



Location Plan scale 1:10,000 @ A3

**LEGEND**

- Property Boundaries
- ← Building Orientation
- - - Fencing Control
- - - Building Envelopes with setbacks
- No Vehicular Access
- ▨ Setback Variation Zone
- ▩ Designated Crossover Location

- 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. Except where nominated on the DAP, no buildings, including outbuildings greater than 9m², 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 into the required setback so long as the structure does not cause any obstruction to airflow
  5. Development may be constructed to the boundary of the lot within the nominated Setback Variation Zone
  6. 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
  7. 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
  8. Where fencing controls are indicated on the plan, fences are to have a minimum of 50% of fencing to be 80% permeable to allow airflow or no fencing
  9. Side fencing is to be maximum 1.8 metres in height
  10. All dwellings must incorporate a front veranda with minimum depth of 2.4m
  11. Refuse, storage and external drying areas are to be integrated with the design of the dwelling and fully 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, Foundation Housing 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.



REV	DESCRIPTION	YYMMDD	DRAWN	APPRD
C	MODS TO CONDITIONS	111025	SJ	DP
B	DAP AMENDS	110927	MS	DP
A	DETAILED AREA PLAN	110923	SJ	DD