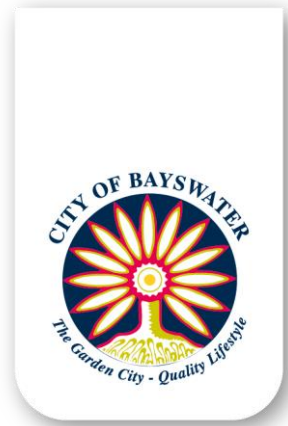


NIL SETBACKS WITH PARAPET WALLS WITHIN THE PENINSULA ESTATE, MAYLANDS POLICY



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

PURPOSE:

To ensure that the development of nil setbacks with parapet walls within the Peninsula Estate, Maylands is conducted in a consistent manner, having appropriate regard for the impact on adjoining properties and the building character of the area.

POLICY STATEMENT:

In considering applications for nil setbacks with parapet walls within the Peninsula Estate, Council shall give due consideration to the following matters:

1. The requirements of the Residential Design Codes (2002) and the Estate Guidelines.
2. Setback from front boundary.
3. Solar orientation of the courtyard areas on the adjoining properties.
4. Developer's support for the proposed dwelling.
5. Existing and promoted building character in the Estate.
6. The City will administer only those guidelines for which the City has responsibility pursuant to planning legislation i.e. setbacks, front fencing, site cover and car parking. Provisions for landscaping, architectural style, building and roof material, outside the City's residential policies are the responsibility of the developer and Estate owners.

DEFINITIONS:

Nil

RELATED LEGISLATION:

Clause 2.6 of Town Planning Scheme No 24

RELATED DOCUMENTATION:

Nil

Relevant Delegations		
Risk Evaluation		
Council Adoption	Date	28 July 1998
Reviewed / Modified	Date	25 January 2005
Reviewed / Modified	Date	1 March 2016
Reviewed / Modified	Date	

THE PENINSULA ESTATE, MAYLANDS
Development & Building Guidelines

INTRODUCTION

In order to ensure the attainment of a minimum standard and to encourage home design excellence at The Peninsula Estate Maylands, these guidelines set out the minimum standards and conditions under which residential development within the estate will normally be approved. Appreciating that design is subjective and that new products are being continually developed the Vendor reserves the right to vary standards or approve alternative materials or finishes provided such materials and finishes, in its opinion maintain the minimum standards set out below.

BUILDING PLAN APPROVAL

Two full sets of plans and specifications must be submitted to The Peninsula Estate Maylands Project Managers - (Satterley Real Estate, 58 Angelo Street, South Perth) prior to the plans being submitted to City of Stirling under the normal building approval procedure. The Project Managers will peruse such plans for compliance with the Restrictive Covenants and Development and Building Guidelines and if considered to comply will return an approved set of plans to the applicant.

DEVELOPMENT

NO development is to be commenced on any lot without the plans and specification having been approved in writing as set out above.

DWELLING The minimum dwelling size is 170 square metres. The minimum floor area is the area of the dwelling excluding porches, carports, garages, verandahs etc. Maximum site cover (all roofed areas including verandahs, garages, porches, etc) is 60%.

CARPORTS/GARAGES

All dwellings constructed must incorporate double, side by side carports or garages, comprised of the same materials as the residence.

MATERIALS

- Walls:** All external walls must be constructed, unless otherwise approved, with concrete, clay bricks, limestone or similar material finished in face brickwork or render.
- Roofing:** Clay or concrete tiles. zincalume or colourbond metal roofing are acceptable. A minimum 25° pitch is to be used on all dwellings, garages and carports.
- Driveways:** Each dwelling is to be provided with a driveway and crossover to be completed at the same time as the residence and before occupation. Maximum width of crossover shall be 4.5 metres. All driveways and crossovers must comprise brick paving unless otherwise approved by the Vendor.

SETBACKS

- Front:** Minimum of 3 metres, averaging to 4.5 metres to the ground floor, minimum 3 metres, averaging to 6 metres to the first floor and above.
Carports 3 metres setback
Garages - minimum 4.5 metres unless integrated into the dwelling by 50% or more and then a 3 metres setback would be acceptable (this is to reduce the dominance of garages on the street scape)
- Rear:** Minimum of 1 metre with provision for a rear yard totalling 40 square metres.
For lots backing directly on the lakes (water edge lots) minimum 4 metres (except for pergolas, gazebos and the like)
- Side:** As per the requirements of the Residential Planning Codes. Zero lot line setback should not exceed 33% of the length of the relevant boundary.
- Secondary Street:** Minimum of 1.5 metres.

Initials.....

FENCING

All side and rear boundary fencing must be fully installed on completion of construction of the dwelling prior to occupation.

No solid fencing greater than 900 millimetres height is to be erected forward of the building line however open style fencing will be considered above 900 millimetres. No fibro cement fencing is permitted forward of the building line.

Feature masonry fencing is required for any boundary which faces any street, road, park or reserve.

Fencing to boundaries where provided by the developer is not to be altered in any way. In the event of damage the lot owner shall repair in the same style and colour as provided. In the event of failure by the lot owner to repair the owner may do so and reclaim the cost from the lot owner.

Except for lake edge, street, road, park or reserve boundaries, all boundary fencing shall consist of HardiFence painted "wheat" colour on both sides and capped and painted "wheat" colour.

OUTBUILDINGS

Outbuildings exceeding 4 square metres or 2 metres in height must be built of materials to match the residence. Outbuildings less than 4 square metres or 2 metres in height must be built of materials to match the residence or of non-reflective materials. No outbuildings can be erected in the rear 4 metre setback of water edge lots.

SITE LEVELS

The general level of the site may not be altered without the written approval of the developers.

Any limestone retaining or other walls provided may NOT BE ALTERED IN ANY WAY.

Within the rear setback area (4.0m from rear boundary) of the lake edge lots no fill is to be imported. The level of the surface of the land may not be altered by elevating the level. Only garden type features such as gazebos, pergolas and patios may be erected in this area with no fencing allowed.

AIR CONDITIONING OR COOLING UNIT/SOLAR HOT WATER UNITS

Air conditioning or cooling units must be of a similar colour to the roof. Solar hot water units must be integrated with and match the roof profile and pitch of the dwelling.

LANDSCAPING

Maylands Peninsula Estate has been constructed with a high regard for the environment within which it is located. Great care has been taken in the design and construction of lots and public open space areas to maintain and enhance habitat for fauna and flora and to improve the quality of water contained in the lakes through application of water sensitive urban design principles.

Landowners are therefore encouraged to establish gardens of an appropriate nature such that nutrient run-off or percolation to the lakes is minimised. Sensitive garden design and use of slow release fertilisers will aid preservation of the environment in which you live.

Expert consultants are available to advise on your gardening needs.

All garden areas within public view to be completely landscaped within three months of occupation of the dwelling.

LETTERBOXES

Letterboxes are to be located adjacent to driveways, constructed of materials that match or complement the residence and display clearly the house number.

FAUNA

To assist in the conservation of native fauna in the unique Peninsula environment it is recommended that the owners of cats either keep these pets within the dwellings at all times or place a small bell on the cat's collar to thwart the cat's predatory instinct.

STREET TREES

The Vendor is to provide a street tree to enhance the streetscape of the suburb. These trees are not to be removed.

Initials.....

Initials.....



WINDBLOWN LITTER

For the benefit of tidiness a provision is to be made on building sites for the containment of builders materials, that would otherwise be likely to be blown by the wind. The minimum requirement is a "Pen" constructed of 4 star pickets and wire mesh secured to all sides and a top, located on each lot, during the construction period.

Windblown sand prior to and during construction: The purchaser shall take all steps necessary to stabilise the soil and prevent litter accumulating. Should the Project Managers be forced to carry out this exercise they reserve the right to claim the cost back from the allotment owner.

BOND

To ensure compliance with "Street Tree" and "Windblown Litter" provisions a bond will be payable by the Purchaser's chosen builder to the Council prior to the commencement of construction.

SIGNS

Excepting for the Vendor's signage NO advertising or business signage shall be placed on the property or in the front window or on the walls of the dwelling without the written approval of the Vendor excepting real estate signage associated with the sale of residences. In the case of the latter this will only be allowed after the 30 June 2001 or with the written approval of the Vendor. Any sign not erected in accordance with this requirement can be removed by the Vendor from the property.

WASHING LINES/RUBBISH BINS

All washing lines and rubbish bins should be screened from the street and public places.

DISPLAY HOMES

The completed residence shall not be used for display purposes without the written approval of the Vendor or its agent.

RESIDENTIAL UNIT DEVELOPMENT

Each lot shall be used for single residential development only notwithstanding any other development potential permitted by the City of Stirling District Zoning Scheme.

COMMERICAL VEHICLES/BOATS, ETC

All commercial vehicles including caravans, boats, etc shall not be parked or stored on a property unless contained within a garage or screened from public view.

AMALGAMATION/RESUBDIVISION

Subdivision of the land or amalgamation of lots is not permitted.

TELECOMMUNICATION AERIALS, ANTENNAS & DISHES

The TV system has been installed by and is owned by the developers. It is not considered necessary to erect outside TV antennae or satellite dishes which are prohibited under the restrictive covenants. The free to air stations Channels 2, 7, 9, 10, SBS and FM broadcasts can be accessed free of cost after payment of an initial connection fee, however, the system is designed to accommodate future pay TV etc and has a capacity of 60 channels. Provision of these services will depend upon availability and may require a fee to be paid in the normal manner. The developers intend with this innovation to be able to provide all the benefits of pay TV while avoiding unsightly outside satellite dishes and aerials.

The developers will endeavour to ensure that the TV System is developed and continued but makes no warranty or promise concerning its continued operation.

COVENANT

The preceding building guidelines shall be for the benefit of every other lot in the plan of subdivision referred to herein and the burden of the preceding guidelines shall be attached to the property.

Purchaser.....	Purchaser.....
Witness.....	Witness.....
Date.....	Date.....

/u/land/mandat/guidelines