

LORNE RESTRUCTURE PLAN

2006 (Revised July 2007)

Strategic Basis

The Lorne Neighbourhood Character Study (2006) identified areas in Lorne where the lots are substantially smaller in width and site area to the general pattern of allotments in the area – refer to Map 1 below. These smaller lots vary slightly in size and shape but typically have a frontage width of 9m and depth of 40m for an area of about 360m². This compares with the more common lot size of 630m² and larger in the wider area. These lots result from past inappropriate subdivision, and in the majority of cases are owned in groups of two or three, with an existing dwelling constructed across the boundaries of the lots.

The Study flagged that if the lots in these land parcels were to each be developed individually for a dwelling, or re-subdivided to facilitate this outcome, it would result in an adverse impact on the character of the surrounding area. Recent examples of the type of development being discouraged are observed on the lots between Normanby Terrace and Holliday Road, where the boundaries of two lots (each 360m²) were re-aligned to facilitate the construction of two dwellings, resulting in a crowded development that is uncharacteristic of the area.

A Restructure Overlay - Schedule 2 (RO2) has been applied to land parcels where more than one lot is owned in common with the adjoining lot, as indicated on Map 1 below. This Plan is referred to in the Schedule to the Overlay, and development and subdivision of land affected by the Overlay must conform to the requirements of the Plan.

The Plan aims to generally limit the development of each land parcel to one dwelling, except in the case of larger parcels 7, 8, 10, 17, 33 and 40. The potential for more than one dwelling on any of these parcels should be considered on a case by case basis due to the constraints on development potential posed by existing vegetation, topography and access.

Objectives

- Consolidate lots within land parcels identified in Table 1 and shown on Map 1.
- Constrain the development of each land parcel to ensure that development is consistent with the low density character of surrounding areas.

Policy

1. The number of dwellings in each land parcel identified in Table 1 shall not exceed the number specified in the table.
2. Although Table 1 specifies a maximum of two dwellings on Parcels 7, 10 and 17, three dwellings on Parcels 8 and 40 and six dwellings on Parcel 33 the potential for development of more than one dwelling on these lots should be examined on a case by case basis having regard to the objectives, performance criteria and decision guidelines of overlays that apply to the sites.
3. Any planning permit issued for a dwelling or extension to a dwelling should contain a condition that lots within the land parcel be consolidated.
4. Re-subdivision of lots must be in accordance with Table 1, and must be undertaken concurrently with a permit application for development of the lot.

Table 1 Land Parcels

Land Parcel Number	Street Address	Lots within Land Parcel	Maximum Number of Dwellings	Re-subdivision Potential
1	23 Deans Marsh Road	TP1543	One	Consolidation
2	3 Howard Street	TP1543	One	Consolidation
3	9 Howard Street	Lots 6 & 7 Block 1 LP452	One	Consolidation
4	11 Howard Street	Lots 8 Block 1 LP452 & Lot 1 TP671897	One	Consolidation
5	13 Howard Street	Lots 10 Block 1 LP452 & Lot 1 TP520602	One	Consolidation
6	15 Howard Street	Lots 12 & 13 Block 1 LP452	One	Consolidation
7	25 Howard Street	Lots 24, 25 & 26 Block 2 LP452	Two	Maximum Two
8	27, 29 & 31 Howard Street	Lot 1 TP186466, Lot 1 TP186467, Lot 1 TP147726, Lot 1 TP147727 & Lot 31 & 32 Block 2 LP452	Three	Maximum Three
9	33 Howard Street	Lots 33 & 34 Block 2 LP452	One	Consolidation
10	41 Howard Street	Lots 43, 44 & 45 Block 3 LP452	Two	Maximum Two
11	3 Normanby Terrace	Lots 1 & 2 TP201961	One	Consolidation
12	5 Normanby Terrace	Lots 1 & 2 TP625343	One	Consolidation
13	7 Normanby Terrace	Lot 1 TP136412	One	Consolidation
14	11 Normanby Terrace	Lot 1 TP562164 & Lot 40 Block 5 LP452	One	Consolidation
15	26 Normanby Terrace	Lots 62 & 63 Block 4 LP452	One	Consolidation
16	27 Normanby Terrace	Lot 1 TP217291	One	Consolidation
17	28 Normanby Terrace	Lots 60 & 61 Block 4 LP452 & Lot 1 TP551333	Two	Maximum Two
18	1 Belvedere Terrace	Lots 1 & 2 Block 5 LP452	One	Consolidation
19	3 Belvedere Terrace	Lots 3 & 4 Block 5 LP452	One	Consolidation
20	4 Belvedere Terrace	Lots 1 & 2 TP258399	One	Consolidation
21	5 Belvedere Terrace	Lots 1 & 2 TP233653	One	Consolidation
22	6 Belvedere Terrace	Lots 79 & 80 Block 6 LP452	One	Consolidation
23	8 Belvedere Terrace	Lots 81 & 82 Block 6 LP452	One	Consolidation
24	15 Belvedere Terrace	Lots 14 & 15 Block 5 LP 452	One	Consolidation
25	17 Belvedere Terrace	Lots 16 & 17 Block 5 LP 452	One	Consolidation
26	19 Belvedere Terrace	Lots 18 & 19 Block 5 LP 452	One	Consolidation
27	22 Belvedere Terrace	Lots 98 & 99 Block 6 LP 452	One	Consolidation

28	25 Belvedere Terrace	Lots 24 & 25 Block 5 LP 452	One	Consolidation
29	27 Belvedere Terrace	Lots 26 & 27 Block 5 LP 452	One	Consolidation
30	2 Fernleigh Terrace	Lot 1 TP398616	One	Consolidation
31	3 Fernleigh Terrace	Lots 70 & 69 Block 6 LP452	One	Consolidation
32	4 Fernleigh Terrace	Lots 30, 31 & 32 Block 7 LP452	Two	Maximum Two
33	5-13 Fernleigh Terrace	Lots 62, 63, 64, 65, 66, 67, 68 & 83 Block 6 LP452 & Lots 1 & 2 TP182696	Six	Maximum Six
34	8 Fernleigh Terrace	Lots 35 & 36 Block 7 LP 452	One	Consolidation
35	16 Fernleigh Terrace	Lot 1 TP187567 & Lot 1 TP187568	One	Consolidation
36	18 Fernleigh Terrace	Lots 45 & 46 Block 7 LP452	One	Consolidation
37	20 Fernleigh Terrace	Lots 47 & 48 Block 7 LP452	One	Consolidation
38	23 Fernleigh Terrace	Lots 51 & 52 Block 6 LP452	One	Consolidation
39	25 Fernleigh Terrace	Lots 49 & 50 Block 6 LP452	One	Consolidation
40	2 Lorne Terrace	Lots 23, 24, 25, 26 & 27 Block 7 LP452	Three	Maximum Three
41	6 Lorne Terrace	Lots 21 & 22 Block 7 LP452	One	Consolidation
42	10 Lorne Terrace	Lot 17 Block 7 LP452 & Lot 1 TP204075	One	Consolidation
43	14 Lorne Terrace	Lots 13 & 14 Block 7 LP452	One	Consolidation
44	1 Alpha Terrace	Lots 2 & 3 Block 8 LP452	One	Consolidation

