

8.24 Restrictive Covenant – Carrington Way Subdivision

1. POLICY PURPOSE

2. POLICY SCOPE

3. LEGISLATIVE REQUIREMENTS

4. POLICY STATEMENT

That all applications to establish dwellings on Lots 209 – 216, 229 and 230 Carrington Way, Lots 228, 227, 218 – 226 McGinniss Way and Lots 232 – 237 Cummings Street, Merredin be required to comply with this Policy which satisfies Council's intention with the requirements for carports and garages under the main roof as described in Clause 1.3c of the Restrictive Covenant. The general terms of intent for the term "under main roof" are:

1. "under main roof" by definition for a skillion roof the structure would not be able to stand unsupported without the attachment to the dwelling e.g. colorbond, two columns, attachment at plate height or gutter fascia affixement;
2. for ornate structures within the front setback area – limited to carports – Clause 3.7.1.6 of BCA09Vol2 – two or more sides open with a physical substantial connection to the dwelling e.g. 4 or 6 brick piers with gabled roof physical connection the gutter;
3. for ornate structures adjacent to the dwelling – gabled roof etc, connection by box gutter or similar.

5. KEY POLICY DEFINITIONS

6. ROLES AND RESPONSIBILITIES

7. MONITOR AND REVIEW

This policy will be reviewed by the Governance Officer every X years.

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