

STIRLING HIGHWAY, JOHN AND JOHANNAH STREETS LOCAL AREA

OBJECTIVE

The objective of this policy is to ensure that any residential development of this Local Area is in a form which protects the amenity of the existing buildings on site and conforms with the scale and character of the area.

POLICY

1. Area One (being Lots 5, 6 and 7 Johannah Street)
 - 1.1 Future residential development should be in the form of a battleaxe lot.
 - 1.2 The additional dwelling should not be attached to the existing house and should be located close to the rear boundary.
 - 1.3 Access to the additional dwelling should be shared with the existing house.
2. Area Two (being Lot 1 John Street and Lots 78, 81 Johannah Street)
 - 2.1 Density

Within this area the lots are of a diverse size. The subject lots are very large and underutilized. In order to encourage urban consolidation, an increase in density to R37.5 should be agreed to if the quality of site planning and design warrant it.
 - 2.2 Form

The development should take the form of single dwellings or small groups not exceeding two-storey in height.
 - 2.3 Heritage Value

The building on Lot 1 John Street has significant heritage value. The building and its setting should be retained and incorporated into the redevelopment of the site. The building should first be documented in detail prior to any disturbance.

Adopted: 16/5/88
Amended: 20/12/99

