

Corner Kirkham Hill Terrace and East Street Policy

Responsible Division	Community and Development
Responsible Business Unit/s	Development Approvals
Responsible Officer	Manager Development Approvals
Affected Business Unit/s	Development Approvals

Purpose

The purpose of this policy is to guide development on the identified lots to achieve consistent, site-responsive built form in order to maintain local character and amenity.

Objectives

The objectives of this policy are to:

1. Facilitate development that is consistent with the established local character.
2. Ensure that development does not unduly impact upon local amenity.

Introduction

A number of residential areas within the suburb of Maylands are subject to design guidelines that vary aspects of the Residential Design Codes. These guidelines were allied to developer covenants on land titles that subsequently shaped the built form of these areas. Though many of these covenants have now expired, it is considered important to maintain the established character of the affected areas. This policy has been created to consolidate these original design guidelines and to continue to guide development according to their intent.

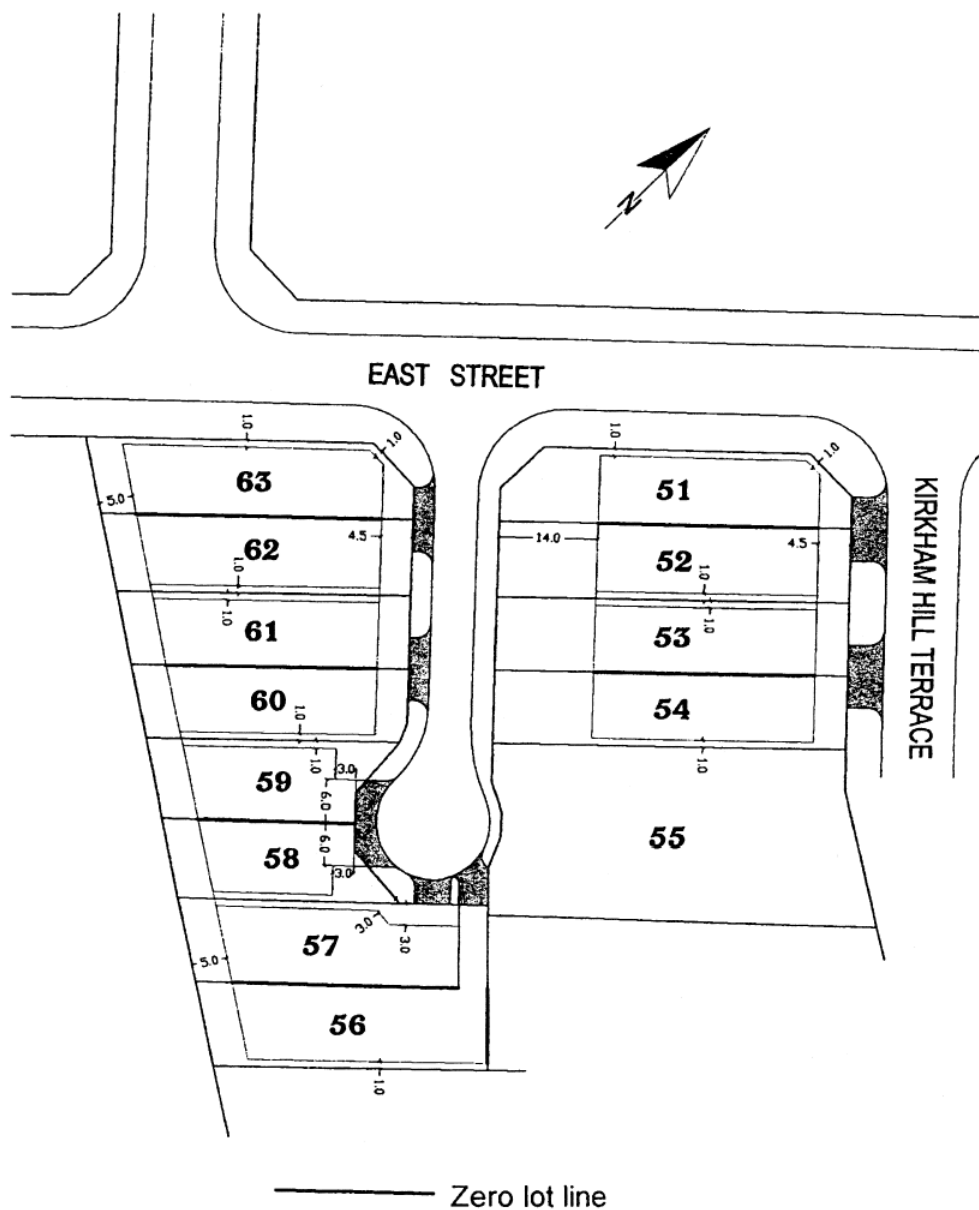
Scope

This policy applies to the erection or extension of all buildings and structures on various lots within the Kirkham Hill Terrace / East Street / McEvoy Cove estate, as identified on the plan below.

Requirements

The deemed-to-comply requirements of the Residential Design Codes shall apply to development on all lots within the scope of this policy, unless varied by the following provisions:

Kirkham Hill Terrace / East Street / McEvoy Cove



Street setback

Buildings on lots fronting Kirkham Hill Terrace and on Lots 60, 61, 62 and 63 McEvoy Cove set back from the primary street boundary:

- A minimum of 3m; and
- An average of 4.5m.

Buildings on Lots 57, 58 and 59 McEvoy Cove set back from the primary street boundary:

- A minimum of 3m.

Lot boundary setback

Walls may be built up to the boundaries identified on the guide plan, from 4.5m behind the primary street boundary, within the following limits and subject to the overshadowing provisions of the Residential Design Codes:

- Walls not higher than 6m (measured from natural ground level) and being within the height limit set by the restrictive covenants;
- Walls set back 5m from the rear lot boundaries to the foreshore; and
- Walls set back 14m from the rear lot boundaries to McEvoy Cove.

Parapet walls

There is no limitation to the length of a parapet wall, subject to compliance with the *Lot Boundary Setback, Street Setback and Setback of Garage and Carports* criteria within this policy.

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.

Site coverage

A maximum site coverage is permitted of:

- 60% (Lots 51-54)
- 65% (Lots 56-64)

Setback of garages and carports

Garages and carports on Lot 57 McEvoy Cove set back 3m from the primary street boundary.

Garages and carports on Lots 58 and 59 McEvoy Cove with nil setback from the primary street boundary.

Related legislation

This policy is adopted under all Local Planning Schemes in force within the City of Bayswater, in accordance with Schedule 2, Part 2, clause 4 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Relevant Delegations	TP-D01
Council Adoption	25 May 2021