

# DESIGN GUIDELINES - LOT 38 ELIZABETH STREET, CORNER KIRKHAM HILL TERRACE, MAYLANDS POLICY (WAPC REF: 116330)



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 38 Elizabeth Street, corner Kirkham Hill Terrace, Maylands (WAPC Ref: 116330).

## POLICY STATEMENT:

The following standards shall apply to residential development within the subdivision at Lot 38 Kirkham Hill Terrace, Maylands (WAPC Ref: 116330)..

1. Setbacks
  - a. A minimum front setback of 3 metres with an average of 4.5 metres shall be permitted for each dwelling
  - b. Garages and carports shall be located a minimum of 4.5 metres from the front boundary.
2. Zero Lot Setbacks
  - a. Where nominated on the plan of subdivision (attached), parapet walls are permitted on the ground floor as of right subject to compliance with the following criteria:
    - i. A minimum front setback of 4.5 metres;
    - ii. A minimum rear setback of 4.0 metres;
    - iii. A maximum height of 3.0 metres (measured from natural ground level); and
    - iv. A maximum length of 50% of the length of the common boundary.
  - b. 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, height or length (as indicated above) will require the written comment of the adjoining landowner/s.
3. Site Coverage
  - a. A maximum of 60% site coverage permitted.
4. Fencing
  - a. Front screen walls and fences shall not exceed a height of 750mm. No fencing greater than 750mm permitted within the front setback area.
  - b. A solid fence of 1.8 metres high is permitted along the secondary boundary street frontage subject to fencing within the 4.5 metre front setback area/truncation being a maximum height of 750 mm.
5. Court Yards
  - a. The provision of a 40 square meter courtyard with a minimum dimension of 4 metres.
  - b. All courtyards are to be located as to the rear of the dwelling with reasonable access from a habitable rather than a bedroom. Courtyards within the front setback are not permitted.



**RELATED LEGISLATION:**

Clause 2.6 of Town Planning Scheme No 24

**RELATED DOCUMENTATION:**

*Nil*

Relevant Delegations		
Risk Evaluation		
Council Adoption	Date	28 August 2001
Reviewed / Modified	Date	25 January 2005
Reviewed / Modified	Date	1 March 2016
Reviewed / Modified	Date	