

The provisions of the **Shire of Roebourne's, Town Planning Scheme and the Residential Frontage Policy R40 Residential Design Codes** apply unless otherwise varied below:

This Detailed Area Plan has been prepared in accordance with the provisions of the Development Plan and Report for the subject site adjoining the North West Coastal Highway in Roebourne.

DWELLING YIELD

1. Due to agreed Water Corporation servicing restrictions, a maximum dwelling yield of 11 dwelling units applies to Group Housing site 1.

SETBACKS

2. A minimum 3m and maximum 4m setback to the primary street applies to all walls and enclosed verandahs, excluding carports and garages and excluding the south-western primary street of Group Housing Site 1 as designated on the DAP.
3. A minimum 2m setback to the primary street applies to any unenclosed verandah or porch;
4. Garages and carports are to be setback a minimum of 1m behind the primary street front façade of the dwelling.

MINIMUM OPEN SPACE

5. A minimum total open space requirement per group dwelling of 45% applies, this may be reduced to 40% when offset by the inclusion of a satisfactory communal open space area offering a shared landscape/recreational amenity for the residents of the group site.

FENCING

6. Dwellings with frontages to two or more streets or to a drainage reserve may have solid fencing up to 1.8m in height to the secondary street or drainage reserve for up to 50% of the length of that boundary, with the remaining 50% to be 80% permeable;
7. Any fencing forward of the dwelling in the front setback area shall not exceed a height of 1.2m above natural ground level and shall be 80% permeable in nature, however such fencing is generally discouraged for streetscape amenity reasons;
8. Fencing within the front setback areas is generally discouraged for streetscape amenity reasons;

CROSSOVERS


9. In order to reduce the numbers of driveways and crossovers along public streets, shared driveways or communal carparks are encouraged;







BUILDING FACADE

10. A high level of articulation and architectural interest in the built form, such as the use of balconies, shading devices, clear front doorways, mix of textures/materials and window treatments, is required along all public roads and common property interfaces so as to help facilitate a quality development as viewed from all surrounds;
11. Any dwelling with a frontage to 2 or more public streets are to be designed to address all streets by way of locating open air, shaded and internal living areas addressing the street, appropriate placement of windows and doors from habitable rooms, use of semi-permeable fencing and good articulation and interest in the built form;

ORIENTATION

12. Openable windows & doors and/or verandahs & outdoor living areas shall be generally orientated to access predominantly westerly and/or northerly summer breeze patterns and allow natural ventilation through the dwelling;
13. Dwellings shall be orientated so that windows and doors from habitable rooms and/or outdoor living areas address the public and communal domain - being public streets, adjoining drainage reserves, pedestrian accessways and landscaped common property.

Endorsed by:  18.08.2011
 Executive Manager Development Services Date
 Shire of Roebourne

LEGEND
 Development Areas:
 Group Housing Site 1
 Group Housing Site 2
 DAP provisions:
 3.0m Minimum Dwelling Setback
 4.0m Minimum Dwelling Setback
 Building Area
 Noise Barrier Fencing