



ENDORSEMENT OF DEVELOPMENT PLAN FOR LOT 655 WARRIER STREET, BULGARRA

The Western Australian Planning Commission resolved on 1 April 2014 to endorse the Development Plan as a guide for future development and subdivision within the locality.

Signed for and on behalf of the Western Australian Planning Commission

*[Signature]*

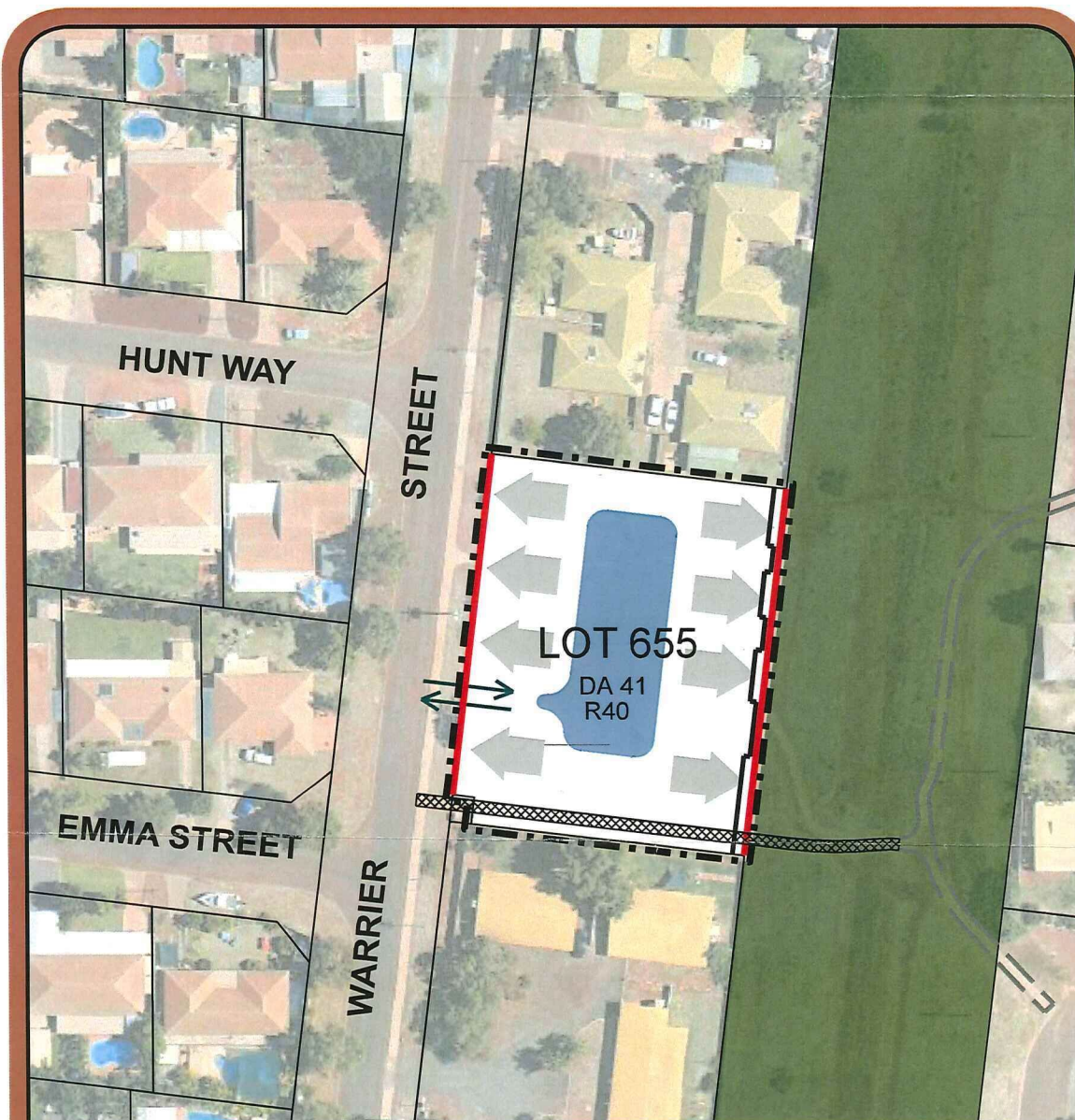
an officer of the Commission duly authorised by the Commission pursuant to section 24 of the Planning and Development Act 2005 for that purpose in the presence of:

*M. Weir* Witness 30.4.2014 Date

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 to side boundaries and street.
 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. 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. At the developers cost a dual use path shall be installed as indicatively shown on the DP to the satisfaction of the Shire of Roebourne.
9. Crime prevention through environmental design (CPTED) principles to be applied in overall site and public realm design.
10. Landscaping to use appropriate indigenous species.
11. Any other matters specified to the satisfaction of the Shire of Roebourne.
12. Minor variations to the provisions of this DP may be permitted, subject to approval by the Shire of Roebourne.



LEGEND

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|-------------------------------|-------------------------------------|
| --- DEVELOPMENT PLAN BOUNDARY | ← DWELLING ORIENTATION              |
| — PROPERTY BOUNDARIES         | ▨ PATH RELOCATION (INDICATIVE ONLY) |
| — FENCING CONTROL             | — DRAINAGE RESERVE                  |
| ← VEHICULAR ACCESS POINT      | — EXISTING FOOTPATH                 |
| — ELEVATION TREATMENT         | — CAR PARKING & COMMON ACCESS       |

