

Lot 504, Nickol West in Karratha
Residential R25 / 40 Zoning
Detailed Area Plan Provisions and Permissible R-Codes Variations

The provisions of the current Shire of Roebourne Town Planning Scheme and Local Planning Policies, Nickol West Development Plan and the Residential Design Codes apply unless otherwise varied below:

Setbacks

1. All dwellings shall be located within the designated building envelope.
2. A minimum setback of 2 metres applies to all dwellings with a street frontage facing Falcon Parade and Finch Street. Minor projections such as eaves may project into the setback area to a maximum of 1 metre.
3. For a grouped dwelling on an individual strata lot, a parapet wall that is built up to one side boundary behind the front setback shall be 4.5 metres maximum height for 80% maximum of the balance of the boundary. This provision allows for a skillion type roof that pitches stormwater into the property, thereby avoiding the use of a valley gutter at the boundary.

Open space and access to breezes

4. Grouped dwellings at the R25 code shall achieve a minimum 45% open space; grouped dwellings at the R40 code shall achieve a minimum 40% open space as defined by the R-Codes. All multiple dwellings shall achieve a minimum 45% open space as defined by the R-Codes.
5. For each grouped dwelling, an outdoor living area of 20m² minimum shall include permanent roof cover, be accessible from a principal living area and be located to receive summer breezes (southwest to northeast orientation). For each multiple dwelling the 10m² minimum balcony or equivalent outdoor living area shall include permanent roof cover, be accessible from a principal living area and be located to receive summer breezes.
6. The principal living areas of the dwelling shall be located to receive summer breezes (southwest to northeast orientation).
7. External communal areas of the development shall be well lit for safe use after dark. Any soft landscape shall be reticulated.

Vehicular access and car parking

8. A double garage or carport plus 1 (one) visitor bay is mandatory for each 2-bed grouped dwelling.
9. A single garage or carport plus 1 (one) visitor bay is mandatory for each 1-bed grouped dwelling.
10. For a multiple dwelling development, residents' car parking shall be fully screened from public view.
11. A common property access way width shall be 8m minimum to allow for canopy trees, lighting and services.
12. Should the vehicular access for residents' and associated visitor car parking for all the 2-bed dwellings be off a common property access way (in other words, no driveways off Falcon Parade and Finch Street) additional on-street visitor embayment parking will be permitted on Falcon Parade and Finch Street.

Built form and street amenity

13. Grouped dwellings with a frontage to Falcon Parade, Finch Street and the drainage reserve shall address and provide casual surveillance opportunities of the adjacent public realm through inclusion of openings; front doors directly accessible from Falcon Parade or Finch Street; and, at least one major opening to a habitable room at ground floor level.
14. Each grouped dwelling with a frontage to Falcon Parade and Finch Street shall include a substantial veranda of 1.5 metres minimum depth.
15. Unless otherwise varied by the provisions of this Detailed Area Plan, all multiple dwellings shall conform to the Acceptable Development and/or Performance Criteria contained within the Multi-unit Housing Code Discussion Paper (DPI November 2009) or subsequent amendment to the R-Codes specific to multiple dwellings.
16. Quality external materials that compliment the main dwelling shall be used for all structures, including carports and garages.
17. All drying yards and bin storage areas on individual lots shall be screened from public view.
18. Utilities, services and communication devices shall be located in the least visually obtrusive area from public view.
19. Solar hot water units if provided shall match the roof pitch and, if publicly visible from the primary street, shall be a split system (i.e. panels on the roof with the tank concealed elsewhere).
20. A bin collection stand(s) with pedestrian connectivity to all dwellings shall be located within one or both Falcon Parade or Finch Street road reserves immediately adjacent to the subject land. Communal bin storage facilities are discouraged unless suitably screened and/or constructed and designed such that it complements the overall development.

Fences

21. Any front boundary fence facing Falcon Parade and Finch Street and dividing fence in the front 2 metres minimum setback area may be solid to a maximum of 0.9 metres. Thereafter the fence shall be visually permeable up to a maximum height of 1.8 metres.
22. Any publicly visible fences shall be finished and in a colour to complement the overall development. Colorbond® fencing is not permitted as a front boundary fence.

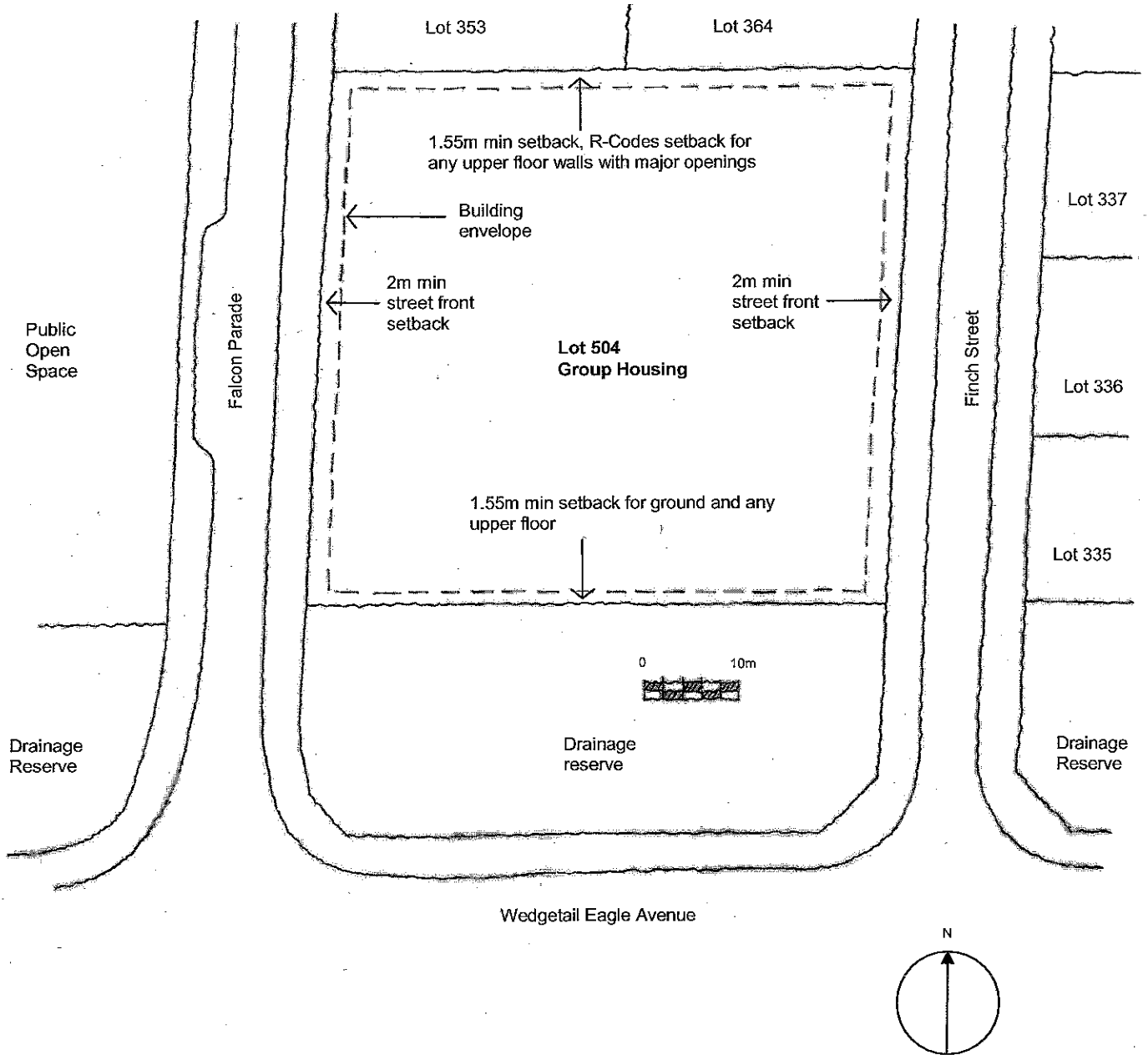
The following special condition also applies if vehicular driveway access to a garage or carport of a grouped dwelling is off Falcon Parade and Finch Street:

23. For a 1-bed dwelling, the mandatory garage or carport shall be no further forward than the dwelling frontage ("frontage" may include a built form element such as a porch or veranda). 1 (one) additional visitor parking bay is required on-site; if this visitor bay is in tandem with the structure, the garage or carport shall be setback 5.5m minimum.
24. For a 2-bed dwelling, the mandatory double garage or carport shall be setback 5.5m minimum from the front street boundary, to allow for 2 (two) additional visitor parking bays on-site, and be no further forward than the dwelling frontage ("frontage" may include a built form element such as a porch or veranda).

Compliance

25. Minor modifications to these Detailed Area Plan provisions as they relate to development of grouped or multiple dwellings may be permitted, subject to approval from LandCorp and the Shire of Roebourne.
26. These provisions cannot be amended or repealed without the express written consent of the Shire of Roebourne.

Detailed Area Plan for Lot 504, Nickol West in Karratha



ENDORSED BY


A/Executive Manager Development Services
Shire of Roebourne

27/1/2010
Date