



LOCAL PLANNING SCHEME NO. 10

LOCAL PLANNING POLICY NO 9. INCORPORATION OF EXISTING DWELLINGS INTO GROUP HOUSING DEVELOPMENTS

OBJECTIVE

To ensure that where existing dwelling are proposed to be retained into grouped housing development, these dwellings are of a satisfactory standard to compliment the new development on the lot.

APPLICATION

This policy applies to all the land zoned 'Residential' under Local Planning Scheme No 10. All residential development is required to comply with the provisions of the Residential Design Codes which form part of the Scheme and these guidelines are intended to supplement, not replace, the requirements of the R-Codes and the Scheme.

POLICY

Council will permit existing dwellings to be incorporated within grouped housing developments in cases where the following criteria are met:

1. the existing dwelling is positioned in such a manner as to allow for additional development in accordance with the R-Codes;
2. sufficient space exists on the land for the provision of an Outdoor Living Area in accordance with the Residential Design Codes for the existing dwelling, to be located wither at the rear or the side of the dwelling. In any event, the courtyard shall be easily accessible from the main habitable rooms of the dwelling;
3. the existing dwelling shall be provided with
 - a) a 4m² store with a minimum dimension of 1.5m , constructed in a design and material matching the dwelling where visible from the street; and
 - b) two vehicle parking spaces (at least one undercover) which shall be designed in such materials to compliment the dwelling;

4. the existing dwelling is, in the opinion of Council's Building Surveyor, of suitable structural standard for incorporation into a grouped housing development and for ultimate strata title subdivision. As part of its assessment as to the structural soundness of the dwelling, Council may, where it considers that a dwelling may not be of sufficient structural standard, require the applicant to submit certification from all or one of the following:

- * a registered builder;
- * a licensed plumber;
- * a licensed electrician;

as to the standard of the dwelling; and

5. as a condition of planning approval, Council may require upgrading of the existing dwelling, and such upgrading shall be carried out as part of the development and shall be completed prior to the refund of development bonds.