

DEVELOPMENT PLAN FOR LOT 644 SAMSON WAY, BULGARRA



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 Samson Way in keeping with adjoining opposite properties.
 - c. Setbacks to Millstream Road

Any other R Code variations will be subject to notification as appropriate.

2. Dwelling orientation is to address Millstream Road or Samson Way as indicated on the Development Plan. The dwelling is to contain at least one major opening to a habitable room to address the street as required by the DP. Dwelling orientation may be varied where achievement of the design objectives set out in Appendix 7 can be suitably demonstrated.
3. 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 setbacks. Long blank walls are to be avoided.
4. 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 elevation addressing Millstream Road.
5. Fencing controls indicated on the plan fronting Millstream Road include the need for fencing to be no higher than 1.8 metres and to be visually 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. Fencing where it abuts parks, recreation and drainage reserves, is to be visually permeable above 1.2 metres.
6. 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. Fencing where it abuts the Anglican Church is to be by agreement between the parties to the satisfaction of the Shire.
7. Details of waste storage and collection are to be provided. Refuse, storage and external drying areas are to be screened from public view.
8. Drainage and Stormwater Management with plans to show Australian Height Datum (AHD) contours at no less than 0.5m intervals, natural and modified ground including 10 (if any) levels, intended finished floor levels and drainage and stormwater management works. Stormwater and Drainage Management Plan to utilize data from the Lazy Lands Karatha 2D Flood Study and Local Water Management Framework, March 2013.
9. Preparation and implementation of a Traffic, Parking and Access Management Plan showing multiple access points, all parking areas and pedestrian, cycle and public transport access to the site; and any works required in Samson Way, Turner Way, Luckyer Street and Millstream Road to manage access to and from the site. This plan to be provided with the development application to the satisfaction of the Shire of Roebourne.
10. Road and traffic management works, dual pedestrian / cycle pathway with staged linking to the Karatha pathway network with the first priority being to link to the Karatha Primary School, landscaping and lighting to be undertaken at no cost and to the satisfaction of the Shire.
11. A Visual Amenity Assessment is to be provided showing views and vistas for the development and surrounding residential area, wind and shadow diagrams. View and Vista Analysis with significant view lines to Karatha Hill when seen from ground level along Samson Way and adjoining residential areas to specifically inform Urban Design.
12. Construction at no cost to the Shire of shared footpath/bike pathways as shown on the DP with construction designed to link to staged pathway developments from the site through to other key areas of Bulgarra.
13. Minor variations to the provisions of this Development Plan may be permitted, subject to approval by the Shire of Roebourne.

