

# DESIGN GUIDELINES - LOT 542 CORNER PENINSULA ROAD AND AIRWAYS BOULEVARD, MAYLANDS POLICY



Responsible Division	Planning and Development Services
Responsible Business Unit/s	Planning Services
Responsible Officer	Planning Manager
Affected Business Unit/s	Planning Services

## PURPOSE:

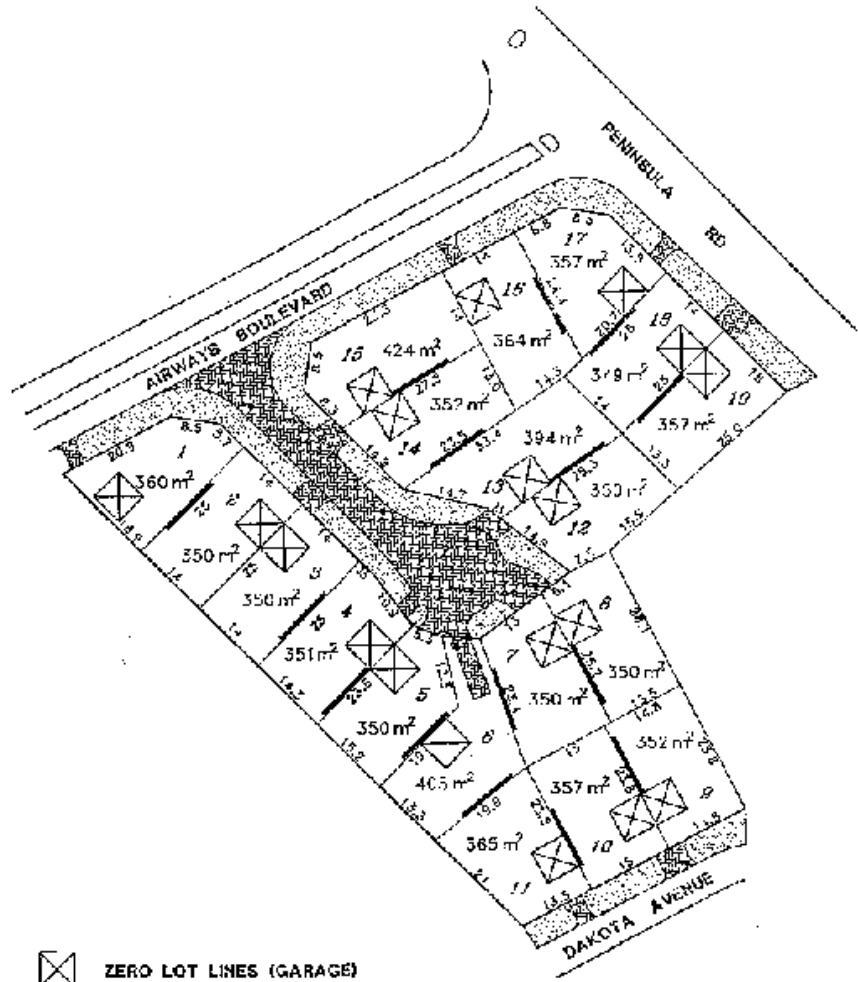
To provide guidelines for variations to development standards adopted by Council within the subdivision located at Lot 542 corner Peninsula Road and Airways Boulevard, Maylands.






## POLICY STATEMENT:

The following standards shall apply to residential development within the subdivision at Lot 542 corner Peninsula Road and Airways Boulevard, Maylands:

1. A minimum ground floor front setback of 3 metres with an average of 4.5 metres shall be permitted for each dwelling.
2. Garages and carports shall be located a minimum of 4.5 metres from the front boundary, and located within the volume of the building.
3. A minimum of 4.5 metres with an average of 4.5 metres shall be required for upper floor structures.
4. Front screen walls and fences shall not exceed a height of 600mm.
5. Where nominated on the plan of subdivision (attached), parapet walls are permitted on the ground floor as of right subject to the following criteria:
  - a. A minimum front setback of 3.0m
  - b. A minimum length of 12.0m
  - c. A maximum height of 3.0m
6. Parapet walls proposed in accordance with this policy do not require the consent of the adjoining landowner/s, however any variation to the minimum setbacks or height (as required above) will require comment of the adjoining landowner/s.
7. Development shall not exceed 60% site coverage.

# DESIGN



-  ZERO LOT LINES (GARAGE)
-  ZERO LOT LINES (DWELLING)
-  CROSSOVER LOCATIONS
-  TREATED ROAD SURFACE
-  VERGE

ALL AREAS & DIMENSIONS ARE APPROXIMATE ONLY & SUBJECT TO

DATE	NO.	ACTIVITY - REVISION DESCRIPTION	DES.	CHK.	DATE	APP'D.
2013.02	1	DESIGN GUIDELINES WITH S&P PROVISION				

PROJECT: **LOT 542 PENINSULAR ROAD**  
 DRAWING TITLE: **DESIGN GUIDELINES**  
 PRINCIPAL: **GOLDENLAND AUSTRALIA P**

Please ensure that this drawing is controlled and that the correct drawing is used. It is the responsibility of the client to ensure that this drawing is used for the correct purpose.

**DEFINITIONS:**

*Nil*

**RELATED LEGISLATION:**

Clause 2.6 of Town Planning Scheme No 24

**RELATED DOCUMENTATION:**

*Nil*

Relevant Delegations		
Risk Evaluation		
Council Adoption	Date	22 August 2000
Reviewed / Modified	Date	30 January 2001
Reviewed / Modified	Date	25 January 2005
Reviewed / Modified	Date	1 March 2016