



# CITY OF BAYSWATER

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<b>DIVISION</b>	<b>Residential Estate Design Guidelines</b>
<b>POLICY</b>	<b>Corner Kirkham Hill Terrace and East Street</b>
<b>REF</b>	<b>TP-P4.6</b>
<b>OBJECTIVE</b>	To provide guidelines for variations to development standards adopted by Council within the subdivision located at Lots 78 and Pt Lot corner Kirkham Hill Terrace and East Street, Maylands.
<b>POWERS</b>	Clause 2.6 of Town Planning Scheme No 24
<b>POLICY</b>	<p>The following standards shall apply to residential development within the subdivision at Lots 78 and Pt Lot corner Kirkham Hill Terrace and East Street, Maylands.</p> <ol style="list-style-type: none"> <li>1. A minimum front setback as follows:             <ol style="list-style-type: none"> <li>a) Kirkham Hill Terrace – 3.0 metres (min) and 4.5 metres (average).</li> <li>b) McEvoy Road (Lots 60, 61, 62 and 63) – 3.0 metre (min) and 4.5 metre (average).</li> <li>c) McEvoy Road (Lots 58 and 59) – Nil setback to garage with 3.0 metres setback (min) to dwellings.</li> <li>d) McEvoy Road (Lots 57) – 3.0 metres (min) to dwellings and garages/carports.</li> </ol> </li> <li>2. Where nominated on the plan of subdivision (attached), parapet walls are permitted as of right subject to compliance with the following criteria:             <ol style="list-style-type: none"> <li>a) A minimum front setback of 4.5 metres;</li> <li>b) A minimum rear setback of 14.0 metres (McEvoy Road);</li> <li>c) A minimum rear setback of 5.0 metres (to the foreshore); and</li> <li>d) A maximum height of 6.0 metres (measured from natural ground level) and being within the height limit set by the restrictive covenants.</li> </ol> </li> <li>3. There is no limitation to the length of a parapet wall, subject to compliance with the criteria specified in part (2) of this policy.</li> <li>4. 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,</li> </ol>

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	<p>height or length (as indicated above) will require the written comment of the adjoining landowner/s.</p> <p>5. A maximum site coverage is permitted of:</p> <p>a) 60% (Lots 51-54)</p> <p>b) 65% (Lots 56-64)</p>
<p><b>ADOPTION</b></p> <p><b>Delegation</b></p> <p><b>Adopted</b></p> <p><b>Amended</b></p>	<p>26 March 2002</p> <p>25 January 2005</p>

*If you have any queries or require further information with regard to this Policy, you are encouraged to contact the City's Planning and Development Services on 9272 0622.*

**POLICY TP-P4.6 ATTACHMENT**

