such as the use of balconies, shading devices, clear front entryways, mix of textures/ materials and window treatments, is required to the front facade.

Private Open Space
- There is no minimum open space requirement applicable to these lots if the setbacks and courtyard requirements are achieved, otherwise the provisions of the R-Codes apply.
- An alternative courtyard location may be approved for corner lots or those abutting a laneway provided appropriate solar protection is provided to prevent excessive heat gain to the interior of the dwelling and the courtyard and the cross venbtilation requirements of the Madigan Road Design Guidelines are adeqautely demonstrated.

Servicing
- Air conditioners or cooling units must not be easily visible from the street and be positioned to minimise noise impacts on neighbouring residences.
- Tanks associated with solar hot water units must either be ground mounted or match the roof profile and pitch and, where possible, not be easily seen from the street.
- Minor variations to the requirements of this Detailed Area Plan may be approved by the Shire of Roebourne without the need to obtain a separate planning approval. Significant variations will require a planning approval pursuant to the Scheme.



Indicative Floor Plan

This plan provides an example indicative floor plan to assist with interpreting the intent and principles outlined within the Detailed Area Plan. It does not form part of this Detailed Area Plan.

Context Plan - Lot Type E



Endorsed by:

Shire of Roebourne

10/4/2013
Date

Council 18 March 2013 Resolution 152435

Karratha, Madigan Road
DETAILED AREA PLAN

Date: 6th November 2012 Designer: SE Drawn: TW
Scale: N.T.S
Drawing No. 710-200A Karratha, Madigan Road.indd

TOWN PLANNING NOTATION OF ION

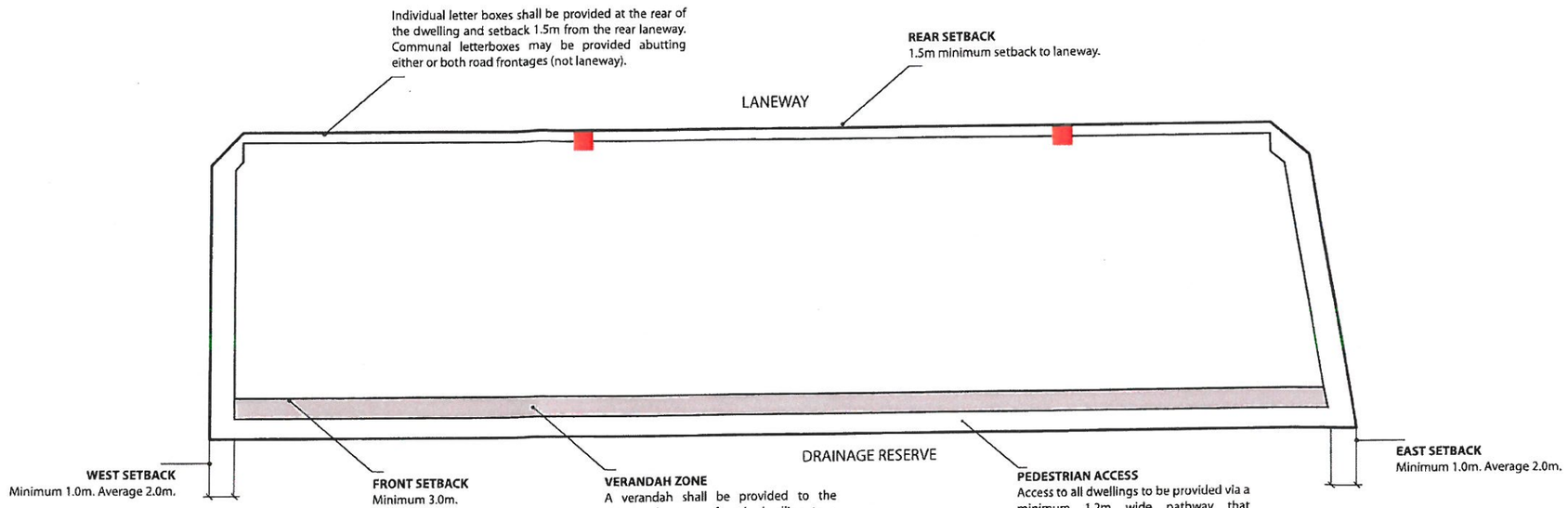
Lot Type G

Provisions of the Residential Design Codes and the Shire of Roebourne Town Planning Scheme No. 8 apply except for the variations shown within this Detailed Area Plan.

MAXIMUM BUILDING ENVELOPE

VERANDAH ZONE

LIGHT POLE EASEMENT



Provisions

General Design Intent
- The design intent is outlined by the Madigan Estate Design Guidelines and Karratha Vernacular Design Principles. All development must give due regard to the requirements and intent of these documents.

Building Envelope
- Height as per Category B standards of R-Codes (2 storey).
- An upper level zero lot line parapet wall may only be permitted if abutting a parapet wall of the same height and dimensions of the neighbouring dwelling. Otherwise an upper level setback of 1.5m applies, measured from the relevant outer ground floor wall below.
- Unless constructing a studio apartment above a garage, any second storey shall be constructed on the southern portion of the lot to address the drainage reserve.
- A verandah may project a maximum of 2.0m into the front setback area if it is open on 3 sides.
- Overshadowing - No restrictions.

Pedestrian and Vehicle Access
- Vehicle access shall be provided from the laneway frontage.
- Primary pedestrian access shall be provided from the drainage frontage via a minimum 1.2m wide pathway that connects all dwellings to a secondary street. The pathway shall run parallel to the drainage reserve and be contained entirely within the property boundary.
- Front doors of dwellings shall be located to address the drainage reserve frontage and be clearly visible and recognisable.

Outbuildings
- Freestanding sheds and storerooms must be constructed of the same or complementary materials, finishes, colours and roof style types as the main house to the satisfaction of the Shire of Roebourne and not be located within the front setback.

Building Frontage
- The drainage reserve is the primary frontage of the lot. Dwellings to address the drainage reserve by way of design, fenestration, entry and must contain major opening(s).
- A high level of articulation and architectural interest in the built form, such as the use of balconies, shading devices, clear front entry ways, mix of textures/ materials and window treatments, is required to the front facade.

Fencing
- Fences to Road Reserve/ Drainage shall be no higher than 1.5 metres and shall be constructed of a tubular (steel or aluminium) type fencing and black in colour. No solid features or appendages shall be added to these fences due to wind loading requirements.
- Alteration to any existing retaining wall is not permitted.
- No back gates are permitted where they encroach into the laneway when opening.

Private Open Space
- An external courtyard with a minimum area of 20m² and a minimum dimension of 3 metres shall be provided to abut the southern and/or eastern side of each ground floor dwelling. The courtyard shall be directly accessed via an internal living area (excluding bedroom).
- Private open space for upper level apartments shall be provided in accordance with the R-Codes.
- There is no minimum open space requirement applicable to these lots if the setbacks and courtyard requirements are achieved, otherwise the provisions of the R-Codes apply.

Servicing
- Air conditioners or cooling units must not be easily visible from the street/ drainage reserve and positioned to minimise noise impacts on neighbouring residences.
- Tanks associated with solar hot water units must either be ground mounted or match the roof profile and pitch and, where possible, not be easily seen from the street.
- Minor variations to the requirements of this Detailed Area Plan may be approved by the Shire of Roebourne without the need to obtain a separate planning approval. Significant variations will require a planning approval pursuant to the Scheme.

Context Plan - Lot Type G



Endorsed by:

Shire of Roebourne

10/4/2013
Date

Council 18 March 2013 Resolution 152435

Karratha, Madigan Road
DETAILED AREA PLAN

Date: 8th November 2012 Designer: SE Drawn: TW

Scale: N.T.S

Drawing No. 710-200A Karratha, Madigan Road.indd

TAYLOR BURRELL TOWN PLANNING AND URBAN DESIGN

Lot Type F

Provisions of the Residential Design Codes and the Shire of Roebourne Town Planning Scheme No. 8 apply except for the variations shown within this Detailed Area Plan.

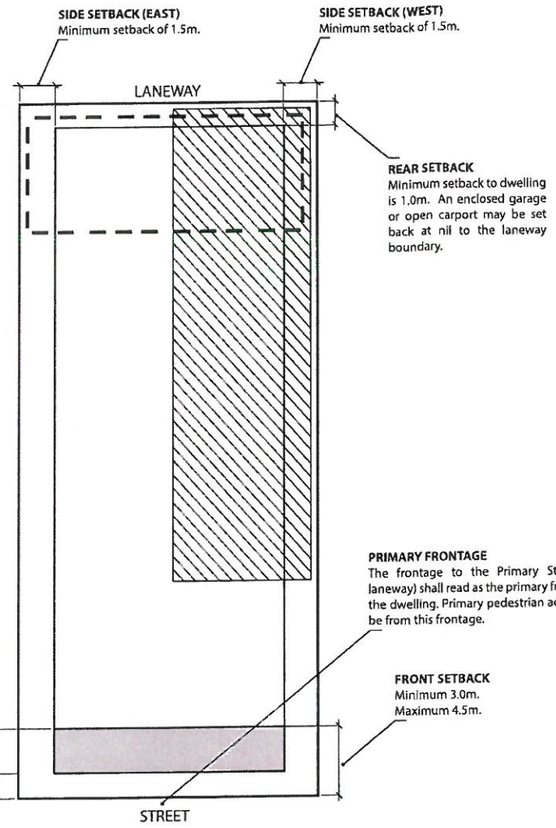
MAXIMUM BUILDING ENVELOPE
Excluding eaves and other minor encroachments such as chimneys, awnings etc.

VERANDAH ZONE

COURTYARD ZONE
A courtyard shall be provided within this zone with a minimum area of 20m2, a minimum covered space of 15m2 and a minimum dimension of 4.0m.

CARPORT/ GARAGE ZONE
An open carport or enclosed garage is to be provided within this zone and shall be able to accommodate two cars. Any garage door to a carport / garage shall be set back 2.5 metres behind the front verandah posts / columns.

VERANDAH ZONE
A verandah shall be provided to the primary frontage of the dwelling to a minimum dimension of 2.0m deep by 3.0m wide. The verandah may project 2.0m into the minimum front setback area if it is open on 3 sides. i.e. verandah may have a setback of 1.0m from the front boundary.



Provisions

General Design Intent
- The design intent is outlined by the Madigan Estate Design Guidelines and Karratha Vernacular Design Principles. All development must give due regard to the requirements and intent of these documents.

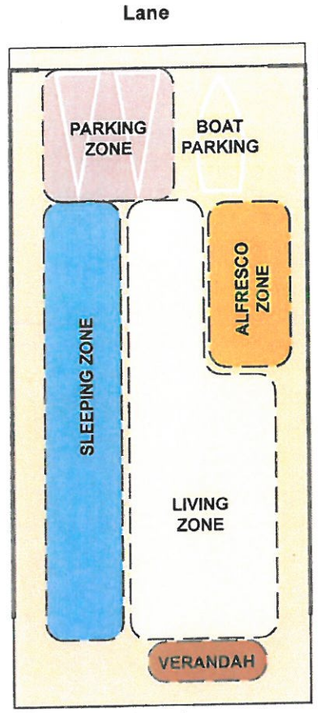
Building Envelope
- Height as per Category B standards of R-Codes (2 storey).
- Overshadowing - No restrictions.

Garage/ Outbuildings
- Freestanding sheds and storerooms must be constructed of the same or complementary materials, finishes, colours and roof style types as the main house to the satisfaction of the Shire of Roebourne and not be located within the front setback.
- Garage / carport may have a nil setback to the side boundary where appropriately fire rated.
- No back gates are permitted where they encroach into the laneway when opening.

Building Frontage
- Dwelling to address the primary street by way of design, fenestration, entry and must contain major opening(s).
- Front doors of dwellings shall be clearly visible and recognisable from the front of the dwelling.
- A high level of articulation and architectural interest in the built form, such as the use of balconies, shading devices, clear front entryways, mix of textures/ materials and window treatments, is required to the front facade.

Private Open Space
- There is no minimum open space requirement applicable to these lots if the setbacks and courtyard requirements are achieved, otherwise the provisions of the R-Codes apply.
- An alternative courtyard location may be approved for corner lots or those abutting a laneway provided appropriate solar protection is provided to prevent excessive heat gain to the interior of the dwelling and the courtyard and the cross ventilation requirements of the Madigan Road Design Guidelines are adequately demonstrated.

Servicing
- Air conditioners or cooling units must not be easily visible from the street and be positioned to minimise noise impacts on neighbouring residences.
- Tanks associated with solar hot water units must either be ground mounted or match the roof profile and pitch and, where possible, not be easily seen from the street.
- Minor variations to the requirements of this Detailed Area Plan may be approved by the Shire of Roebourne without the need to obtain a separate planning approval. Significant variations will require a planning approval pursuant to the Scheme.



Indicative Floor Plan

This plan provides an example indicative floor plan to assist with interpreting the intent and principles outlined within the Detailed Area Plan. It does not form part of this Detailed Area Plan.

Context Plan - Lot Type F



Endorsed by:

Shire of Roebourne
Council 18 March 2013 Resolution 152435

10/4/2013
Date

Karratha, Madigan Road
DETAILED AREA PLAN

Date: 6th November 2012
Scale: N.T.S
Drawing No. 710-200A Karratha, Madigan Road.indd
Designer: SE
Drawn: TW

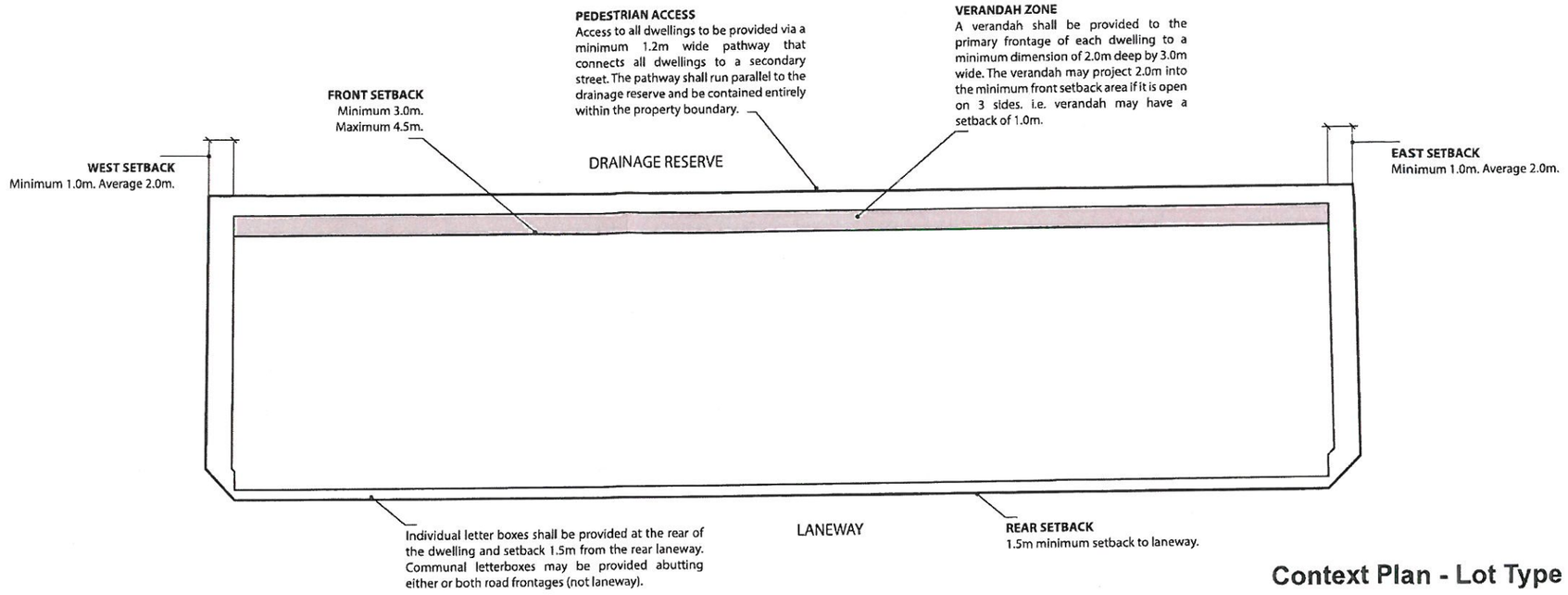
TOWN PLANNING
AND URBAN DESIGN

Lot Type H

Provisions of the Residential Design Codes and the Shire of Roebourne Town Planning Scheme No. 8 apply except for the variations shown within this Detailed Area Plan.

MAXIMUM BUILDING ENVELOPE

VERANDAH ZONE



Provisions

General Design Intent
- The design intent is outlined by the Madigan Estate Design Guidelines and Karratha Vernacular Design Principles. All development must give due regard to the requirements and intent of these documents.

Building Envelope
- Height as per Category B standards of R-Codes (2 storey).
- An upper level zero lot line parapet wall may only be permitted if abutting a parapet wall of the same height and dimensions of the neighbouring dwelling. Otherwise an upper level setback of 1.5m applies, measured from the relevant outer ground floor wall below.
- Unless constructing a studio apartment above a garage, any second storey shall be constructed on the northern portion of the lot to address the drainage reserve.
- A verandah may project a maximum of 2.0m into the front setback area if it is open on 3 sides.
- Overshadowing - No restrictions.

Pedestrian and Vehicle Access
- Vehicle access shall be provided from the laneway frontage.
- Primary pedestrian access shall be provided from the drainage frontage via a minimum 1.2m wide pathway that connects all dwellings to a secondary street. The pathway shall run parallel to the drainage reserve and be contained entirely within the property boundary.
- Front doors of dwellings shall be located to address the drainage reserve frontage and be clearly visible and recognisable.

Outbuildings
- Freestanding sheds and storerooms must be constructed of the same or complementary materials, finishes, colours and roof style types as the main house to the satisfaction of the Shire of Roebourne and not be located within the front setback.

Building Frontage
- The drainage reserve is the primary frontage of the lot. Dwellings to address the drainage reserve by way of design, fenestration, entry and must contain major opening(s).
- A high level of articulation and architectural interest in the built form, such as the use of balconies, shading devices, clear front entry ways, mix of textures/ materials and window treatments, is required to the front facade.

Fencing
- Fences to Road Reserve/ Drainage shall be no higher than 1.5 metres and shall be constructed of a tubular (steel or aluminium) type fencing and black in colour.
- Alteration to any existing retaining wall is not permitted.
- No back gates are permitted where they encroach into the laneway when opening.

Private Open Space
- An external courtyard with a minimum area of 20m² and a minimum dimension of 3 metres shall be provided to abut the southern and/or eastern side of the dwelling. The courtyard shall be directly accessed via an internal living area (excluding bedroom).
- Private open space for upper level apartments shall be provided in accordance with the R-Codes.
- There is no minimum open space requirement applicable to these lots if the setbacks and courtyard requirements are achieved, otherwise the provisions of the R-Codes apply.

Servicing
- Air conditioners or cooling units must not be easily visible from the street/ drainage reserve and positioned to minimise noise impacts on neighbouring residences.
- Tanks associated with solar hot water units must either be ground mounted or match the roof profile and pitch and, where possible, not be easily seen from the street.
- Minor variations to the requirements of this Detailed Area Plan may be approved by the Shire of Roebourne without the need to obtain a separate planning approval. Significant variations will require a planning approval pursuant to the Scheme.

Context Plan - Lot Type H



Endorsed by:

Shire of Roebourne
Council 18 March 2013 Resolution 152435

10/4/2013
Date

Karratha, Madigan Road
DETAILED AREA PLAN

Date: 6th November 2012
Scale: N.T.S
Drawing No. 710-200A Karratha, Madigan Road.indd
Designer: SE
Drawn: TW

TOWN PLANNING AND URBAN DESIGN