



**LEGEND**

-  Detailed Area Plan Boundary
-  Property Boundaries
-  Building Orientation
-  Designated Crossover Location - alternative location or additional crossover(s) requires Shire approval
-  Internal Driveway
-  Fencing Control
-  Building Envelopes with setbacks
-  Preferred Garage Location
-  No Vehicular Access
-  1.5m wide pedestrian path

**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. 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 and secondary street frontages
  3. No buildings, including outbuildings greater than 9m<sup>2</sup>, will be permitted to be constructed outside of the nominated building envelopes
  4. 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
  5. Where dwelling orientation is indicated on the plan, at least one dwelling is to be orientated to address the relevant street/POS with major openings and the main entry accessible via this frontage
  6. Where fencing controls are indicated on the plan, fences are to be no higher than 1.2 metres and minimum 80% permeable to allow airflow
  7. Side fencing is to be maximum 1.8 metres in height
  8. All dwellings must incorporate a front veranda with minimum depth of 2.4m, and minimum width of 40% of the building frontage
  9. Refuse, storage and external drying areas are to be integrated with the design of the dwelling and fully screened from public view

**Notes:**

- 1) Road pavement is indicative only and subject to final engineering drawings and survey
- 2) The location of the drainage easements are indicative only and may be amended as a result of detailed design and drainage requirements
- 3) All due care has been taken in the preparation of this plan. However, Robertsday, Landcorp and co-consultants 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 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



**BROOME NORTH STAGE ONE**  
**DETAILED AREA PLAN No. 2**  
 Grouped Housing - Lot 416 Tanami Drive and Lot 438 Sariago Terrace  
 Waranyjarri Estate

**INFORMATION SOURCES**

**SURVEYING CONSULTANT** WHELANS  
 DRAWING fp021-2  
 VALIDITY 15th Oct 2010

**ENGINEERING CONSULTANT** TABEC  
 DRAWING x2287-Base 110811  
 VALIDITY 29th Aug 2011

**DRAWING NUMBER** UD1 407  
**REV** Q  
 Issued for design intent only. All areas and dimensions are subject to detail design + survey.

**REFERENCE NUMBER** LAN BRO  
**SCALE** 1:750  
**SHEET** A3

0 15 30m

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