SOUTH AND ATTFIELD STREETS, HAMPTON AND LEFROY ROADS
LOCAL AREA

OBJECTIVE

The objective of this policy is to ensure that residential development takes place in a way which protects the integrity of the existing buildings, the scale and character of the area, the amenity of adjoining properties and addresses traffic and parking issues.

POLICY

1. **Density**

   The lots within the street block are of a diverse size and density. In order to encourage urban consolidation, an increase in density will be considered where the lots are large and underutilised and if the existing buildings are retained. In considering an increase in density, the Council shall have due regard to the quality of site planning and design and ensure the proposal complies with the objectives of the policy statement.

2. **Form**

   The development should take the form of single dwellings or small groups not exceeding two storeys in height. Where infill development fronts onto an existing street, the new building should be designed to protect the harmony of the existing streetscape, and conform with the principles established in the Council's Policy on Urban Design and Streetscape Guidelines - D.B.H1.

3. **Heritage Value**

   A number of buildings within the street block have significant heritage and urban value. These buildings should be retained and incorporated into the redevelopment of the site. All significant existing buildings should first be documented in detail prior to any disturbance.

4. **Traffic and Parking**

   Whilst recognising that the Local Area as a whole is capable of supporting infill residential development, the Council shall seek to minimise traffic and parking problems, by ensuring that sufficient and adequate parking facilities for existing and additional residences will be required to be provided on site. Traffic management measures and a rationalised on-street parking arrangement within the Local Area may be considered subject to consultation with the local residents.

5. **Public Open Space**

   The small park to be created at the end of Dale Street as part of the subdivision of the old Swan Hardware site shall be designed and maintained as a small community park for the use of residents in the immediate locality.

*Adopted:* 16/5/88
*Amended:* 20/3/99, 20/8/90 and 23/3/92