

**FORMAL ADOPTION OF THE AMENDED DEVELOPMENT PLAN**

**LOT 651 HANCOCK WAY, BULGARRA,**

**SHIRE OF ROEBOURNE**

**SHIRE OF ROEBOURNE FINAL APPROVAL**

Adopted for final approval, pursuant to the Shire of Roebourne Town Planning Scheme No.

8, by resolution of the Council of the Shire of Roebourne at the meeting held on the

17<sup>th</sup> day of February 2014.



**PRESIDENT**

**CHIEF EXECUTIVE OFFICER**

**WESTERN AUSTRALIAN PLANNING COMMISSION ENDORSEMENT**

Endorsed, pursuant to the Shire of Roebourne Town Planning Scheme No.8, by resolution of

the Western Australian Planning Commission on the 10 day of February 2015.

**Signed for, and on behalf of the Western Australian Planning Commission**

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\_\_\_\_\_  
\_\_\_\_\_

By an officer of the Commission duly authorized by the Commission for that purpose.

# DEVELOPMENT PLAN FOR LOT 651 HANCOCK WAY, BULGARRA



## DEVELOPMENT PLAN - DA 52



### ENDORSEMENT OF DEVELOPMENT PLAN FOR LOT 651 HANCOCK WAY, BULGARRA

The Western Australian Planning Commission resolved on 10 February 2015 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

an officer of the Commission duly authorized by the Commission pursuant to section 24 of the Planning and Development Act 2015 for that purpose in the presence of:

*M. Wiseman* Witness  
 10 March 2015 Date

LEGEND	
	EXISTING CADASTRE
	PROPOSED CARPARKING AND COMMON ACCESS
	PROPOSED BUILDING ORIENTATION
	PROPOSED ACCESS
	PROPOSED ELEVATION TREATMENT
	DIRECT VEHICULAR ACCESS PERMITTED
	PROPOSED FENCING CONTROLS
	CONSERVATION OF TREES WHERE PRACTICAL

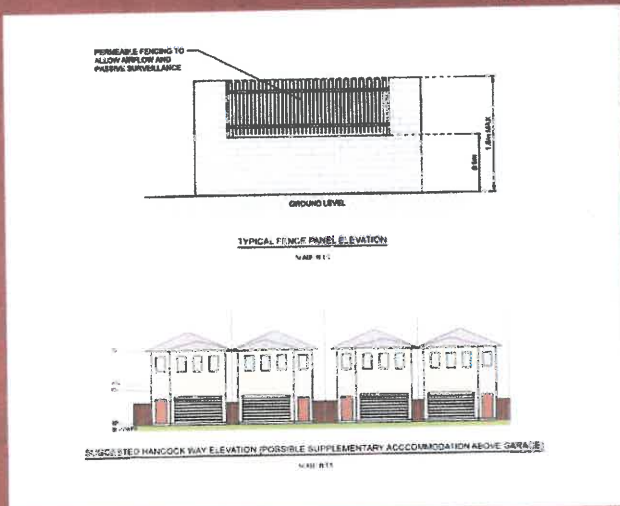
## PROVISIONS

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):

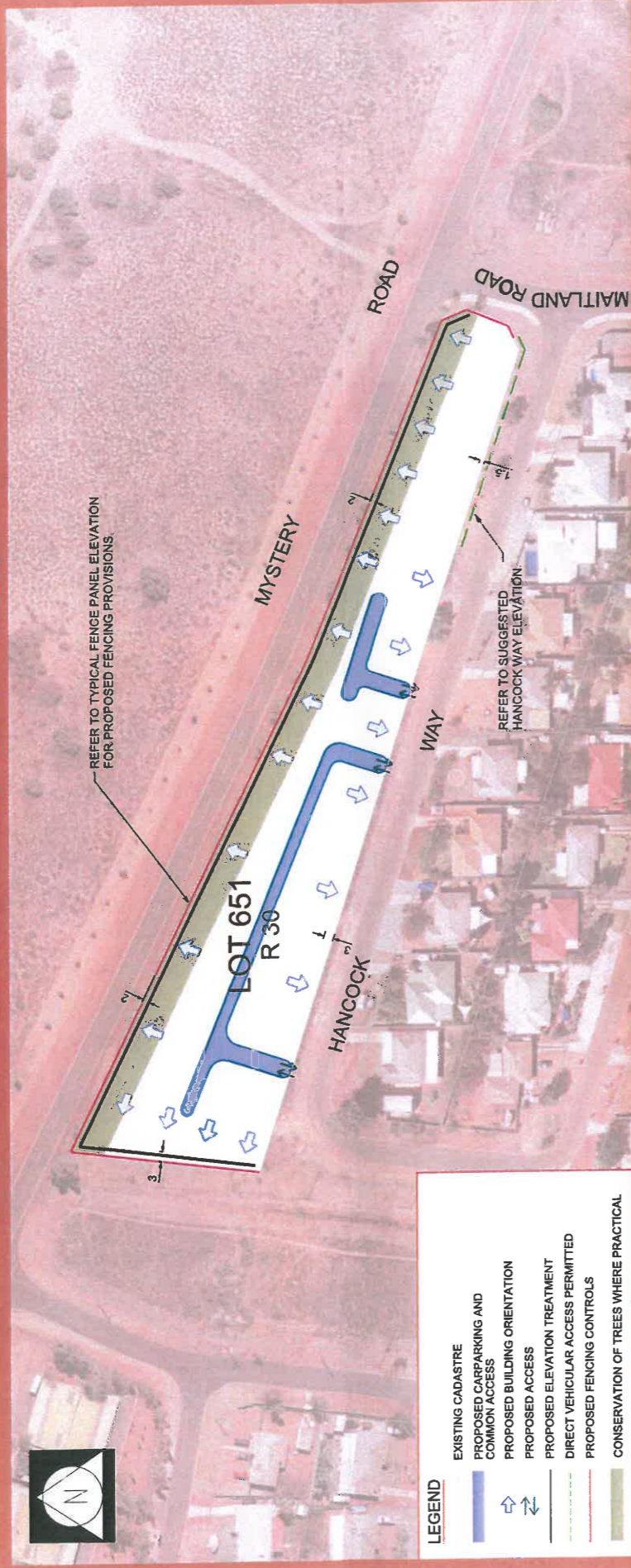
### Provision:

- The following variations to R Code development standards, as permitted by this Development Plan, do not require adjoining owner notification:
  - Fencing Controls
  - Setbacks to Hancock Way and Mystery Road
- Any other R Code variations will be subject to notification as appropriate.
- Dwelling orientation is to address Hancock Way, Mystery Road and the adjoining reserve 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.
- 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.
- 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.
- Refuse, storage and external drying areas are to be screened from public view.
- 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 fill (if any) levels, intended finished floor levels and drainage and stormwater management works. Stormwater and Drainage Management Plan to utilise data from the Lany Lands Karrikin 2D Flood Study and Local Water Management Framework, April 2013.
- Crime prevention through environmental design (CPTED) and sustainability design principles to be applied in overall site and public realm design.
- A landscaping plan is to be prepared and implemented which details the following:
  - Appropriate use of indigenous species
  - Where practical, the retention of existing trees onsite and in particular those adjoining Mystery Road
- The Shire may consider a proposal to increase the minimum density nominated on the DP subject to following the outlined in clause 7.2.6 of the Scheme and having due regard to all submissions received.
- 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 Mystery Road and Hancock Way.
- Minor variations to the provisions of this DP may be permitted, subject to approval by the Shire of Roebourne.

## KEY DESIGN FEATURES



DEVELOPMENT PLAN - DA 52



PROVISIONS

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Provision:

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  - a. Fencing Controls
  - b. Setbacks to Hancock Way and Mystery Road
2. Any other R Code variations will be subject to notification as appropriate.
3. Dwelling orientation is to address Hancock Way, Mystery Road and the adjoining reserve 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.
4. 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.
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8. Crime prevention through environmental design (CPTED) and sustainability design principles to be applied in overall site and public realm design.
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KEY DESIGN FEATURES

