



**LEGEND**

- Detailed Area Plan Boundary
- Property Boundaries
- Building Orientation
- Reciprocal Rights of Access
- 3m Interlot Drainage Easement (with fence drainage gate where specified)
- Fencing Control
- Building Envelopes with setbacks
- Surveillance Required
- 0m side setback allowable

**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
- 3. No buildings, including outbuildings, 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. No buildings, including outbuildings, but excluding open structures such as carports and roofed outdoor living areas, will be permitted to be constructed outside of the nominated building envelopes
- 6. Outdoor living areas are to be located adjacent to breezeways
- 7. Where dwellings 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
- 8. Corner lots are to equally articulate both street frontages, avoiding long blank walls and including major openings to habitable rooms on each street-facing facade
- 9. 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
- 10. Side fencing is to be maximum 1.8 metres in height
- 11. All dwellings must incorporate a front veranda with minimum depth of 2.4m, and minimum width of 40% of the building frontage
- 12. 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.

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

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Principal Planner

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Date

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Shire of Broome Ref



**BROOME NORTH STAGE ONE**  
**DETAILED AREA PLAN No. 4**  
 Group Housing - Nishiji Vista and Foy Way

**INFORMATION SOURCES**

SURVEYING CONSULTANT	WHELANS
DRAWING VALIDITY	13367-021-Rev.2.0 13th Oct 2010
ENGINEERING CONSULTANT	SINCLAIR KNIGHT MERZ
DRAWING VALIDITY	PB50170-Xbase-residential 26th Oct 2010

H	ADD RECIPROCAL RIGHT OF ACCESS	110207	SJ	DP
G	VARIOUS MODS TO DAPS	110124	SJ	DP
F	CROSSOVER MODIFICATIONS	101116	SJ	DP
E	CONFIRM ENGINEERING DRAWING	101026	SJ	DP
D	MODS, INFORMATION DISPLAY PLAN	101014	SJ	DP
C	DAP MODIFICATIONS	100907	SJ	DP

DRAWING NUMBER	REV	Issued for design intent only. All areas and dimensions are subject to detail design + survey.
UD1 407	H	
REFERENCE NUMBER		
LAN BRO		
0	15	30m

SCALE 1:750  
SHEET A3

**robertsday**  
 perth | sydney | melbourne | dubai  
 Level 1 | 130 Royal Street East Perth  
 Western Australia 6004 AUSTRALIA  
 T: 61 8 9218 8700 | F: 61 8 9218 8701  
[www.robertsday.com.au](http://www.robertsday.com.au)