

Maylands Residential Estates Design 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.

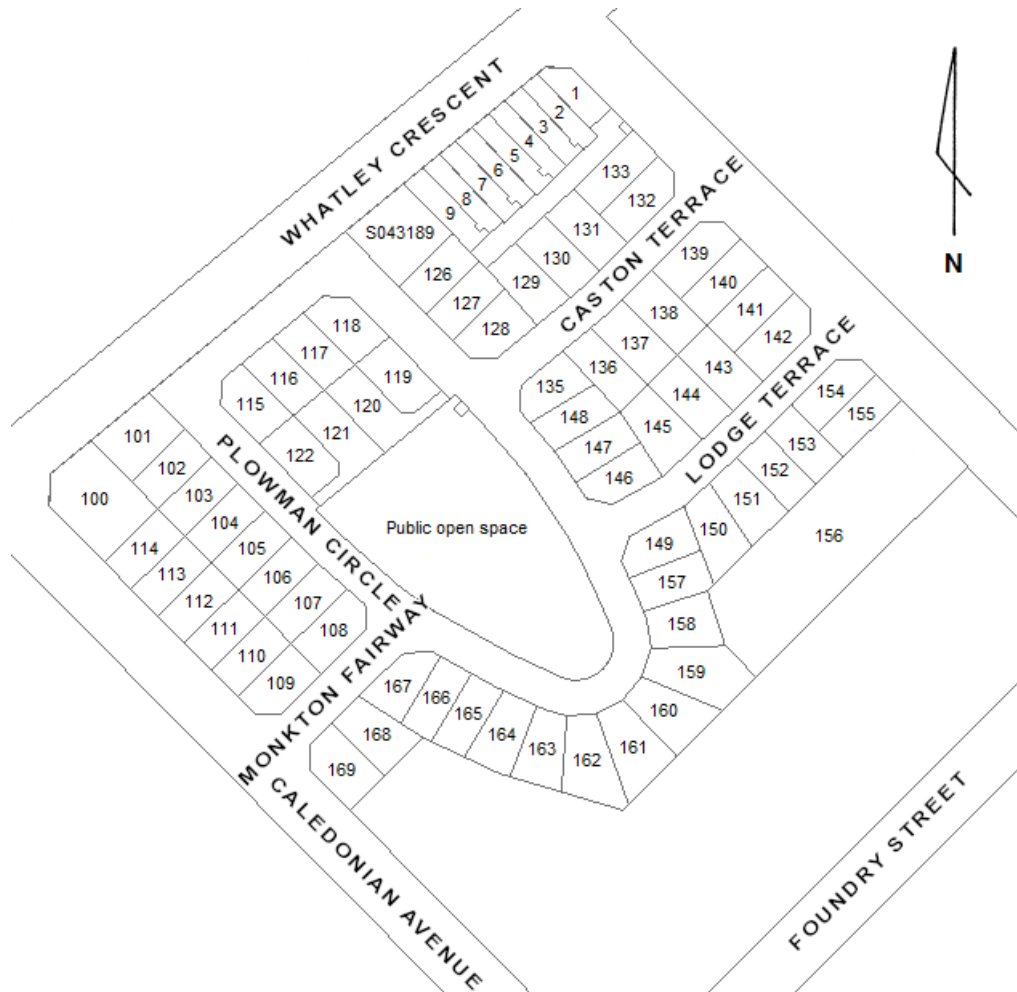
Scope

This policy applies to the erection or extension of all buildings and structures on various lots throughout Maylands, as identified on the plans 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:

Falkirk Gardens



Street setback

Buildings set back from the primary street boundary:

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

Lot boundary setback

Buildings which are set back in accordance with the following provisions:

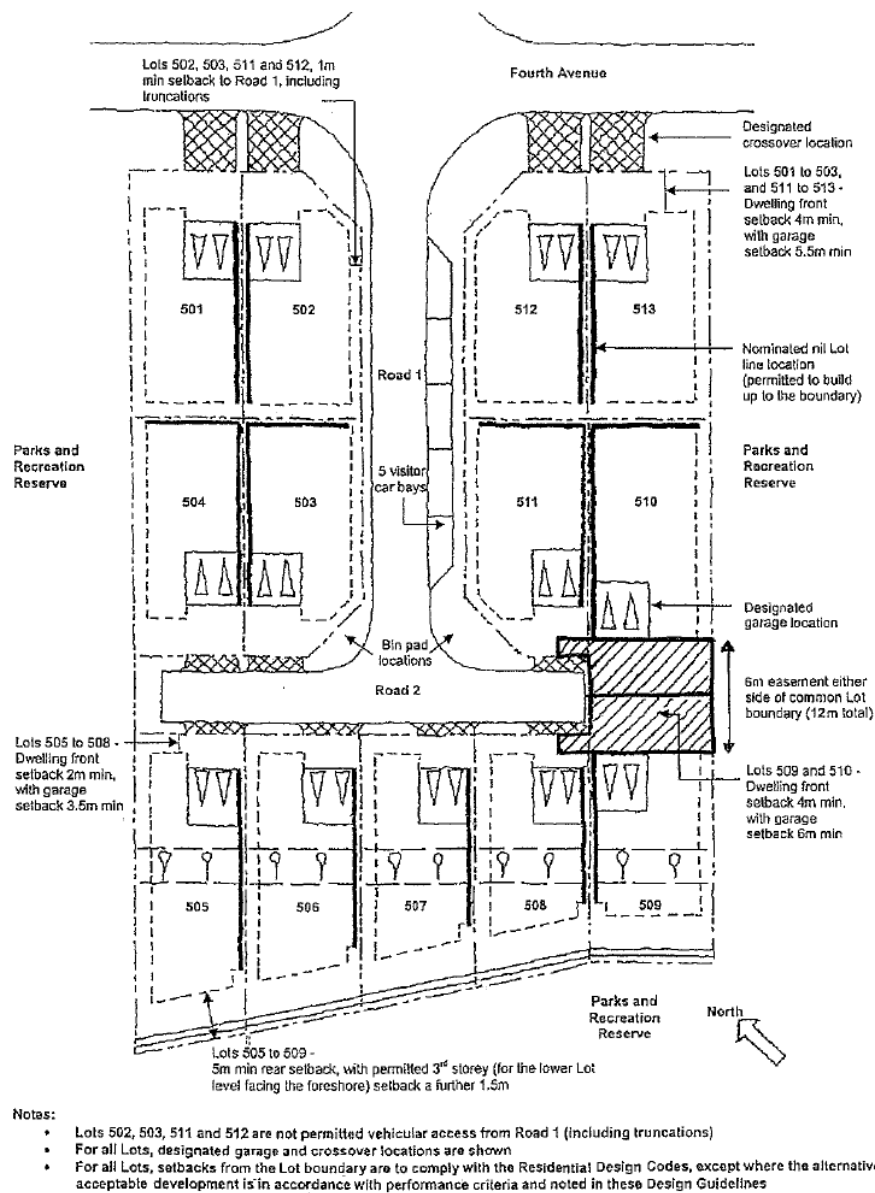
- Second storeys set back 1.5m from lot boundaries where the lower storey is constructed on the same lot boundary.

Walls and fences

Fences within the primary street setback area that do not exceed 1.2m above natural ground level, measured from the street side of the fence, and that complement the materials, colour and style of the existing fences or walls on the Estate.

Unfenced boundaries on Lots 120 and 121 adjoining the public open space.

Fourth Avenue East / The Look



Street setback

Buildings on Lots 501 to 504 and Lots 511 to 513 set back from the primary street boundary:

- 4m (including balconies).

Buildings on Lots 505 to 508 set back from the primary street boundary:

- 2m.

Lot boundary setback

Buildings which are set back in accordance with the following provisions:

- 5m from the rear boundary of Lots 505 to 509 for the first two storeys.
- 6.5m from the rear boundary of Lots 505 to 509 for the third storey.

- 6m from the common boundary between Lots 509 and 510.

Walls may be built up to the boundaries of Lots 501 to 504 and Lots 511 to 513 that are nominated on the guide plan, from 5.5m 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.

Walls may be built up to the boundaries of Lots 505 to 509 that are nominated on the guide plan, from 3.5m 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 for the portion of the dwelling required to meet the category B height provisions of the Design Codes.
- Walls not higher than 9m for the portion of the dwelling permitted to meet with the category C height provisions of the Design Codes.
- Walls not closer than 6.5m to the rear boundary.

Walls may be built up to the boundaries of Lot 510 that are nominated on the guide plan, within the following limits and subject to the overshadowing provisions of the Residential Design Codes:

- Walls not higher than 3m with a minimum setback of 6m from, and parallel to the common boundary with Lot 509.
- Walls not higher than 6m with a minimum setback of 9.5m from, and parallel to the common boundary with Lot 509.

Building height

Buildings on Lots 505 to 509 which comply with Table 3 of the Residential Design Codes for category B buildings for the portion fronting the public road, and for category C buildings for the portion fronting the river foreshore.

Note: Portion of dwelling fronting the river foreshore permitted to be a maximum of three (3) stories.

Setback of garages and carports

Garages and carports on Lots 501 to 504 and Lots 511 to 513 set back 5.5m from the primary street boundary.

Garages and carports on Lots 505 to 508 set back 3.5m from the primary street boundary.

Garages and carports on Lots 509 and 510 set back 6m from the common boundary between Lots 509 and 510.

Kirkham Hill Terrace / Kiln View



Street setback

Buildings set back from the primary street boundary:

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

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:

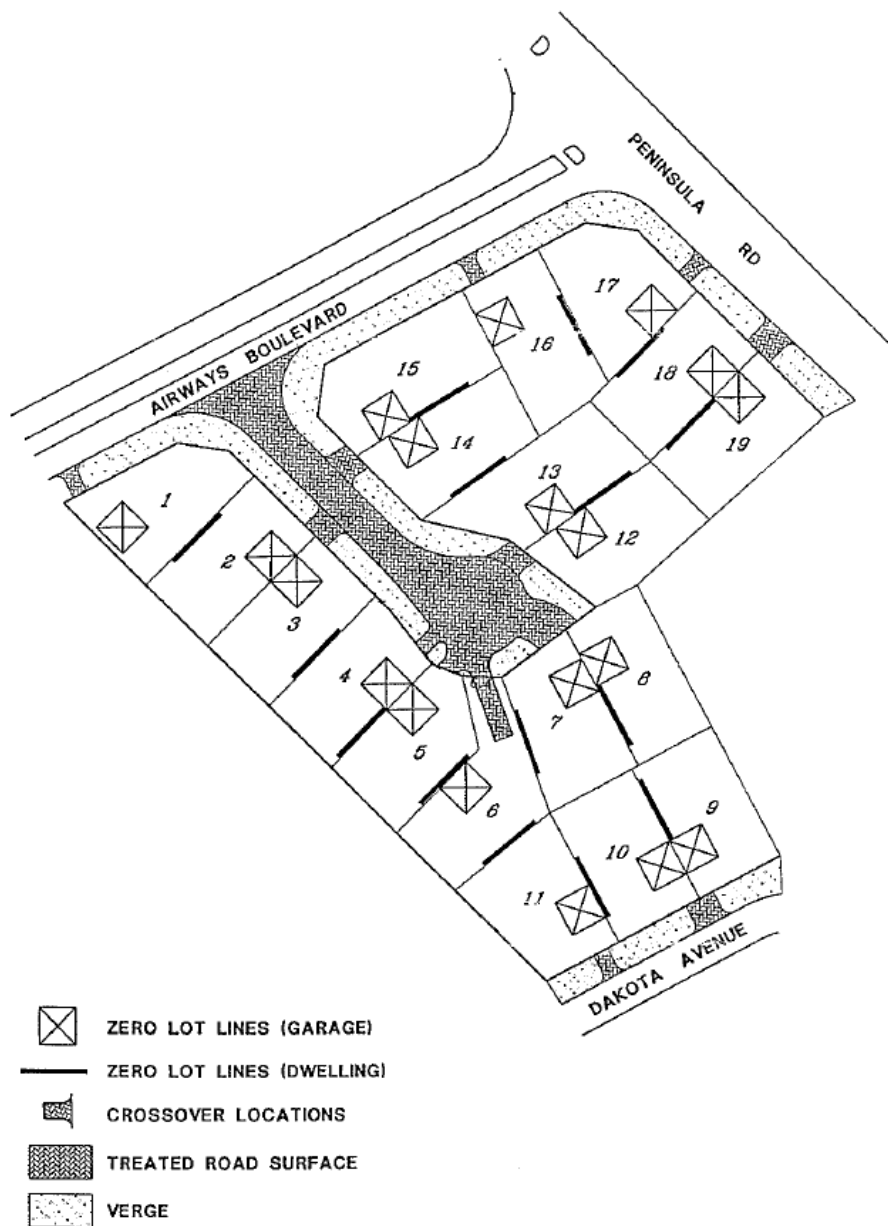
- Walls not higher than 3.5m.
- Walls set back 4m from the rear lot boundary.

Note: Buildings on boundaries proposed in accordance with this policy do not require the consent of the adjoining landowner(s); however any variation to the minimum setbacks or maximum height will require the comment of the adjoining landowner(s).

Setback of garages and carpports

Garages and carpports set back 4.5m from the primary street boundary and within the volume of the dwelling.

Lot 542 Peninsula Road / Airways Boulevard / Wing Court / Dakota Avenue



Street setback

Buildings set back from the primary street boundary:

- A minimum of 3m on the ground floor.
- An average of 4.5m on the ground floor.
- A minimum of 4.5m on the upper floor.
- An average of 4.5m on the upper floor.

Lot boundary setback

Walls may be built up to the boundaries identified on the guide plan, from 3m behind the primary street boundary, within the following limits and subject to the overshadowing provisions of the Residential Design Codes:

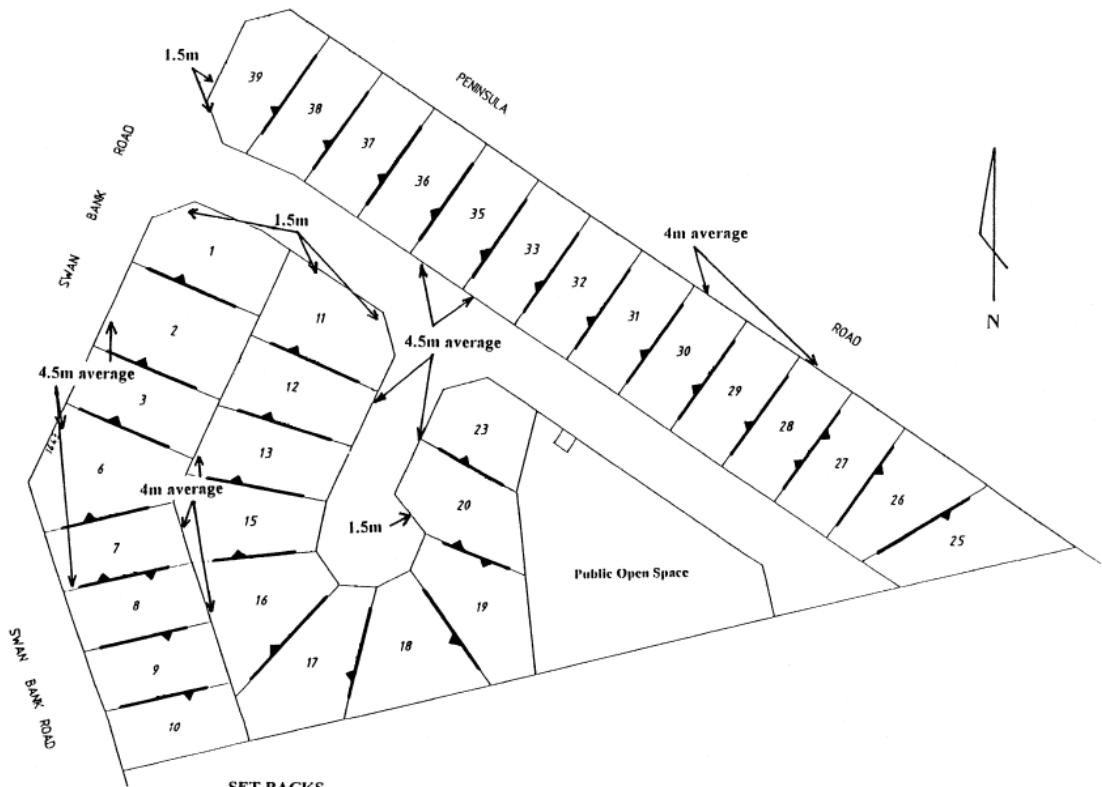
- Walls not higher than 3m.
- Walls not longer than 12m.

Note: Buildings on boundaries proposed in accordance with this policy do not require the consent of the adjoining landowner(s); however any variation to the minimum setbacks or maximum height will require the comment of the adjoining landowner(s).


Setback of garages and carports

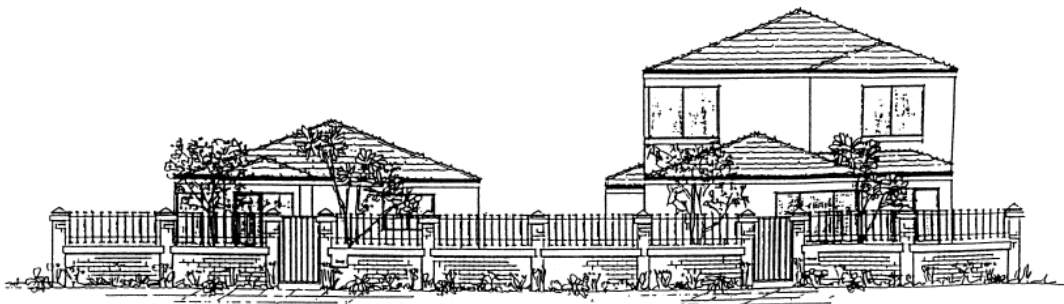
Garages and carports set back 4.5m from the primary street boundary and within the volume of the dwelling.

Peninsula Golf Estate



SET BACKS

- FRONT:** Average 4.5 m with minimum 3.0 m for dwellings. Open garages however may have a minimum setback of 2 m so long as a 4.5 m average is maintained.
- SECONDARY STREET:** Minimum 1.5 m
- REAR:** Average 4 m with minimum of 2.5 m. (Note – sufficient area for a 40 m² courtyard with a minimum dimension of 4 m must be provided).
- SECOND STOREY FRONT SETBACK:** Minimum 4.5 m. Average 6 m.
- POTENTIAL ZERO LOT LINE BOUNDARY** 



Indicative Fencing Style for lots abutting P.O.S.

Street setback

Buildings set back from the primary street boundary:

- A minimum of 3m on the ground floor.
- An average of 4.5m on the ground floor.
- A minimum of 4.5m on the upper floor.
- An average of 6m on the upper floor.

Buildings set back from the secondary street boundary by 1.5m.

Lot boundary setback

Buildings which are set back in accordance with the following provisions:

- A minimum of 2.5m.
- An average of 4m.

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

- Walls not higher than 3m.

Note: Buildings on boundaries proposed in accordance with this policy do not require the consent of the adjoining landowner(s); however any building proposed on a boundary that is not nominated on the guide plan will require the comment of the adjoining landowner(s).

Setback of garages and carports

Garages set back an average of 4m from the primary street boundary.

Carports set back from the primary street boundary:

- A minimum of 2m.
- An average of 4.5m.

Walls and fences

Fences along the boundaries of lots abutting the public open space that are visually permeable above 1.2m of natural ground level, measured from the public open space side of each fence.

The Pointe Estate

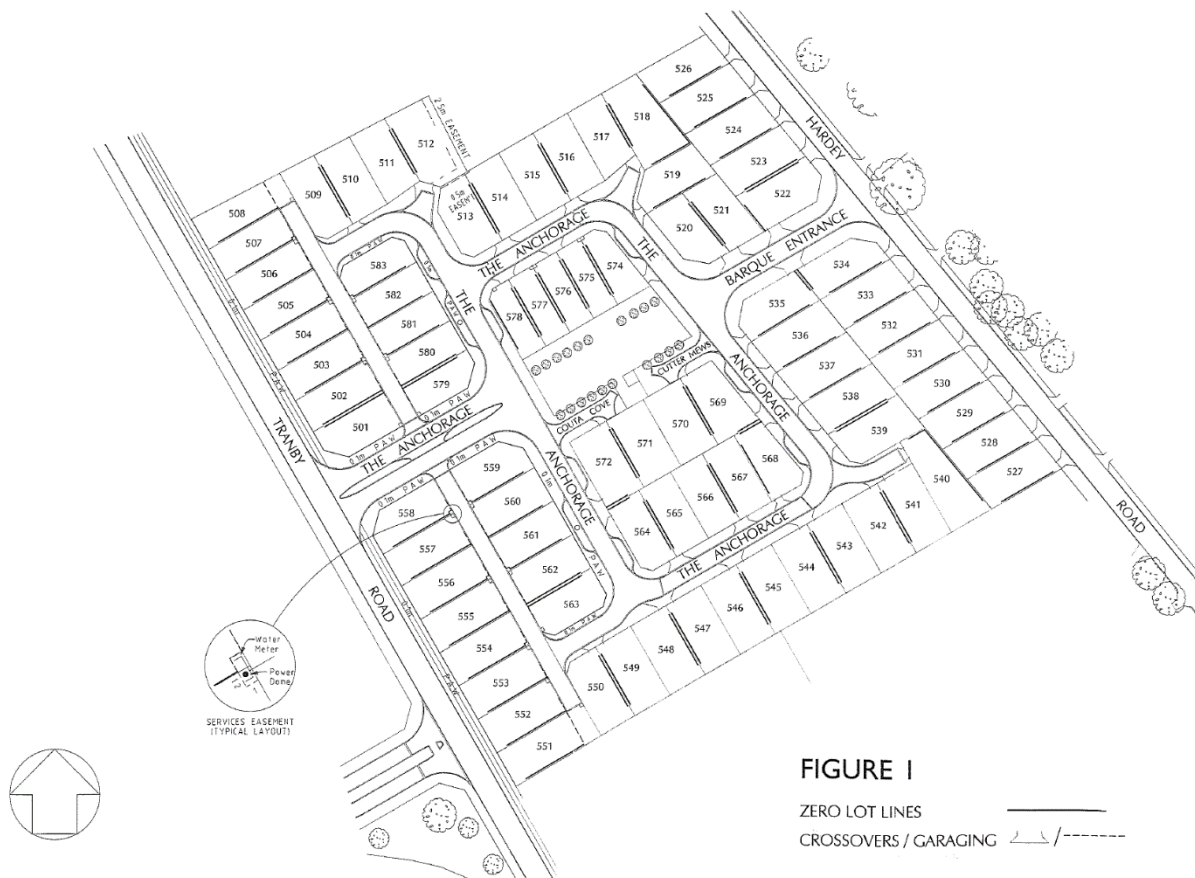


FIGURE I

ZERO LOT LINES

CROSSOVERS / GARAGING

Street setback

Buildings set back from the primary street boundary:

- A minimum of 3m on the ground floor.
- An average of 4.5m on the ground floor.
- A minimum of 4.5m on the upper floor.
- An average of 6m on the upper floor.

Buildings set back from the secondary street boundary (except on Lots 574 to 578):

- 1m where there are non-habitable rooms.
- 1.5m where there are habitable rooms.

Buildings on Lots 574 to 578 set back from the secondary street boundary:

- 1.5m.

Lot boundary setback

Buildings which are set back in accordance with the following provisions:

- 4m from the rear boundary.
- Nil from the rear boundary where the rear of the lot abuts a right-of-way.

Walls may be built up to the boundaries identified on the guide plan, behind the primary street setback, within the following limits and subject to the overshadowing provisions of the Residential Design Codes.

Setback of garages and carports

Garages set back 4.5m from the primary street boundary and within the volume of the dwelling.

Carports set back 3m from the primary street boundary.

Note: Carports and garages are included when calculating front setback averages. Only one vehicle crossover is permitted per lot.

Garages and carports may be accessed from the secondary street on those lots that do not have rear access to a right-of-way, provided that the garage or carport is located towards the rear of the lot.

Street walls and fences

Front fences within the primary street setback area that do not exceed 1.2m above natural ground level and are visually permeable above 0.6m, measured from the street side of the front fence.

Riverbank Rise Estate



Street setback

Buildings on all lots other than Lots 730-733 set back from the primary street boundary:

- A minimum of 3m on the ground floor.
- An average of 4.5m on the ground floor.
- A minimum of 4.5m on the upper floor.
- An average of 6m on the upper floor.

Buildings on lots 730 and 731 set back from the primary street boundary:

- A minimum of 2m.
- At least 50% of the frontage by 3m.

Buildings on lots 732 and 733 set back from the primary street boundary:

- A minimum of 3m on the ground floor.
- At least 50% of the frontage by 4.5m.

Buildings on Lots 730-733 set back from the secondary street boundary:

- 4m from the north-western side boundary of Lot 731, except for a 2m maximum length of wall that may be set back to a minimum of 1.5m.

- 1m where there are non-habitable rooms.
- 1.5m where there are habitable rooms.

Lot boundary setback

Buildings which are set back in accordance with the following provisions:

- 4m from the north-western side boundary of Lot 730.
- 4m from the rear boundary on all lots other than Lots 730-733.
- Nil from the rear boundary of Lots 730-733.

Walls may be built up to the boundaries identified on the guide plan, behind the primary street setback, within the following limits and subject to the overshadowing provisions of the Residential Design Codes.

Setback of garages and carports

Garages on all lots other than Lots 730-733 set back 4.5m from the primary street boundary and within the volume of the dwelling.

Carports on all lots other than Lots 730-733 set back 3m from the primary street boundary.

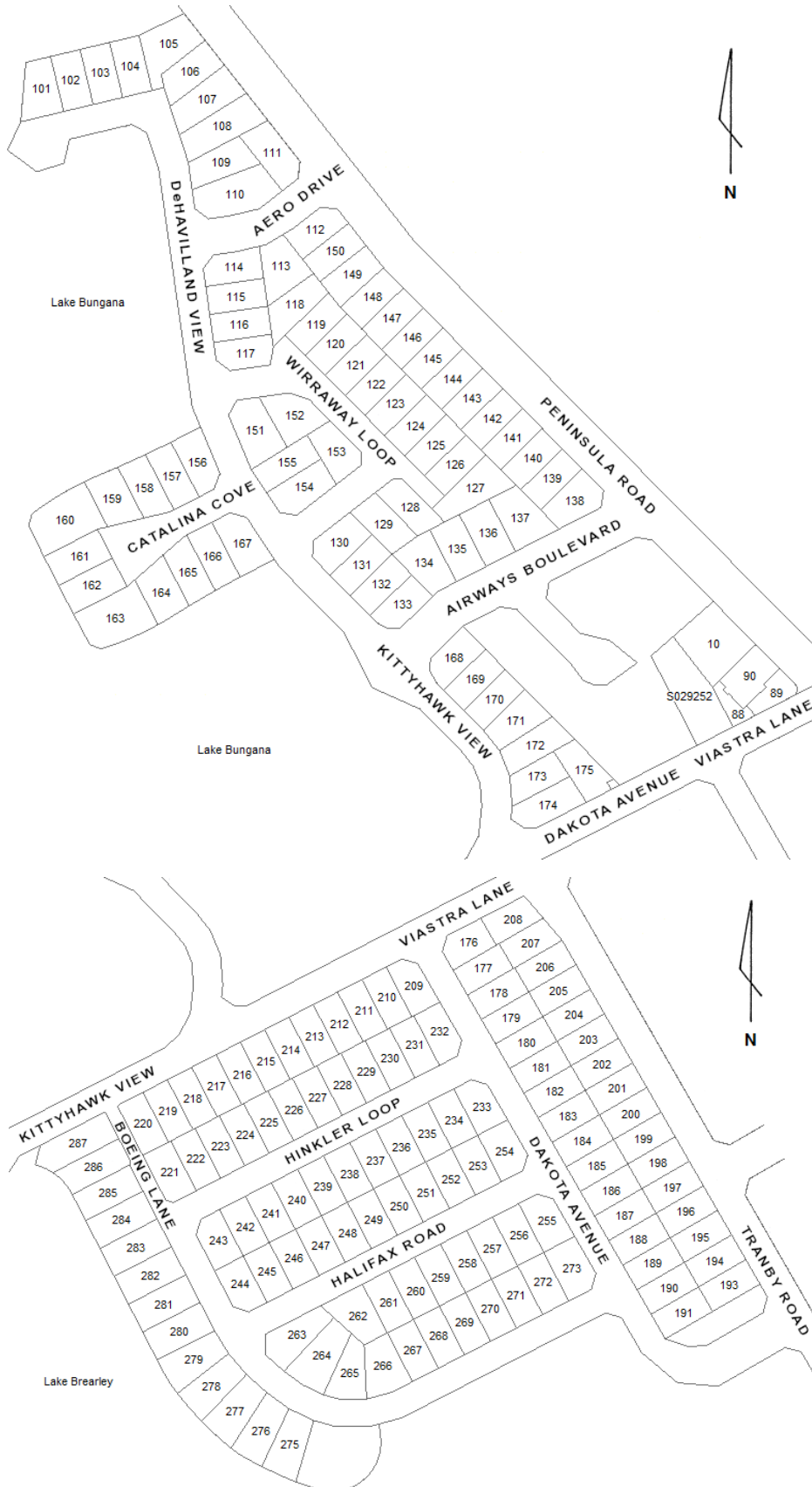
Garages on Lots 730-733 set back 3m from the primary street boundary and within the volume of the dwelling.

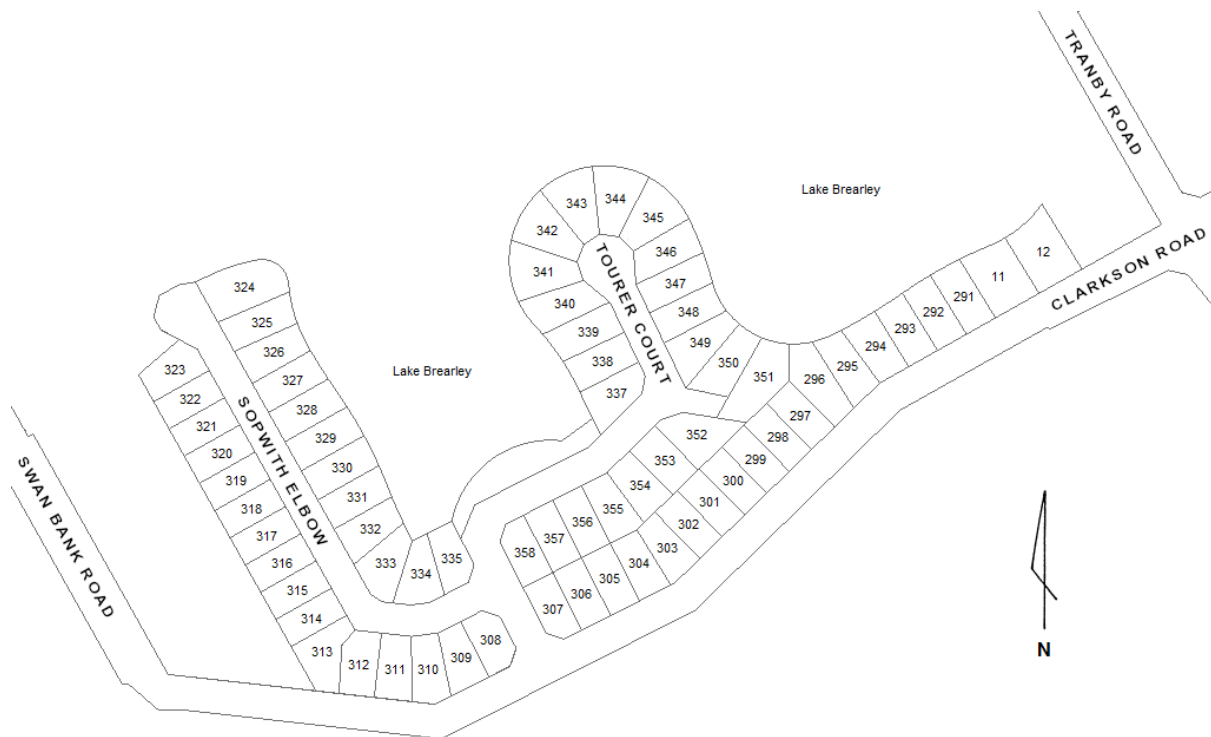
Carports on Lots 730-733 set back 2m from the primary street boundary.

Note: Carports and garages are included when calculating front setback averages. Only one vehicle crossover is permitted per lot.

Garages and carports on Lots 706, 709, 728 and 744 set back 1m from the secondary street boundary, where vehicular access is taken from the secondary street.

The Peninsula Estate





Street setback

Buildings set back from the primary street boundary:

- A minimum of 3m on the ground floor.
- An average of 4.5m on the ground floor.
- A minimum of 4.5m on the upper floor.
- An average of 6m on the upper floor.

Lot boundary setback

Buildings which are set back in accordance with the following provisions:

- 1m from the rear boundary on all lots other than those backing directly onto Lake Brearley and Lake Bungana.
- 4m from the rear boundary on lots backing directly onto Lake Brearley and Lake Bungana.

Walls may be built up to the boundary, behind the primary street setback, within the following limits and subject to the overshadowing provisions of the Residential Design Codes:

- Walls no longer than 33% of the length of that boundary.

Setback of garages and carports

Garages set back 4.5m from the primary street boundary except that the setback may be reduced:

- To 3m where the garage is integrated by 50% or more into the volume of the dwelling.

Carports set back 3m from the primary street boundary.

Walls and fences

Visually permeable fences provided by the developer on the rear boundaries of lots abutting Lake Brearley and Lake Bungana are not to be altered in any way.

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	23 February 2021