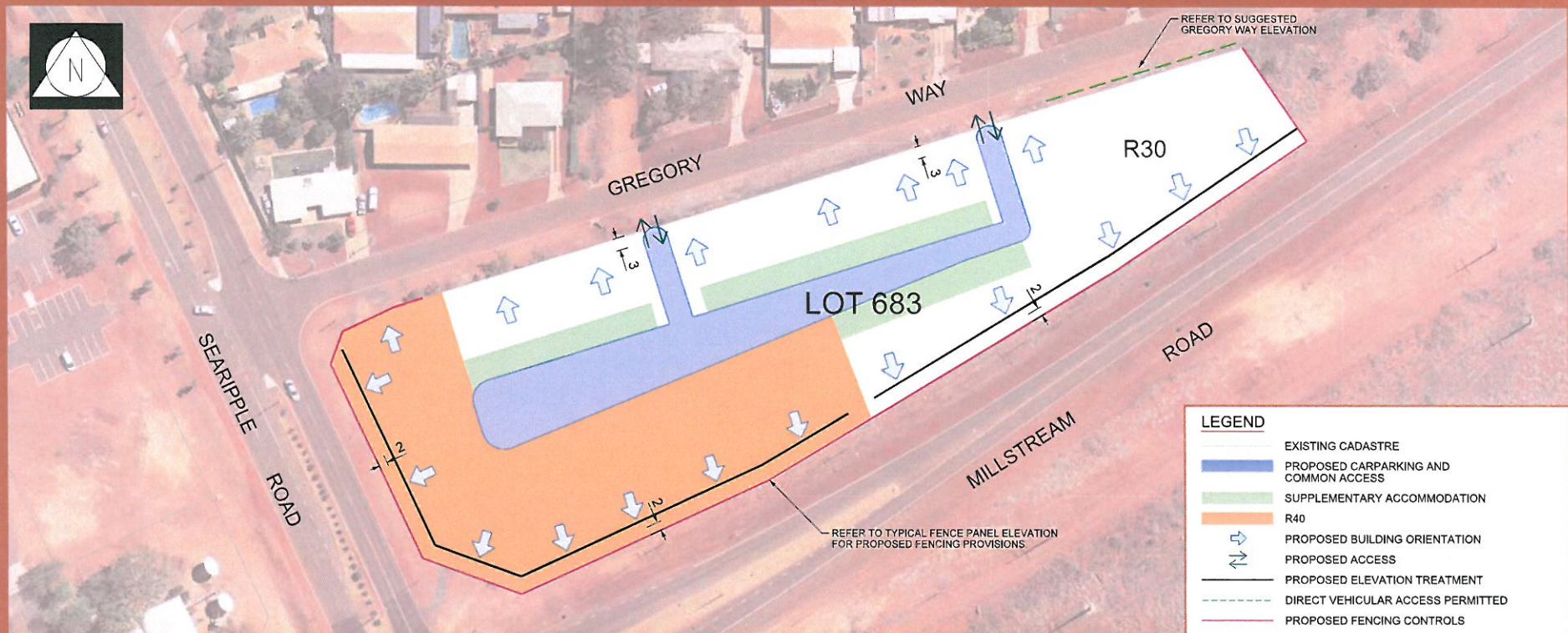




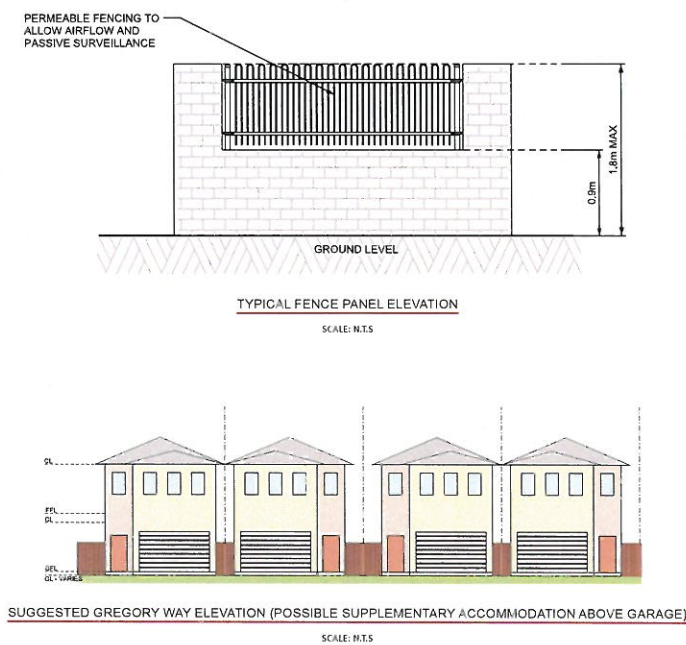
DEVELOPMENT PLAN



PROVISIONS

- 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:
- The following variations to R Code development standards, as permitted by this Development Plan, do not require adjoining owner notification:
 - Fencing Controls
 - Setbacks to Gregory Way, Searipple Road and Millstream Road
 - Ancillary accommodation
 - Any other R Code variations will be subject to notification as appropriate.
 - Dwelling orientation is to address Gregory Way, Searipple Road and Millstream Road as indicated on the Development Plan. The dwelling is to contain at least one major opening to a habitable room to address the street as required by the DP. Dwelling orientation may be varied where achievement of the design objectives set out in Appendix 7 can be suitably demonstrated.
 - Where the Elevation Treatment is indicated, a two storey elevation is encouraged. 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.
 - 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 Millstream Road and Searipple Road.
 - Fencing controls indicated on the plan fronting Millstream Road include the need for fencing to be no higher than 1.8 metres and to be visually 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. Fencing where it abuts parks, recreation and drainage reserves, is to be visually permeable above 1.2 metres.
 - 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.
 - Details of waste storage and collection are to be provided. Refuse, storage and external drying areas are to be screened from public view.
 - Drainage and Stormwater Management with plan/s to show Australian Height Datum (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, April 2013.
 - Preparation and implementation of a Traffic, Parking and Access Management Plan showing access points, all parking areas and pedestrian, cycle and public transport access to the site; and any works required Gregory Way, Searipple Road and Millstream Road to manage access to and from the site. This plan to be provided with the development application to the satisfaction of the Shire of Roebourne.
 - Minor variations to the provisions of this Development Plan may be permitted, subject to approval by the Shire of Roebourne.

KEY DESIGN FEATURES



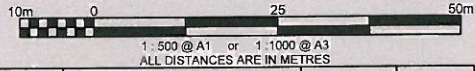
LEGEND

- EXISTING CADASTRE
- SUBJECT LAND
- PROPOSED LANEWAY
- PROPOSED BATTLE AXE ACCESS WAY
- PROPOSED DRIVEWAY
- PROPOSED R40 GROUP HOUSING SITE
- PROPOSED R30 GROUP HOUSING SITE
- PROPOSED RESIDENTIAL WITH SUPPLEMENTARY ACCOMMODATION ABOVE GARAGE



THE PLAN IS PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY.
DEVELOPMENT OF THE LAND IS SUBJECT TO COUNCIL APPROVAL.

PREFERRED DESIGN CONSIDERATION
LOT 683 GREGORY WAY
BULGARRA, KARRATHA



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REVISION	DESCRIPTION	DRAFTER	DATE

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ORIGINAL PLANNER:	BW
ORIGINAL DRAFTER:	TDB
CREATED DATE:	14.02.2013
AERIAL DATA:	N/A
CADASTRAL DATA:	MGA
TOPOGRAPHIC DATA:	N/A



12251P-CO-04