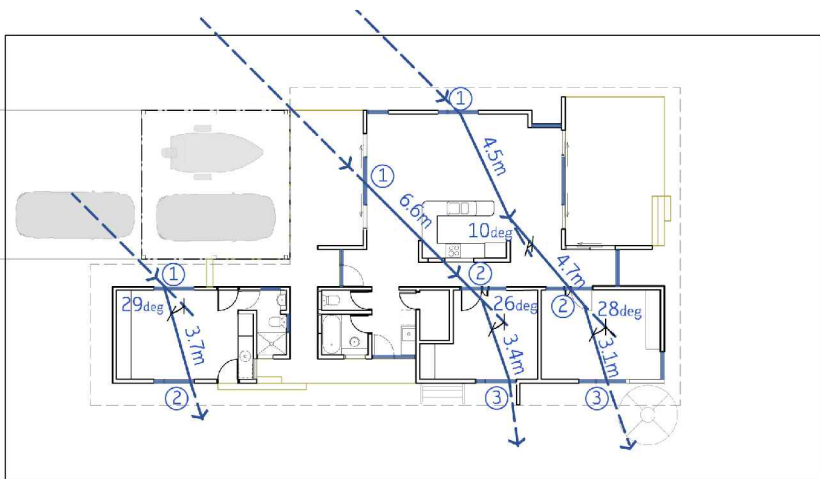
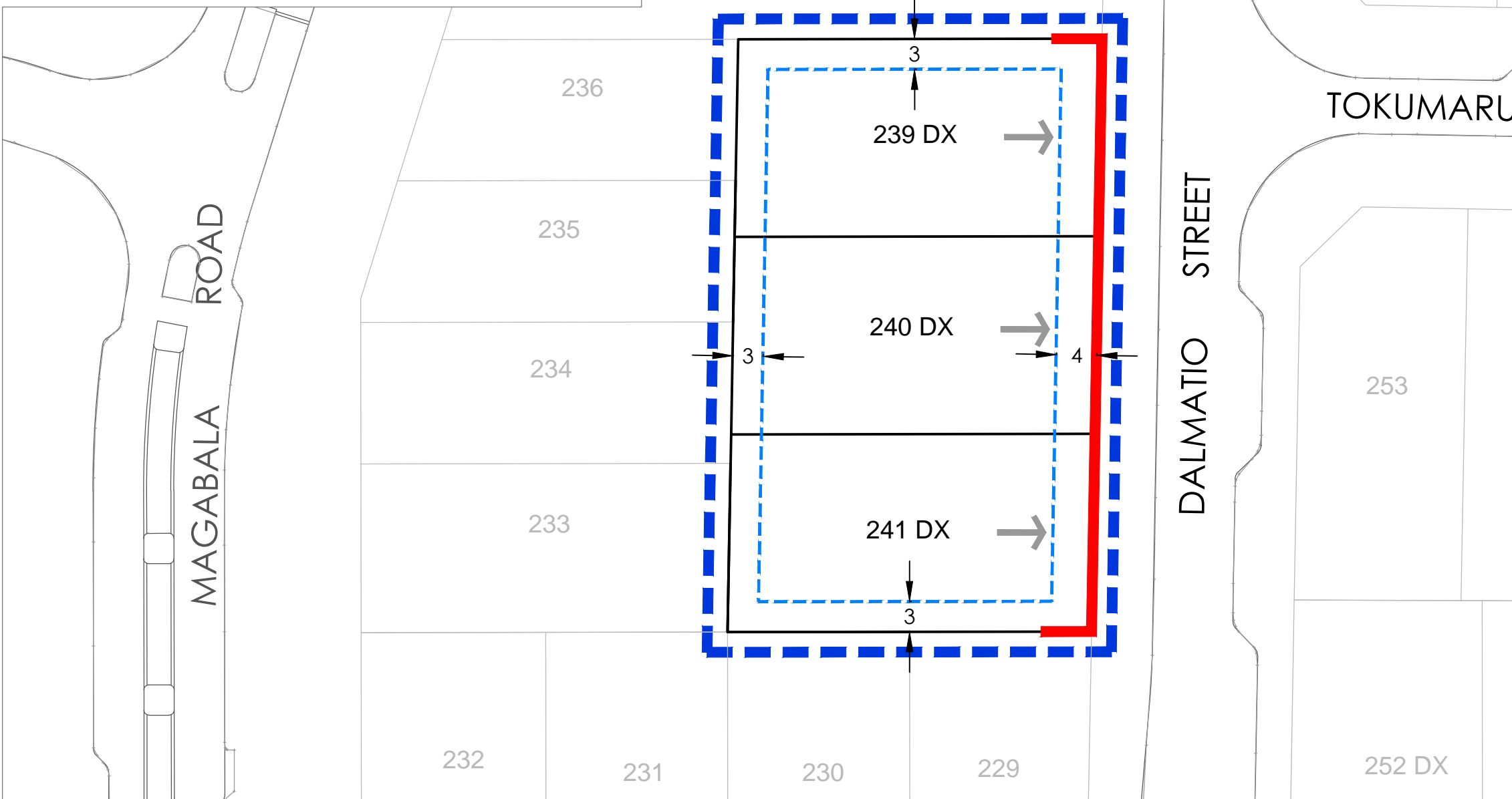


FIGURE 1



NOT TO SCALE  
Reproduced by permission: LandCorp - Broome North Waranyjarri Estate Design Guidelines (March 2011)



**LEGEND**

- Detailed Area Plan boundary
- Property boundaries
- Building orientation
- Fencing control
- Building envelopes with setbacks

**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 Dalmatio 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 primary 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 (3) 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 Dalmatio Street with major openings and entry accessible via this frontage
7. Ventilation openings are to be provided to capture prevailing westerly breezes.
8. Breeze paths through dwellings must have a maximum length of 15m through a maximum of 3 windows, doors or other openings. Breeze paths must not crank more than 35 degrees in their passage through the house plan (Refer Figure 1).
9. All windows not shaded by a 900mm or greater eave overhang are to be shaded by a vertical or horizontal device such as an awning, pergola, louvre or approved alternative suitable to cyclonic conditions.
10. 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
11. Side fencing is to be maximum 1.8 metres in height
12. 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



**DETAILED AREA PLAN No. 14**  
**Grouped Housing - Lots 239 - 241 Dalmatio Street**  
Waranyjarri Estate  
Broome

**DISCLAIMER:** ISSUED FOR DESIGN INTENT ONLY. ALL AREAS AND DIMENSIONS ARE SUBJECT TO DETAIL DESIGN AND SURVEY.  
**CADASTRAL INFORMATION**  
Source: Whelans  
YYMMDD: 110915  
Dwg Ref: fp021-9.dwg  
Projection: BRO94

A DAP  
REV DESCRIPTION

130117 SJ DP  
YYMMDD DRAWN APPR'D

SIZE A3

1:1000  
0 metres 10 20 30 40

REF NO. DRAW NO. REV.  
QUE DAL RD1 001 A



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