



ENDORSEMENT OF DEVELOPMENT PLAN FOR LOT 1680 GALBRAITH ROAD, PEGS CREEK

The Western Australian Planning Commission resolved on 20 March 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]*

in office 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:

*[Signature]* Witness 28.3.2014

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
  - b. Setbacks to Galbraith Road
  - c. Setbacks to Sing Place

Any other R Code variations will be subject to notification as appropriate.
2. Dwelling orientation is to address Galbraith Road or Sing Place as indicated on the DP. The dwelling is to contain at least one major opening to a habitable room which addresses the relevant street as required by the DP.
3. Fencing controls indicated on the plan - 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 metres and then continue forward to the front fencing. This 1.2m high section of fencing shall match the construction style and materials of the fencing fronting the drainage reserve. Fencing which is visually permeable above 1.2 metres where it abuts parks, recreation and drainage reserves.
4. Refuse, storage and external drying areas are to be screened from public view.
5. Drainage and Stormwater Management with plan/s to show Australian Height Datum (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.
6. Dual pedestrian/bicycle pathway between Sing Place and Galbraith Road as shown on the Development Plan constructed at no cost and to the satisfaction of the Shire.
7. Crime prevention through environmental design (CPTED) and sustainability design principles to be applied in overall site and public realm design.
8. Landscaping to use appropriate Indigenous species.
9. Traffic, Parking and Access Management Plan to identify parking areas and/or alternative methods of providing adequate parking; and vehicle, pedestrian, cycle and public transport access to the site from Galbraith Road and Sing Place.
10. Minor variations to the provisions of this DP may be permitted, subject to approval by the Shire of Roebourne.

