

DESIGN GUIDELINES - PART LOTS 44, 45 AND PART LOTS 1184-1187, CORNER WYATT ROAD AND WRIGHT CRESENT BAYSWATER POLICY



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

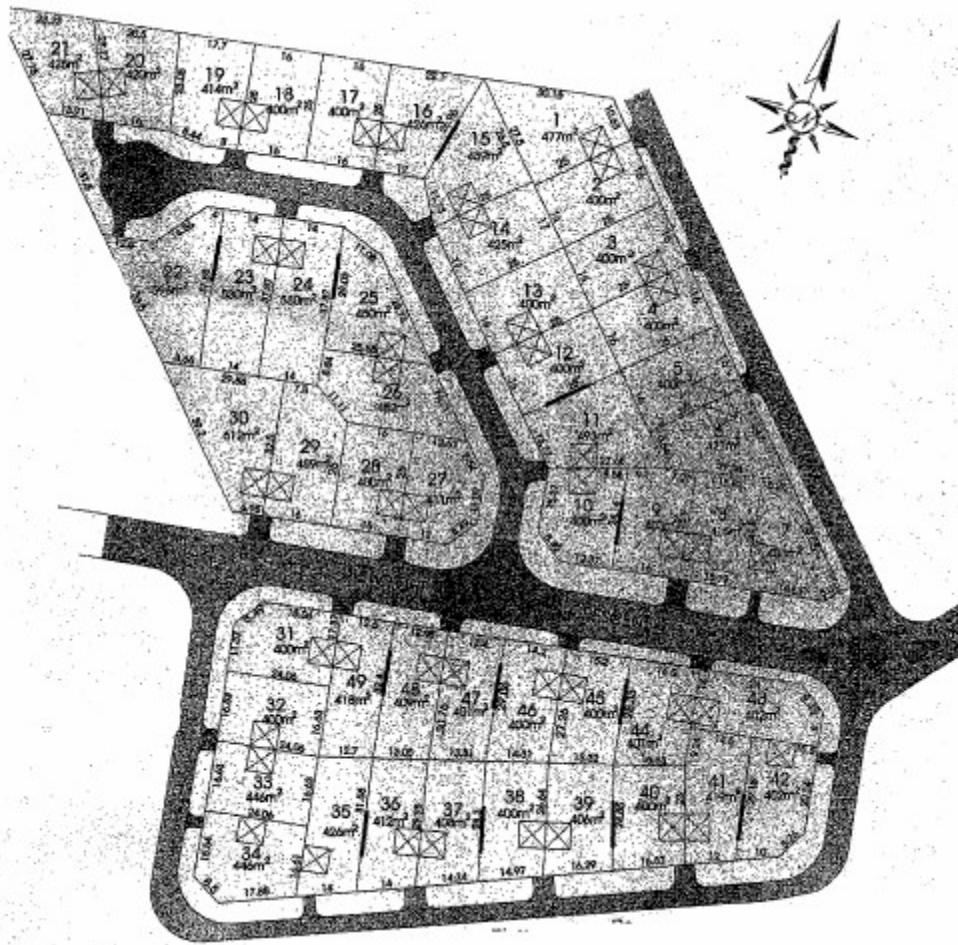
PURPOSE:

To provide guidelines for variations to development standards adopted by Council within the subdivision located at Part Lots 44, 45 & Part Lots 1184-1187, corner Wyatt Road and Wright Crescent, Bayswater.

POLICY STATEMENT:

The following standards shall apply to residential development within the subdivision at Part Lots 44, 45 and Part Lots 1184-1187, corner Wyatt Road and Wright Crescent, Bayswater:

1. A minimum front setback of 3 metres with an average of 4.5 metres shall be permitted for ground floor structures.
2. A minimum front setback of 4.5 metres with an average of 6 metres shall be required for upper floor structures.
3. Garages and carports shall be located a minimum of 4.5 metres from the front boundary, and located within the volume of the building.
4. Front screen walls and fences shall not exceed a height of 600mm.
5. Where nominated on the plan of subdivision (attached), parapet walls permitted as of right are:
 - a. Nominated Ground Floor Dwelling Parapet Walls:
 - i. A minimum front setback of 3 metres;
 - ii. A maximum height of 3 metres;
 - iii. A maximum length of 12 metres.
 - b. Nominated Carport / Garage Walls:
 - i. A maximum length of 6 metres;
 - ii. A maximum height of 3 metres;
 - iii. Location of carport / garage to coincide with nominated crossover.
6. Parapet walls proposed in accordance with this Policy do not require the consent of the adjoining landowners, however any variation to the length, height, or position of the wall will require the comment of the adjoining landowner/s.



Riverside Gardens, Wright Crescent, Bayswater.

DEFINITIONS:

Nil

RELATED LEGISLATION:

Clause 2.6 of Town Planning Scheme No 24

RELATED DOCUMENTATION:

Nil

Relevant Delegations		
Risk Evaluation		
Council Adoption	Date	25 May 1999
Reviewed / Modified	Date	25 January 2005
Reviewed / Modified	Date	1 March 2016
Reviewed / Modified	Date	