LIVINGSTONE, HALE, BEARD AND MILBOURNE STREETS LOCAL AREA

OBJECTIVE

The objective of this policy is to guide potential redevelopment of the above Local Area.

POLICY

1. The Council supports the residential intensification of the streetblock in the form of additional dwellings constructed to the rear of the existing residences and orientated towards the right of way to enable the creation of a streetscape.

2. Minor increases in the permitted dwelling density of individual sites will be considered on their merits and on the basis that the quality of site planning and design of the additional dwelling are of a high standard and the proposal would not adversely impact upon the amenity of adjoining properties in the locality.

3. Access to the existing residence should be from the existing street. Access to the new dwelling should be from the right of way. As an interim measure shared access from the existing streets may be considered.

4. Lots 62 and 63 Hale Street and Lots 64 and 65 Livingstone Street may need to be developed in a battleaxe configuration unless the right of way abutting these properties can be suitably upgraded.

5. Additional dwellings addressing the right of way should be set back between 3.0m to 4.0m from the right of way boundary.

6. All owners of property along the right of way to be developed for infill housing should provide paving along the right of way abutting their property to match the existing paving along the right of way.

Adopted: 17/6/91