





**LEGEND**

- Detailed Area Plan boundary
- Property boundaries
- ← Building orientation
- Fencing control
- Building envelopes with setbacks
- No vehicular access

**GROUP HOUSING SITES**

Town Planning Scheme No.4 (the Scheme), the Residential Design Codes (R-Codes) and relevant Shire of Broome Policies are varied in the following manner:

No. Condition

1. Consultation with adjoining or other landowners to achieve a variation of standards in accordance with the approved Detailed Area Plan is not required
2. Front setbacks to the primary street may be averaged in accordance with the acceptable development criteria 6.2 (A1.1)(i) of the R-Codes.
3. The primary purpose for side and rear setbacks described by the nominated building envelopes is to maintain breezeways for breeze access to dwellings throughout the development. This is not applicable to setbacks to street frontages.
4. No buildings, including outbuildings greater than 9m<sup>2</sup>, will be permitted to be constructed outside of the nominated building envelopes
5. In relation to (4) above, open carports and roofed outdoor living areas may encroach up to 50% into the breezeways, so long as the structure does not cause any obstruction to airflow
6. Where dwelling orientation is indicated on the plan, dwellings are to be oriented to address the relevant street with major openings and entry accessible via this frontage.
7. Where fencing controls are indicated on the plan, fences are to be no higher than 1.2 metres and are to have a minimum of 50% of fencing to be 80% permeable to allow airflow or no fencing
8. In relation to (7) above, fence height only may be varied to a maximum of 1.8m to secondary street frontages to provide privacy to an adjacent outdoor living area.
9. Side fencing is to be maximum 1.8 metres in height
10. Refuse, storage and external drying areas are to be integrated with the design of the dwelling and screened from public view

**Notes:**

- 1) Except where specified above, the development should comply with the R40 requirements of the Residential Design Codes
- 2) Road pavement is indicative only and subject to final engineering drawings and survey
- 3) All due care has been taken in the preparation of this plan. However, Robertsday cannot be held liable for inaccuracies that may occur. It is the responsibility of the purchaser to confirm relevant conditions associated with each lot
- 4) Notwithstanding any indications to the contrary, the DAP does not replace the requirements of the Codes with respect to dwelling yield
- 5) Details on this plan are provided for information only and should be confirmed by a site inspection

The development guidelines as shown have been adopted by Council and signed by the Principal Planner.

Principal Planner .....

Date .....

Shire of Broome Ref .....

# Attachment No 3

OUR REF: LAN BRO

23<sup>rd</sup> May 2013

Mr Kenn Donohoe  
Chief Executive Officer  
Broome Shire Council  
PO Box 44  
Broome WA 6725

ATTENTION: Kirsten Wood

Dear Kirsten,

## **DETAILED AREA PLAN - LOTS 442-445 SARIAGO TCE AND LOTS 425-428 POVAH RD, DJUGUN (WARANYJARRI ESTATE)**

Please find enclosed a Detailed Area Plan (DAP) for the above-mentioned sites lodged on behalf of LandCorp.

### **Background**

The subject sites were created as part of Western Australian Planning Commission (WAPC) approval 142150 dated 26<sup>th</sup> May 2010. At the time of subdivision the lots were coded R20. The lots were subsequently upcoded to R40 via an amendment to the Local Development Plan for Stage One of Broome North (LDP1) approved by the WAPC on 7<sup>th</sup> February 2012. The lots are capable of accommodating between 2 - 3 dwellings (dependent on site area) in accordance with the Codes.

Consistent with the requirements of LDP1, condition 20 of the subdivision approval requires the preparation and approval of a DAP as a lots coded R40. Shire approval to the DAP will enable satisfaction of this condition.

### **Detailed Area Plan**

The DAP is generally consistent with the requirements of LDP1 and the detail and principles of more recent DAP's approved within Waranyjarri Estate. Modifications to the requirements of LDP1 include:

1. In relation to the primary setback, condition 2 of the DAP clarifies that averaging of this setback is permissible in accordance with the Residential Design Codes
2. A variation to the rear setback from 6 metres (as stipulated in the LDP1 provisions for R40 development) to 3 metres is proposed.
3. A variation to the side setback between paired lots (425/426, 427/428, 442/443 and 444/445) from 3 metres (as stipulated in the LDP1 provisions for R40 development) to nil is proposed.
4. Condition 8 allows an increase in fencing height for a small section of the boundary to provide privacy to private open space where it is located adjacent to a secondary street frontage.

The modification to the side and rear setback controls may be supported as they are consistent with the setback controls applied to R30 coded lots in LDP1, which aim reduce these setbacks to assist with shading and thermal control to dwellings. As the subject lots are smaller than is typical for other grouped housing sites in the LDP1 area (typically half the size), the proposed controls will also facilitate a built form for paired lots comparable to what would be achieved if the lots were a single site.

**Conclusion**

The proposed DAP is generally consistent with the requirements of LDP1 and the detail and principles of other DAP's recently approved within Waranyjarri Estate. The DAP provides controls specific to the circumstances of the subject sites and may be supported by Council.

If you have any queries regarding this proposal, please do not hesitate to contact the undersigned on (08) 9218 8700 or by email [dan@robertsday.com.au](mailto:dan@robertsday.com.au).

Yours sincerely

**ROBERTS DAY PTY LTD**



**DAN PEARCE  
SENIOR ASSOCIATE**

Cc.

Will Eyres, LandCorp

Att.

Detailed Area Plan for Lots 442-445 Sarioago Tce and Lots 425-428 Povah Rd, Djugun (Waranyjarri Estate)