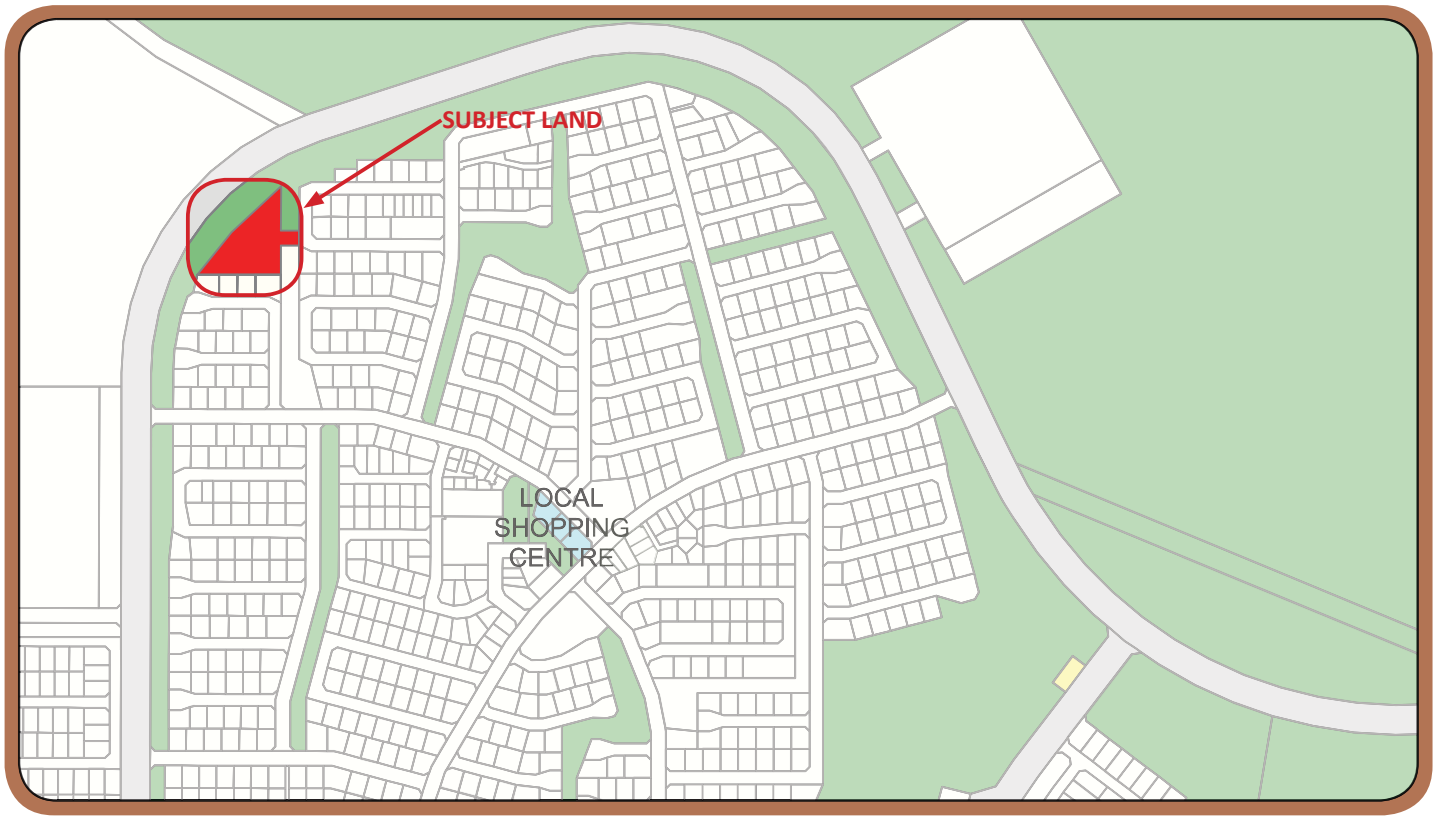
DEVELOPMENT PLAN FOR LOT 601 DI CARLO WAY, NICKOL

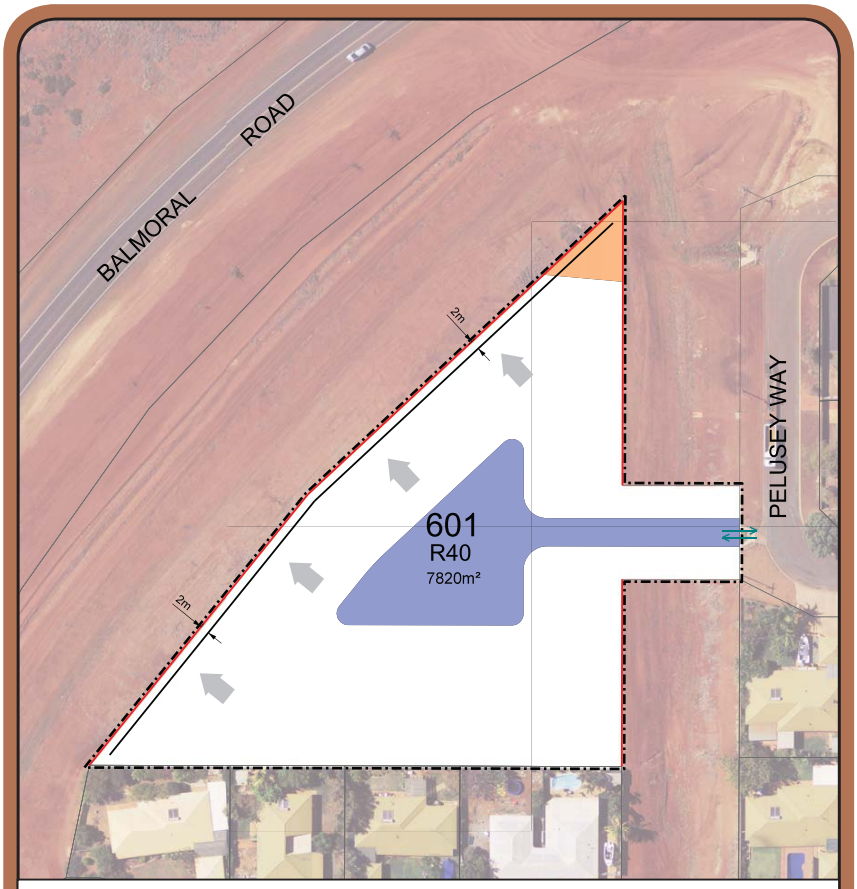


Development shall comply with Town Planning Scheme No. 8 (The Scheme), the Residential Design Codes (R Codes) and relevant Shire of Roebourne Policies, except where varied by the provisions of this Development Plan (DP):

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
   b. Front setback to Balmoral Road

   Any other R Code variations will be subject to notification as appropriate.
2. Where the Elevation 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 setback. 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 sheeting 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 metre 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. Refuse, storage and external drying areas are to be screened from public view.
7. Drainage and Stormwater Management with plan/s 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 Lazy Lands Karratha 2D Flood Study and Local Water Management Framework, March 2013. Consideration is to be given to Main Roads requirements for drainage from the development to not impact Dampier Road.
8. Crime prevention through environmental design (CPTED) principles to be applied in overall site and public realm design.
9. Landscaping to use appropriate indigenous species.
10. Minor variations to the provisions of this DP may be permitted, subject to approval by the Shire of Roebourne.



LEGEND

- EXISTING CADASTRE
- SUBJECT LAND
- PROPOSED FENCING CONTROLS
- PROPOSED ACCESS
- PROPOSED BUILDING ORIENTATION
- PROPOSED BUILDING ORIENTATION
- PROPOSED CAR PARKING AND COMMON ACCESS
- PROPOSED ELEVATION TREATMENT
- NON INHABITABLE BUILDING AREA

N

Ref: 13081