

HEIGHT RESTRICTION - NEVILLE STREET, 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:

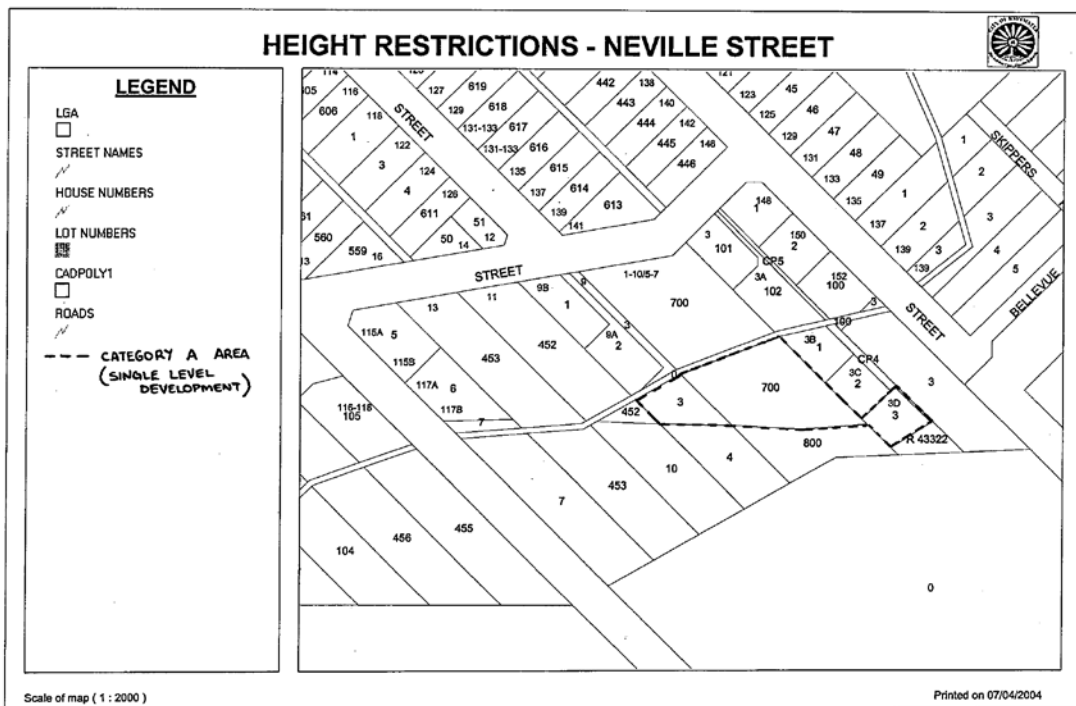
To ensure that development of the portion of the following sites closest to the Regional Reserve are limited to single storey in scale to ensure that the development blends in with the surrounding residential area and the Park and Recreational Reserve.

POLICY STATEMENT:

In accordance with the provisions of the R-Codes (Clause 3.7.1 – Building Height Requirements), where provided for in a Local Planning Policy pursuant to Clause 2.6.2 of the Codes, development may be restricted in height.

1. This policy is made pursuant to Clause 2.6.2 of the Residential Design Codes 2002 and shall have effect for applications made for residential development as defined by the City of Bayswater Town Planning Schemes (as amended). This policy does not alter or change in any way the acceptable development criteria of the codes.
2. All residential development on the following Lots, as defined on the attached plan, shall be restricted to Category A dwellings (single level development) as defined under Clause 3.7.1 of the R-Codes:
 - a) Lot 103 (Strata Lot 3) No. 3D Neville Street;
 - b) Lot 700 No. 5-7 Neville Street; and
 - c) Lot 3 No. 9 Neville Street.
3. Finished ground levels to be approved by Council based on the average level of the site, and to be above the 100 year flood level.

4. Excessive filling of the site is not considered appropriate.



DEFINITIONS:

Nil

RELATED LEGISLATION:

Clause 2.6.2 of Residential Design Codes (2002).

RELATED DOCUMENTATION:

Development of Lots - Neville Street Policy (Environmental Health)

Relevant Delegations		
Risk Evaluation		
Council Adoption	Date	22 May 2001
Reviewed / Modified	Date	22 June 2004
Reviewed / Modified	Date	1 March 2016
Reviewed / Modified	Date	