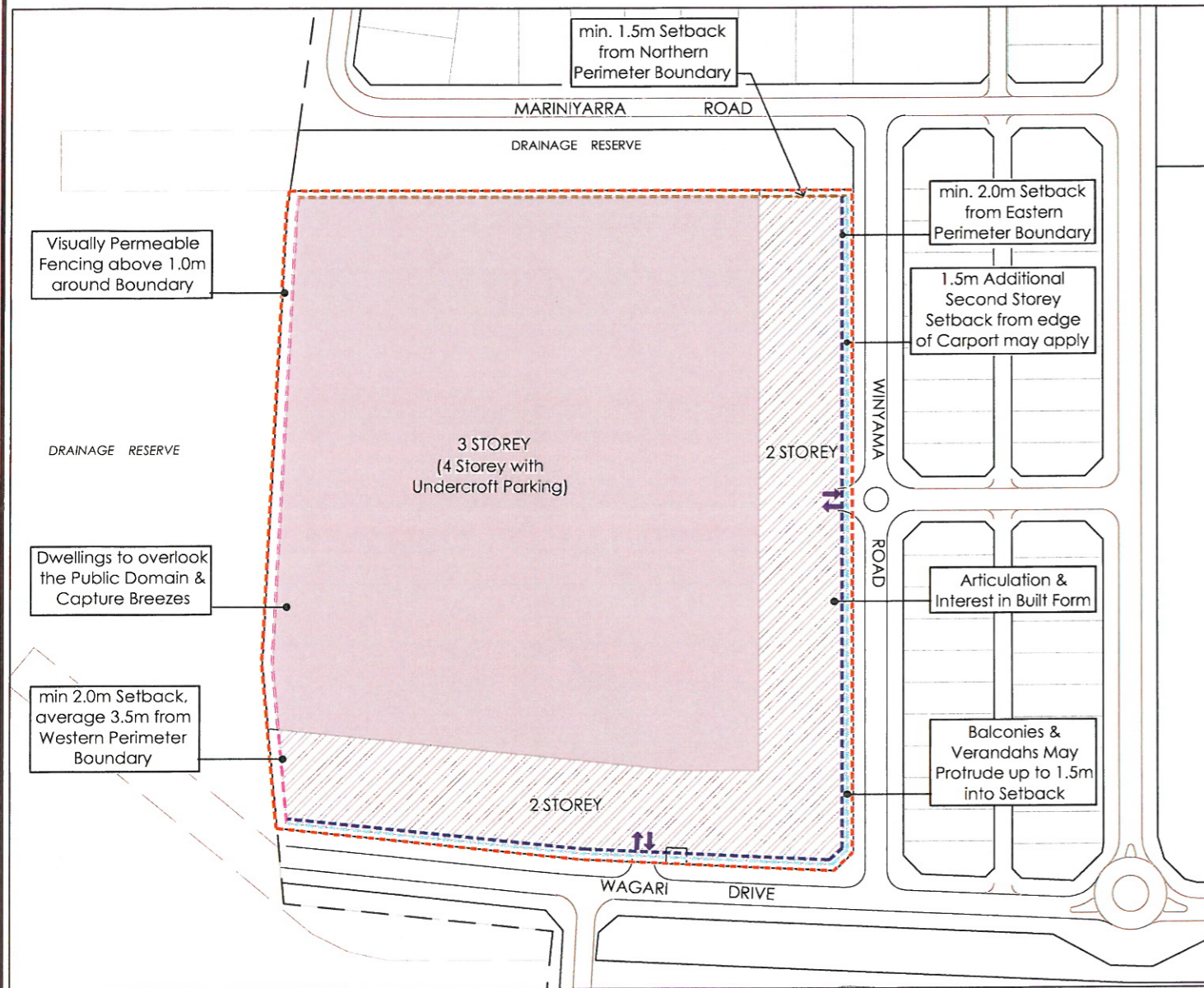




The provisions of the **Shire of Roebourne Town Planning Scheme No.8** and the **R&O Residential Design Codes** apply unless otherwise varied below:



LEGEND

Building Envelope

- Maximum 2 Storey Height Limit
- 3 Storey Height Limit (4 Storey with undercroft parking)

Setbacks

- 2.0m Setback from Perimeter
- 1.5m Setback from Northern Boundary
- min 2.0m, average 3.5m Setback from Western Boundary
- 1.5m Setback for Second Storey as per Cl.22
- Visually Permeable Fencing
- Indicative Internal Access Location

Land Use

1. The Detailed Area Plan allows for primarily 'Residential' uses in a mix of Single, Grouped or Multiple dwelling scenarios. In addition, 'Childcare Service' is a discretionary use and 'Office' is an incidental use (incidental to a primary residential development as may be required for the management of the residence), both being subject to Shire of Roebourne planning approval.

Setbacks

- The minimum building setback from the perimeter of the development shall be 1.5m from the northern boundary, 2.0m from the eastern and southern boundaries and a minimum of 2.0, and minimum average of 3.5m from the western boundary.
- The minimum setback to all primary streets for all dwellings and garages/carports is 2.0m. Minor variations to the setback of building walls or carport posts from boundaries that are corner truncations may be considered by the Shire should satisfactory sight lines be achieved.
- A 0m setback to side lot boundaries between residential dwellings is permissible. Should nil side setbacks between dwellings be proposed, appropriately designed articulation in building facades is required to provide variation and visual quality to the appearance of facades to the streetscape.
- Balconies and verandahs may protrude up to 1.5m into the street setback area.

Open Space

- The minimum open space requirement for all dwellings is 30%.
- All multiple dwellings shall be designed to provide a covered habitable outdoor living adjacent to the main living area with a minimum dimension of 2.4m and minimum area of 10m².

Building Height

- A maximum of two storeys is permitted fronting Wagari Drive and Winyama Road.
- Buildings shall not exceed a height of 10.5m from natural ground level to the top of the external wall and 12m to the top of the pitch of the roof. This shall provide for a maximum three storeys.
- Should undercroft parking be provided, a fourth storey may be permitted with a maximum height of 13.5m from natural ground level to the top of the external wall and 14m to the top of the pitch of the roof.
- Any fourth storey component shall be a maximum of 70% of the footprint of the building as determined by the Shire. Further to this, any fourth storey fronting a street is to have a portion of the wall setback from that of the lower levels. This setback area can be utilised as uncovered balcony additional to the required minimum covered balcony presented in provision 7.

Orientation

- Dwellings shall be generally orientated to access predominantly westerly and/or northerly summer breeze patterns with openable window(s) and door(s) to habitable rooms located facing west and/or north (wherever possible) with a direct breeze path through the dwelling then achievable. Where this is not possible, outdoor living areas with direct access from the internal living area shall be designed to maximise access to natural airflow and a comfortable shaded environment.
- Dwellings shall be orientated so that windows from an indoor living room and/or outdoor living area address the public domain - being surrounding drainage reserves, open space areas and public street networks.
- Front doors of single and grouped dwellings and main entry door(s) to multiple dwellings shall be clearly visible and recognisable from the primary street.

Car Parking

15. Car parking shall be provided in accordance with the following table:

1 bed dwelling	1 per dwelling
2 bed dwelling	1.5 per multiple dwelling
3 bed dwelling	2 per grouped dwelling
Visitor parking	0.25 per dwelling
Commercial uses	As per Scheme

- Visitor bays may be provided on-street and/or off-street. Should on-street visitor bays be proposed they must be located directly along the street frontage of a building.
- Should a proposed undercroft parking area be unenclosed on any side, a detailed landscaping plan must be submitted to the Shire that shows appropriate screening of vehicles but maintains a visual sightline to the street so as to prevent hidden spaces and reduce potential for criminal activities.
- All enclosed undercroft parking is to be designed so that the building materials generally match that of the main building.
- Boat parking at Council's discretion.

Fencing

- Any fencing proposed along the boundary of the site shall be visually permeable 1m above natural ground level and shall not exceed 1.8m in height. This fencing shall be of pier and panel construction with a minimum permeability for 50% above 1m from ground level. Metal sheeting is not considered appropriate for this fencing. 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.
- Any fencing along all internal primary or secondary street frontages shall be visually permeable 1.2m above natural ground level and shall not exceed 1.8m in height.

Site Area - Single & Grouped Dwellings

22. A minimum site area of 160m² and minimum average of 170m² applies to all single and grouped dwellings.

Plot Ratio - Multiple Dwellings

23. The minimum plot ratio is 0.6 with a maximum of 0.7. Minor variations may be considered by the Shire.

Carports

24. For two storey dwellings, carports may exceed 50% of the frontage of the building line along any street (excluding Wagari Drive and Winyama Road), including laneways/service lanes, provided the construction allows for an unobstructed view between the street and the front door. This variation only applies to a maximum of 50% of the dwellings fronting any street, excluding laneways/service lanes, unless the second storey of the dwelling is constructed over the carport with a maximum second storey setback of 1.5m from the front edge of the carport roof.

Building Facades

25. A high level of articulation and architectural interest in the built form, such as the use of balconies, shading devices, clear front entryways, mix of textures/materials and window treatments is required along all public roads, to common property interfaces, to drainage reserves and to open space frontages so as to facilitate a quality development as viewed from all surrounds.

Pedestrian Linkages

26. Any multiple dwelling building must be directly linked to parking bays within the immediate vicinity of the building by appropriate pedestrian pathways. Pedestrian linkages must also be provided from common building entrance/exit points to the public pedestrian path network within adjoining Road Reserves.

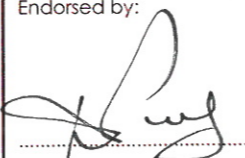
Landscaping

27. Landscape plan(s) shall be included with all planning applications submitted to Council for development of buildings on the site.

General

28. Minor variations to the provisions of this Detailed Area Plan may be permitted, subject to approval by the Shire of Roebourne.

Endorsed by:



Executive Manager Development Services Date: 06.07.11

Shire of Roebourne

DETAILED AREA PLAN
Lot 365 Wagari Drive, Baynton West
SHIRE OF ROEBOURNE