

BAYNTON WEST COTTAGE LOTS DETAILED AREA PLAN (DAP)

The provisions of the Shire of Roebourne Town Planning Scheme (TPS8) and the Residential Design Codes of Western Australia (R-Codes) or the statutory documents that may supersede TPS8 and/or the R-Codes, shall apply unless otherwise varied below:

DESIGN ELEMENTS

1. The density coding for all lots subject to this DAP is R30;
2. One single house shall be permitted on each lot;
3. Double garages or carports are mandatory on all lots and are to be located in the position designated on the plan unless an alternative location is approved by LandCorp and the Shire of Roebourne;
4. To encourage passive surveillance, dwellings shall be designed to address and overlook the primary street and second storey dwellings shall overlook primary and secondary streets and reserves where applicable;

SETBACKS

5. A 1.5 metre side solar/breeze setback, as depicted on the DAP, applies to all buildings on each lot excluding open carports, eaves to a maximum depth of 0.8 metres and other minor projections as defined in the R-Codes;
6. A 2 metre minimum front setback, excluding eaves to a maximum depth of 1.0 metre and other minor projections as defined in the R-Codes;
7. A minimum setback of 3.0 metres from the rear boundary applies to all dwellings (excludes garages, carports and eaves to a maximum depth of 0.8 metres) on each lot;
8. A minimum side setback of 1.8m applies to all walls higher than 4.5 metres above finished floor levels;
9. A zero setback to the eastern boundary, as depicted on the plan, is permissible to a maximum boundary wall height of 4.5m.

ACCESS

10. No access, other than for pedestrians, shall be permitted within the frontage setback of any lot, including any frontage truncation;

OPEN SPACE

11. The minimum open space requirement for each lot is 40% and is to be calculated in accordance with the provisions of the R-Codes;
12. The R-Code outdoor living area requirements may be varied such that a minimum 20m² area with a minimum dimension of 4 metres and permanent roof cover, accessible from a living room and in a location to take advantage of summer breeze patterns is to be provided;

LEGEND

- subject site
- ▭ building envelope
- - - second storey setback
- preferred garage location
- ⊗ mandatory garage location
- - - - no vehicular access
- ▨ preferred additional boat / caravan parking location
- ⊙ light pole locations
- preferred bin locations (1.5x1.5m)

FENCING

14. Non-permeable fencing or walls, greater than 900mm in height, are not permitted within the primary street frontage, including any adjacent corner truncations;
15. Solid non-permeable fencing is permitted on secondary street frontages and on the rear boundary of each lot, including laneway truncations;
16. Fencing on boundaries and within setback areas that are viewable from a street or reserve shall be constructed of materials, colours and finishes that complement the dwelling;

STORAGE AND BIN STORAGE

17. Storerooms, having a minimum floor area of 4m², a minimum horizontal dimension of 1.5 metres and a minimum ceiling height of 2.4 metres, must be provided for every dwelling. Where a storeroom is fully integrated with the dwelling, garage or carport, the storeroom may be accessible from inside the dwelling provided access is also provided to the outside of the dwelling, either directly or through a carport or garage;
18. A bin stand with unobstructed access from the rear laneway on an impervious base having a minimum area of 2.25m² and a minimum dimension of 1.5m shall be provided for each lot generally in the position as shown on the plan. Any gates to the bin stand are not to open out into the rear laneway;

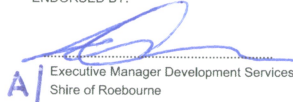
AIR CONDITIONING/SOLAR HOT WATER UNIT

19. Solar hot water units must be integrated with and match the roof profile and pitch of the dwelling;

COMPLIANCE

20. Minor modifications to these Detailed Area Plan provisions as they relate to development on individual cottage lots may be permitted, subject to approval from LandCorp and the Shire of Roebourne;
21. These provisions cannot be amended or repealed without the express written consent of the Shire of Roebourne.

ENDORSED BY:


Executive Manager Development Services
Shire of Roebourne

21.10.09
Date

detailed area plan 'J'

LOTS: 366 - 368; 805 - 811; 813 - 814 BALLYARRA PARKDRIVE
791 - 796; 798 - 804; 816 - 820 MARRI MARRI PARADE
BAYNTON WEST - KARRATHA
SHIRE OF ROEBOURNE



SCALE 1: 100G @ A3
DATE: 21.10.2009
LCP BAY SU 08-19b

