

Lot 309 Perentie Road, Baynton West in Karratha
R40 Coded Land
Detailed Area Plan Provisions and Permissible R-Codes Variations

The provisions of the current Shire of Roebourne Town Planning Scheme and the Residential Design Codes apply unless otherwise varied below:

Setbacks

1. All dwellings shall be located within the designated building envelope.
2. A minimum setback of 2 metres applies to all dwellings with a street frontage facing Perentie Road and Marniyarra Loop. Minor projections such as eaves may project into the setback area to a maximum of 1 metre.
3. For a grouped dwelling on an individual strata lot, a parapet wall that is built up to one side boundary behind the front setback shall be 4.5 metres maximum height for two thirds maximum of the balance of the boundary. This provision allows for a skillion type roof that pitches into the property and thereby avoids the use of a valley gutter.

Open space and access to breezes

4. All grouped dwellings shall achieve a minimum 40% open space as defined by the R-Codes. All multiple dwellings shall achieve a minimum 45% open space as defined by the R-Codes.
5. The 20m² minimum required outdoor living area for each grouped dwelling shall include permanent roof cover, be accessible from a principal living area and be located to receive summer breezes (southwest to northeast orientation). For each multiple dwelling the 10m² minimum balcony or equivalent outdoor living area shall include permanent roof cover, be accessible from a principal living area and be located to receive summer breezes.
6. The principal living areas of the dwelling shall be located to receive summer breezes (southwest to northeast orientation).
7. External communal areas of the development shall be well lit for safe use after dark. Any soft landscape shall be reticulated.

Vehicular access and car parking

8. A double garage or carport plus one [1] visitor bay is mandatory for each grouped dwelling with two or more bedrooms. For a multiple dwelling development, residents' car parking shall be fully screened from public view.
9. Should the vehicular access for all residents' car parking be off Freetail Lane (in other words, no driveways to residents' car parking off Perentie Road and Marniyarra Loop) on-street visitor embayment parking will be permitted on Perentie Road and Marniyarra Loop.

Built form and street amenity

10. Grouped dwellings shall address and provide casual surveillance opportunities of the adjacent public street through inclusion of front doors directly accessible from Perentie Road and Marniyarra Loop and at least one major opening to a habitable room at ground floor level.
11. Each grouped dwelling shall include a veranda of 1.5 metres minimum depth and a length of 50% of the dwelling frontage.
12. All drying yards and bin storage areas on individual lots shall be screened from public view.
13. Utilities, services and communication devices shall be located in the least visually obtrusive area from public view.
14. Solar hot water units if provided shall match the roof pitch and, if publicly visible from the primary street, shall be a split system (panels on the roof with the tank concealed elsewhere).
15. A bin stand(s) with pedestrian connectivity to all dwellings shall be located on Freetail Lane. Communal bin storage facilities are discouraged unless suitably screened and/or constructed and designed such that it complements the overall development.

Fences

16. Any front boundary fence facing Perentie Road and Marniyarra Loop (including the truncation to Freetail Lane) and dividing fence in the front 2 metres minimum setback area may be solid to a maximum of 0.9 metres and thereafter shall be visually permeable up to a maximum height of 1.8 metres.
17. Any publicly visible fences shall be finished and in a colour to complement the overall dwelling. Colorbond® is not permitted as a front boundary fence.

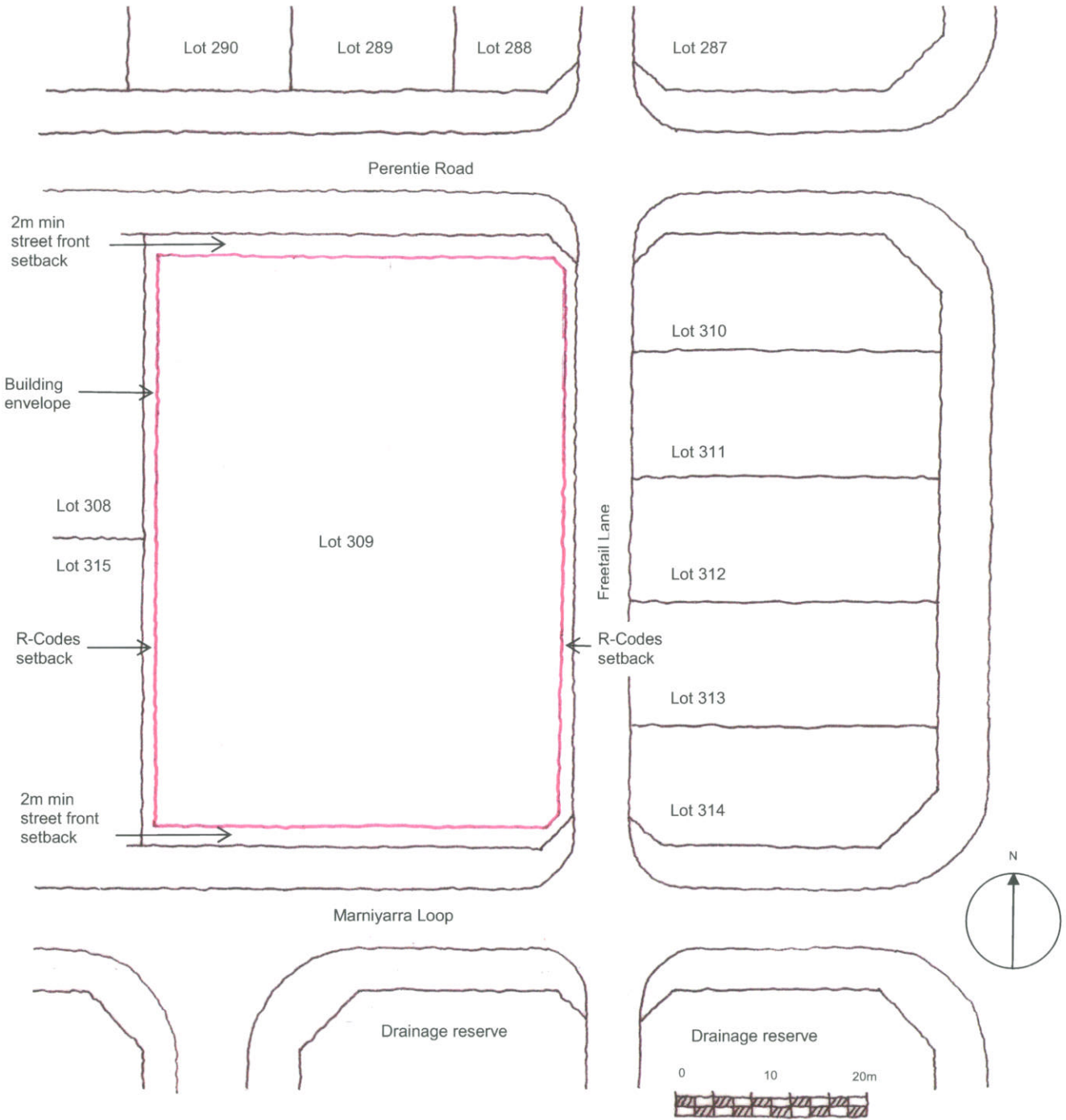
The following special condition also applies if vehicular driveway access to a double garage or carport of a grouped dwelling is off Perentie Road or Marniyarra Loop:

18. For a grouped dwelling, the mandatory double garage or carport shall be setback 5.5m minimum from the front street boundary, to allow for 2 [two] additional visitor parking bays on-site, and be no further forward than the dwelling frontage ("frontage" may include a built form element such as a porch or veranda).

Compliance

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

Detailed Area Plan for Lot 309 Perentie Road, Baynton West in Karratha



ENDORSED BY

P.P. 
 Executive Manager Development Services
 Shire of Roebourne

13/10/2009
 Date