

## DESIGN GUIDELINES - LOTS 1 AND 2, NO 88-90 GUILDFORD ROAD, MT LAWLEY POLICY



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

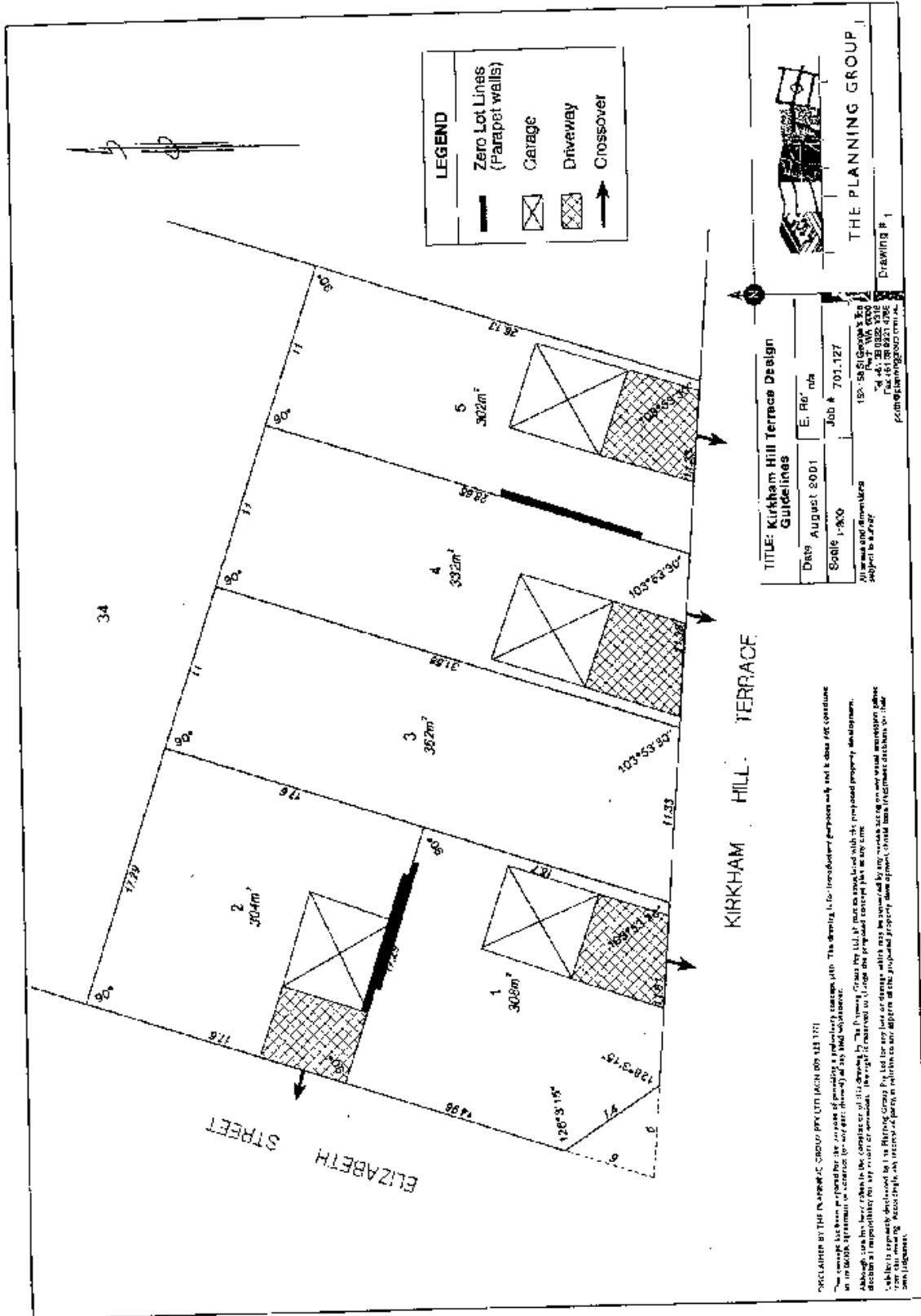
### PURPOSE:

To provide guidelines for variations to development standards adopted by Council within the survey strata subdivision located at Lots 1 and 2 No 88-90 Guildford Road, Mount Lawley.

### POLICY STATEMENT:

The following standards shall apply to residential development within the subdivision at Lots 1 and 2 Nos 88-90 Guildford Road, Mount Lawley:

1. A minimum ground floor front setback of 3 metres to the common driveway shall be permitted for each dwelling.
2. Garages and carports shall be located a minimum of 1.5 metres from the common driveway and shall be located where nominated on the plan of subdivision.
3. Where nominated on the plan of subdivision, parapet walls are permitted as of right subject to the following criteria:
  - a. A minimum setback to the common driveway of 1.5m.
  - b. A maximum height of 7.0m (2 storey).
4. 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 the comment of the adjoining landowner/s.
5. The plot ratio applicable to the site shall be 0.6 with individual lot limits as specified on the plan of subdivision.
6. Development on Lot 8 12 shall achieve an average of 7.5m setback from the boundary of the Parks and Recreation Reserve.



**DEFINITIONS:**

Nil

**RELATED LEGISLATION:**

Clause 2.6 of Town Planning Scheme No 24

**RELATED DOCUMENTATION:**

*Nil*

Relevant Delegations		
Risk Evaluation		
Council Adoption	Date	26 February 2002
Reviewed / Modified	Date	25 January 2005
Reviewed / Modified	Date	1 March 2016
Reviewed / Modified	Date	