

Residential Guidelines Mindarie

Owner:	Planning and Development
Distribution:	All Employees
Implementation:	1 July 1999
Reviewed:	14 December 2004, Item No: PD01-12/04
Next Review:	December 2006

Objective

To provide residential guidelines Lots 61-66 Toulon Circle and 67-72 Anchorage Drive, Mindarie.

Statement**Site**

Diagrams 1.1 and 1.2 indicate the individual lots, designated crossovers and extent of retaining walls.

Building Form

Buildings may extend from side boundary to side boundary and courtyards will be required to provide ventilation and natural light to habitable rooms. Such courtyards must comply with the requirements of the Residential Design Codes.

1. Building Envelope

The building shall be contained within the designated building envelope shown in diagrams 2.1 and 2.2 except for minor projections such as chimneys, awnings, pergolas and small portions of balconies and dormer or bay windows.

Floor levels indicated on the diagrams may vary provided the building envelope line is maintained.

If a flat roof is provided, the building parapet wall height may be increased by 0.5 metres above the eaves height shown.

2. Height Limits - Toulon Circle

The maximum permitted height of building walls at the top of the eaves level for pitched roofs is RL 18.75 AHD. The maximum permitted height of the building roof is RL20.20 AHD.

Garage floor levels shall be maintained at approximately RL10.00, allowing crossovers and retaining walls to be consistent with adjoining buildings.

Floor levels indicated on the diagram may vary provided the height limits at the buildings walls and the roof line are maintained.

3. *Height Limits - Anchorage Drive*

The maximum permitted height of building walls at the top of the eaves level for pitched roofs is RL27.75 AHD. The maximum permitted height of the building roof is RL29.00 AHD.

Garage floor levels shall be maintained at approximately RL17.50, allowing crossovers and retaining walls to be consistent with adjoining buildings.

Floor levels indicated on the diagram may vary provided the height limits at the buildings walls and the roof line are maintained.

4. *Setbacks - Toulon Circle*

The following front and rear setbacks shall apply to allots fronting Toulon Circle:

(a)	Front (street) Setback	Carports Garages House	3.0m 4.5m 6.0m
(b)	Rear Setbacks	Ground Level	Minimum 8.0m. Rear setbacks on ground level may be averaged provided a minimum 6.0 metres is maintained
		Above Ground Level	Minimum 10.5m at any level

5. *Setbacks - Anchorage Drive*

The following front and rear setbacks shall apply to all lots fronting Anchorage Drive:

(a)	Front (street) Setback	Carports Garages House	8.0m 8.0m 6.5m
(b)	Rear Setbacks	Ground Level	Minimum 6.0m.
		Above Ground Level	Minimum 8.5m at any level

6. *Side Setbacks (Zero Lot Line)*

A zero setback is permitted to both side boundaries (zero lot line). The length (or accumulated lengths) of the wall on the boundary shall not exceed two thirds (2/3) of the length of the boundary where zero setback occurs.

Where there is a zero setback to one side boundary only, then this shall be the southern boundary.

Otherwise, side boundary setbacks shall be in accordance with the Residential Design Codes.

7. *Excavation to Rear Boundary Retaining Wall - Toulon Circle*

Any excavation within 6 metres of the rear boundary may affect the stability of the existing retaining wall. Where excavating and new retaining walls are proposed in close proximity to existing retaining walls then the design and execution of such works is to be checked and approved by a certified Structural Engineer to ensure that appropriate safety standards are met and the structural integrity of existing retaining walls is maintained.

8. *Roof*

Where pitched roofs are proposed, they shall have a minimum pitch of $26\frac{1}{2}^{\circ}$ degrees.

Responsibility for Implementation

Manager Development and Health Services

FIGURE 1.1: SUBDIVISION PLAN FOR LOTS 67-72 ANCHORAGE DRIVE, MINDARIE

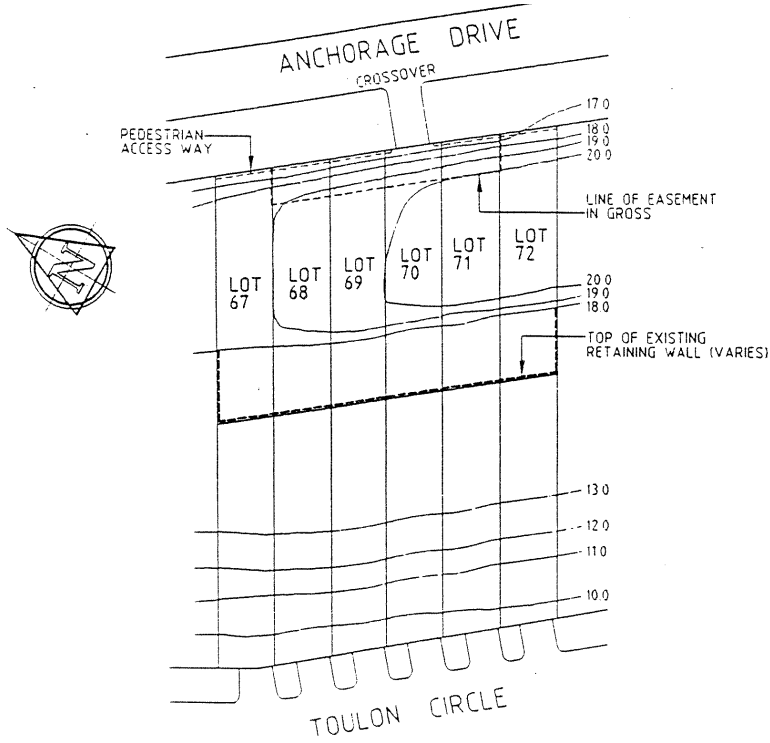


FIGURE 1.2: SUBDIVISION PLAN FOR LOTS 61-66 TOULON CIRCLE, MINDARIE

