

DESIGN GUIDELINES - LOT 1 CROWTHER STREET, BAYSWATER POLICY



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

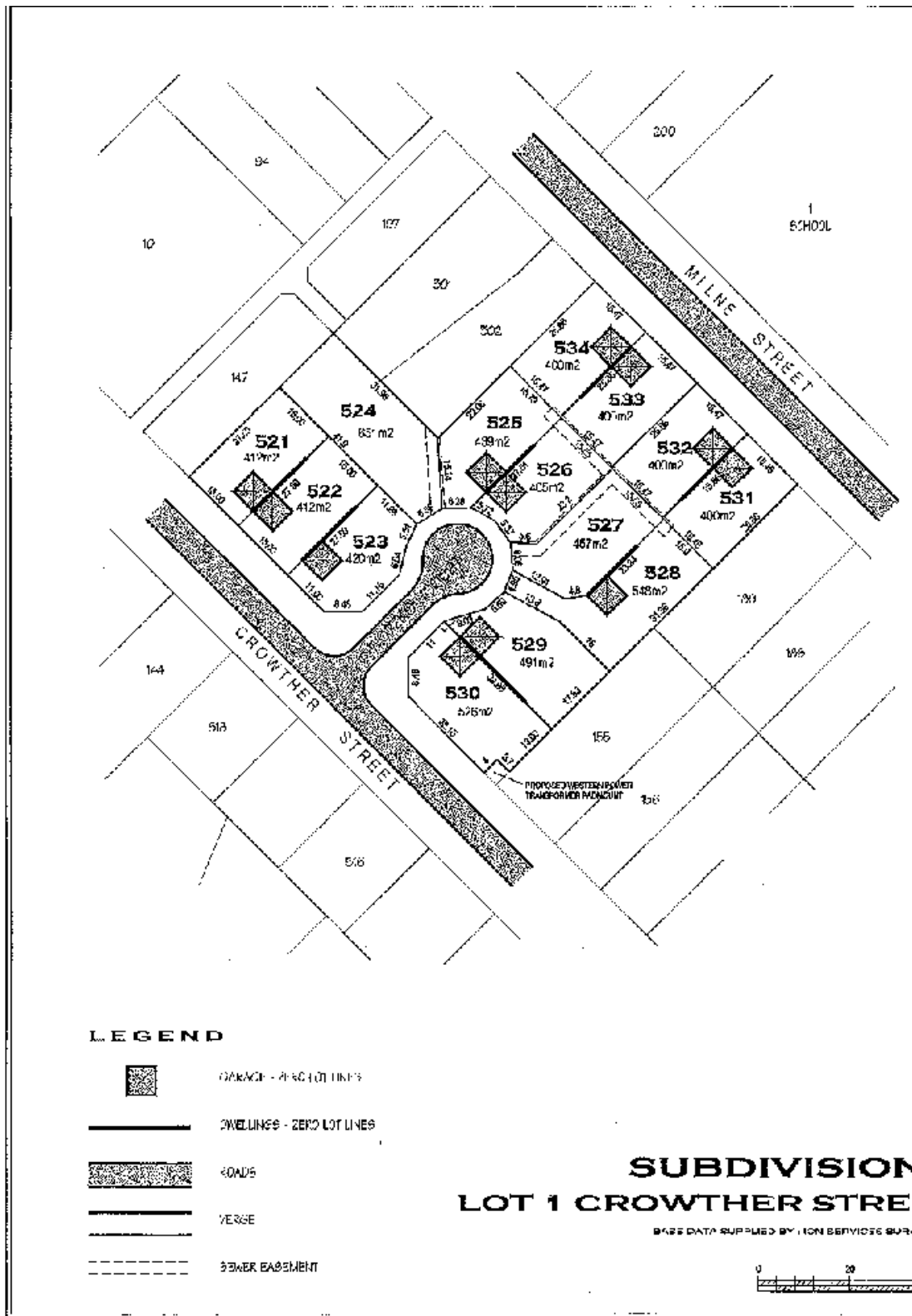
PURPOSE:

To provide guidelines for variations to development standards adopted by Council within the subdivision located at Lot 1 Crowther Street, Bayswater.

POLICY STATEMENT:

The following standards shall apply to residential development within the subdivision at Lot 1 Crowther Street, Bayswater.

1. A minimum ground floor front setback of 3 metres with an average of 4.5 metres shall be permitted for each dwelling.
2. A minimum of 4.5 m with an average of 6.0m shall be required for upper floor structures.
3. Front screen walls and fences shall not exceed a height of 750mm.
4. 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 3.0 metres;
 - b. A minimum length of 2/3 the length of the boundary;
 - c. A maximum height of 3.0 metres.
5. 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.



DEFINITIONS:

Nil

RELATED LEGISLATION:

Clause 2.6 of Town Planning Scheme No 24

RELATED DOCUMENTATION:

Nil

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