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## Building Services Information Sheet

# BROOME NORTH REQUIREMENTS



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### Introduction

This information sheet explains the requirements in terms of the Broome North development control.

### Information and Advice

In relation to developmental requirements, the Shire of Broome's responsibility and authority in terms of assessing applications for building permit and/or planning applications is limited to ensuring compliance with statutory planning and building legislation. Relevant legislation includes, but is not necessarily limited to the Building Code of Australia (**BCA**), the Residential Design Codes of Western Australia (R-Codes) and Shire of Broome Policies.

The Shire is aware of additional requirements depicted on the Broome North Waranyjarri Estate Design Guidelines as well as the Broome North Residential Development Control Information Sheet, in particular fencing, which forms part of your contract of sale. The Shire is not obliged to assess compliance with these additional requirements, as these requirements constitute an agreement between you as the buyer and LandCorp as the seller. Accordingly, the approval of your building permit should not be construed as an approval of any additional requirements contained in the Broome North Residential Development Control Information Sheet.

It is therefore important to note that in the event of, for example, fencing being installed that proves non-compliant with fencing requirements stipulated within the Broome North Residential Development Control Information Sheet, the landowner is technically in breach of the said contract.

### Disclaimer

This information sheet is provided as generalised information. While we aim to keep the content of this document current and accurate, we accept no responsibility or warranties for actions based on the information provided. The Shire of Broome encourages you to seek professional advice before acting on any information contained within this document. Please contact the Shire of Broome if you wish to comment on the forms provided and information contained within. Any reported errors will be amended.