

Height Restriction – Neville Street, Bayswater Policy

Responsible Division	Office of the CEO
Responsible Business Unit	Property and Economic Development
Responsible Officer	Manager Property and Economic Development
Affected Business Units	Statutory Planning and Compliance Property and Economic Development
ECM Document Set ID	4867123

Purpose

The purpose of this policy is to ensure that development on a portion of the identified lots adjacent to the Regional Reserve are limited to a single storey, so that the scale of development creates a transition from the residential area to the north to the adjacent Parks and Recreation Reserve to the south.

Objectives

The objectives of this policy are to:

1. Ensure that the scale of development is in keeping with the established local development context.
2. Ensure that development does not unduly impact upon local amenity.

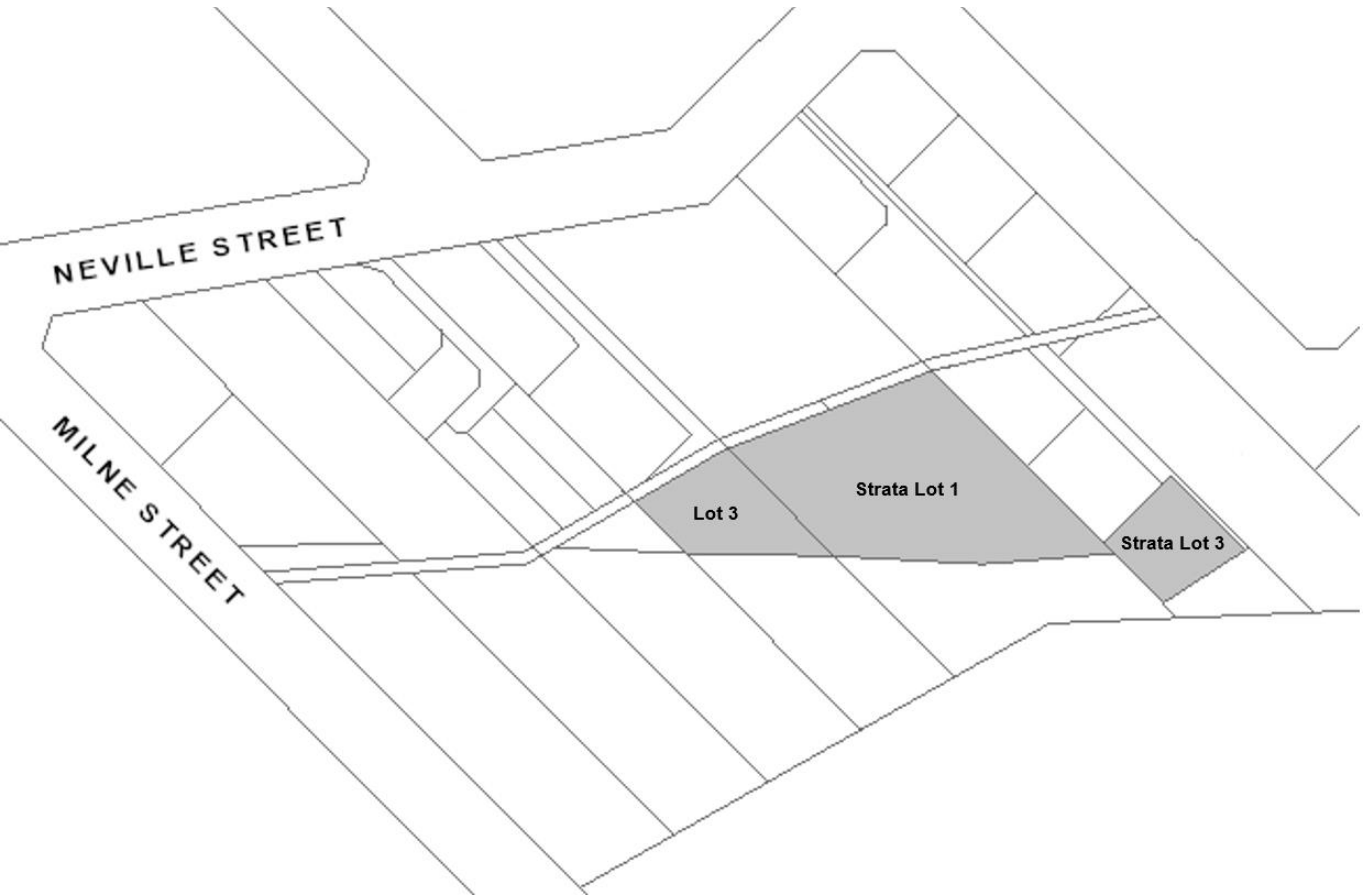
Introduction

The Residential Design Codes allows a local planning policy to contain provisions that amend or replace the deemed-to-comply provisions set out in the Codes. As it is considered necessary to restrict building height on the identified lots, this policy contains a requirement that varies the relevant building height provisions of the Residential Design Codes.

Scope

This policy applies to the development of all buildings on:

- Strata Lot 3, No. 3D Neville Street, Bayswater;
- Lot 700, Units 11 to 15, Nos. 5 to 7 Neville Street, Bayswater; and
- Lot 3, No. 9 Neville Street, Bayswater; as shown on the below map:



Requirements

1. All residential development on the lots identified in the scope and the plan above, shall be restricted to Category A (single storey) dwellings as specified in Part B Table 3 of the Residential Design Codes.

Related legislation

City of Bayswater Town Planning Scheme No. 24

Schedule 2, Part 2, clause 4 of the *Planning and Development (Local Planning Schemes) Regulations 2015*

Planning and Development (Planning Codes) Regulations 2024

Residential Design Codes

Document details

Relevant delegations	TP-D01
Risk evaluation	Low
Strategic link	SR01

Council adoption	22 May 2001	Resolution	
Reviewed/modified	22 June 2004	Resolution	
Reviewed/modified	1 March 2016	Resolution	
Reviewed/modified	8 December 2020	Resolution	10.6.1.3
Reviewed/modified	28 January 2025	Resolution	10.5.1.7
Next review due	XXX 2029		