

Title: DEVELOPMENT ON ELEVATED LAND DA-POL-5

Keywords: Development, elevated land, views, vistas.

Service: DEVELOPMENT & ENVIRONMENTAL SERVICES

Responsible Officer: MANAGER – DEVELOPMENT & ENVIRONMENTAL SERVICES

Objective

To provide guidelines for the development of elevated land in order to protect significant views, vistas and existing skylines.

Policy

As part of the assessment of any development, Council must consider the visual impact of that development from any public road, public place or adjoining allotment, particularly in relation to the bulk and scale of the proposed development, its elevation, and its impact on the skyline or significant views/vistas.

Due consideration must also be given to the potential impacts of the future development of land that is subject to an application for subdivision. These impacts include the bulk and scale of future dwellings and their potential impact on the skyline or on any significant views/vistas.

Other issues to be taken into consideration include the types of materials, proposed to be used, colours, height of structures, impact of fencing, limitation of cut and fill, sediment and erosion control, servicing (water, sewer and stormwater) and access.

The development application will not be approved unless the applicant has demonstrated that all impacts, including but not limited to those listed above, can be mitigated.

Other Relevant Policies/Procedures

Previously known as Policy B.19.

History

<i>Minute No</i>	<i>Date of Issue</i>	<i>Action</i>	<i>Author</i>	<i>Checked by</i>
147	14 April 1999	Written		Leon Rodwell
	3 May 2007	Reviewed	Paul De Szell	EMT
494	10 October 2007	Adopted		PP&R Meeting