SOUTH TERRACE, DOURO AND OCEAN ROADS AND HICKORY STREET LOCAL AREA

OBJECTIVE

The objective of this policy is to allow for residential redevelopment, whilst recognising the need to retain buildings of heritage significance that reinforce the original beachfront character of South Terrace and conform with the existing scale and character of Hickory Street whilst minimising access problems arising from future residential development proposals.

POLICY

1. In the area covered by this policy, the maximum allowable density will be R40 and the provisions of Clause 63 of Council's Town Planning Scheme No. 3 will not be applicable to development proposals.

2. Reduced setbacks may be permitted to Hickory Street and South Terrace where this would permit a more satisfactory form of development and in particular would allow for better provision of private open spaces.

3. The maximum height of dwellings shall be two-storeys.

4. All vehicle access shall be taken from Hickory Street, except at Nos. 418, 426 and 446 South Terrace where existing crossovers onto South Terrace remain.

5. The buildings at Nos. 414, 422 and 448-458 South Terrace are considered to have significant heritage value and should be retained and incorporated into any redevelopment of these sites. A detailed assessment of the architectural and heritage value of these buildings shall be carried out to the satisfaction of the Director, Urban Management prior to any development of the lots.

Adopted: 22/6/92
Amended: 20/12/93