

**NICKOL WEST COTTAGE LOTS  
DETAILED AREA PLAN [DAP]  
PROVISIONS AND R-CODE VARIATIONS**

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:

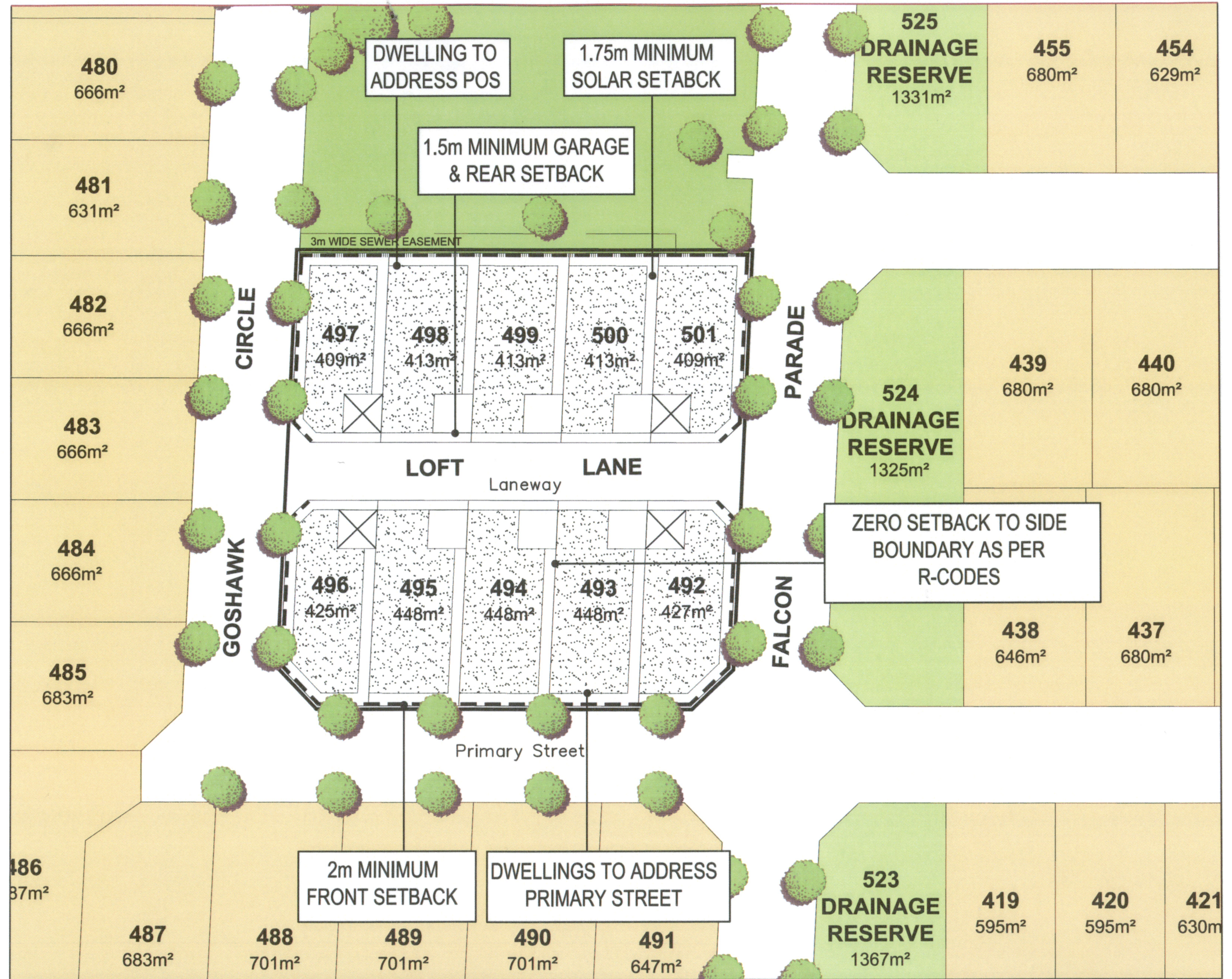
1. The density coding for all lots subject to this DAP is R30;
2. One single house shall be permitted on each lot;
3. Double garages or carports are mandatory on all lots and are to be located in the position designated on the plan unless an alternative location is approved by LandCorp and the Shire of Roebourne;
4. A minimum sight truncation of 1.5 metres above a height no greater than 0.75 metres shall be achieved on both sides of the opening to a garage or carport;
5. A 1.75 metre side solar setback applies to all buildings on each lot, as detailed on the plan, with the exception of garages and carports with a wall height of up to 3.5 metres;
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, shall apply to all lots;
7. No access, other than for pedestrians, shall be permitted within the frontage setback of any lot, including any frontage truncation;
8. A minimum setback of 1.5 metres from the rear boundary applies to all buildings, garages and carports on each lot;
9. Non-permeable fencing or walls are not permitted within the primary street frontage, including any corner truncations on any lot;
10. Solid non-permeable fencing is permitted on secondary street frontages and on the rear boundary of each lot, including laneway truncations;
11. Open space requirements are to be in accordance with the provisions of the R-Codes, with the exception that the calculation of open space shall be permitted to include all areas under eaves to a maximum depth of 1 metre;
12. The R-Code outdoor living area requirements may be varied such that a minimum 20m<sup>2</sup> 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 pattern is to be provided;
13. Storerooms, having a minimum floor area of 4m<sup>2</sup>, 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;
14. 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;
15. These provisions cannot be amended or repealed without the express written consent of the Shire of Roebourne.

ENDORSED BY:

*[Signature]*  
Executive Manager Development Services  
Shire of Roebourne

15/10/08  
Date

**NICKOL WEST**  
GOSHAWK CIRCLE LOTS 492 - 501  
KARRATHA  
SHIRE OF ROEBOURNE



**LEGEND:**

- Subject Area.....
- Building Envelopes.....
- Preferred Garage/Carport Location.....
- Designated Garage/Carport Location.....
- No Vehicular Access.....
- Semi Permeable Fencing.....

SCALE 1: 750 @ A3  
DATE: 15th October 2008  
LCP NIC-8-04



**burgess design group**  
TOWN PLANNING + URBAN DESIGN