

CITY OF BAYSWATER

Administration Centre: 61 Broun Avenue, Morley WA 6062 Postal Address: PO Box 467, Morley WA 6943 Business Hours: 8.30 am to 4.30 pm Telephone: (08) 9272 0622 Facsimile: (08) 9272 0665

DIVISION	Residential Estate Design Guidelines
POLICY	Corner Kirkham Hill Terrace and East Street
REF	TP-P4.6
OBJECTIVE	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.
POWERS	Clause 2.6 of Town Planning Scheme No 24
POLICY	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.
	1. A minimum front setback as follows:
	 a) Kirkham Hill Terrace – 3.0 metres (min) and 4.5 metres (average). b) McEvoy Road (Lots 60, 61, 62 and 63) – 3.0 metre (min) and 4.5 metre (average). c) McEvoy Road (Lots 58 and 59) –Nil setback to garage with 3.0 metres setback (min) to dwellings. d) McEvoy Road (Lots 57) –3.0 metres (min) to dwellings and garages/carports.
	 2. Where nominated on the plan of subdivision (attached), parapet walls are permitted as of right subject to compliance with the following criteria: a) A minimum front setback of 4.5 metres; b) A minimum rear setback of 14.0 metres (McEvoy Road); c) A minimum rear setback of 5.0 metres (to the foreshore); and d) A maximum height of 6.0 metres (measured from natural ground level) and being within the height limit set by the restrictive covenants.
	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.
	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,

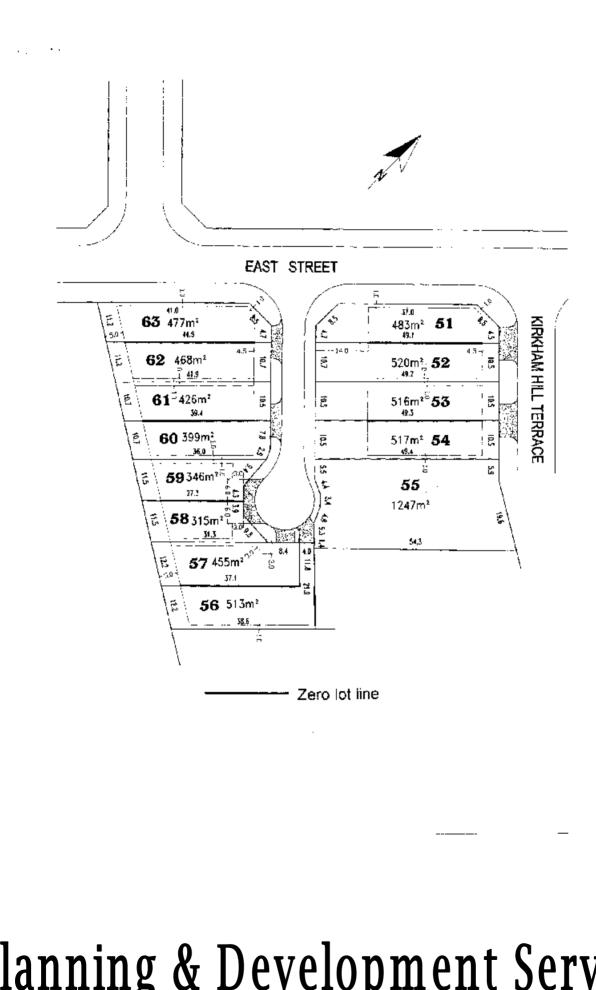
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	height or length (as indicated above) will require the written comment of the adjoining landowner/s.
	5. A maximum site coverage is permitted of:
	a) 60% (Lots 51-54)
	b) 65% (Lots 56-64)
ADOPTION	
Delegation	
Adopted	26 March 2002
Amended	25 January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

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.

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POLICY TP-P4.6 ATTACHMENT



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