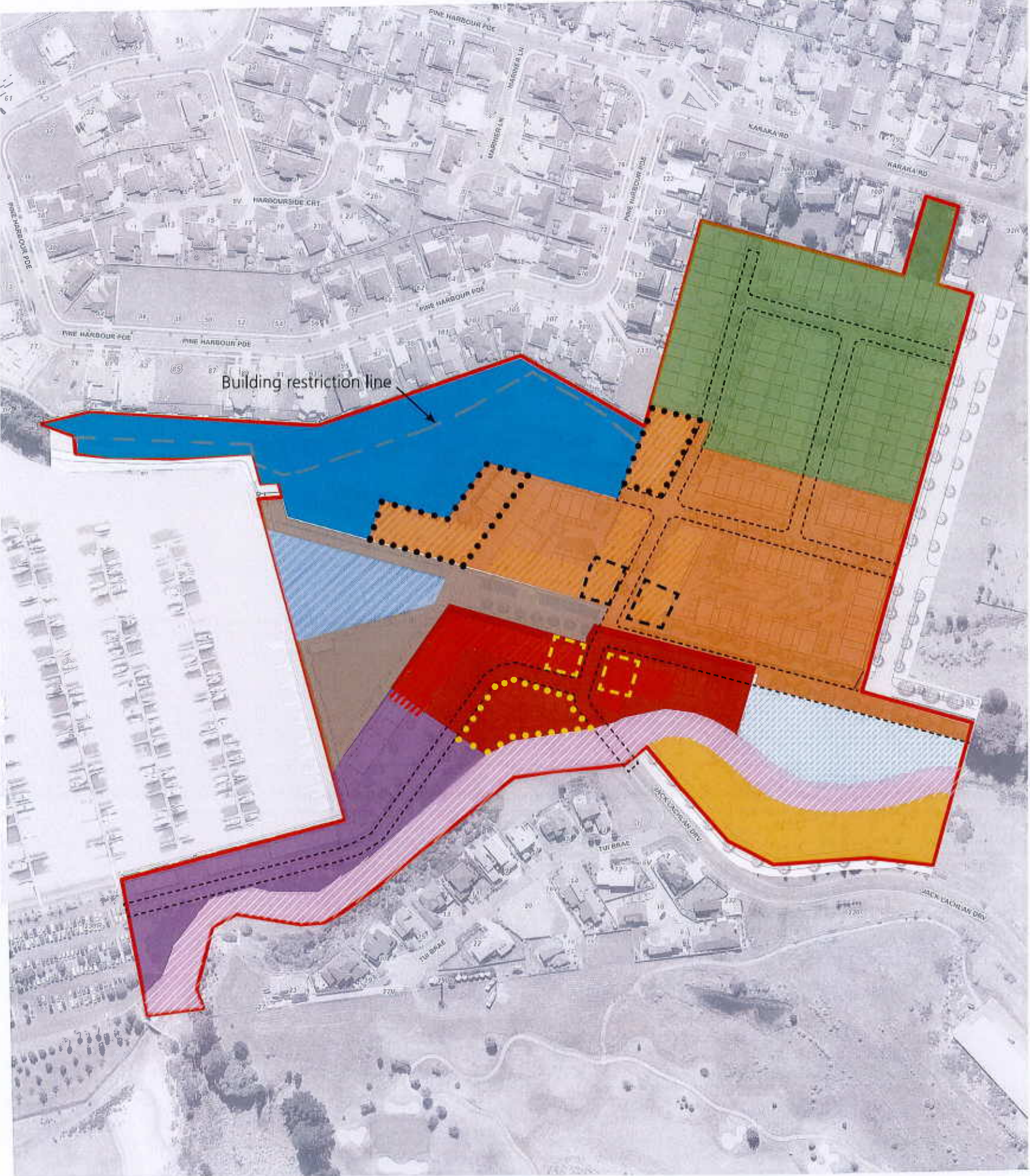


# proposed precincts map

The precinct plan distills all the preceding design, activity, open space staging and other analysis to inform the precinct zoning and height.



### Legend

- zone boundary
- northern terraces- 9m
- gateway integrated housing- 9m
- gateway apartments- 16m
- gateway apartments- mixed use overlay- 16m
- gateway apartments- 12m overlay
- gateway apartments- 19m overlay
- village apartments -18m
- village apartments- mixed use overlay- 18m
- village apartments- 15m overlay
- village apartments- 21m overlay
- marine services- 9m
- marine commercial- 12m
- stormwater management
- village square
- future harbour
- riparian margin
- indicative roads

plan change urban form matrix

TYPE	NORTHERN TERRACES	GATEWAY INTEGRATED HOUSING	GATEWAY APARTMENTS	VILLAGE APARTMENTS	MARINE COMMERCIAL	MARINE SERVICES
No. of floors	Min.-2 Max. 2+1 (+1 storey height is habitable roof space)	Min.-2 - Max. 2+1 (+1 storey height is habitable roof space)	Min. 2 - Max. 4 in non- overlay 5 max in 19m overlay 3 in 12m overlay	Min.- 4- Max.-5 in non-overlay 6 max in 21m overlay 4 max in 15m overlay	Minimum - 2 Maximum - 3	N/A
Max Height	9m	9m	16m in non-overlay areas 19m in additional overlay area 12m in additional overlay area	18m in non-overlay 21m in additional overlay area 15m in additional overlay area	12m	9m
Threshold Condition (grd flr above footpath)	N/A	N/A	Minimum - 0.5m Maximum - 1.25m	Minimum - 0.5m Maximum - 1.25m	N/A	N/A
Site Width	Minimum- 4.5m Maximum - 10m	Minimum - 4.5m Maximum- 10m	N/A	N/A	N/A	N/A
Site Depth	18m min	18m min	N/A	N/A	N/A	N/A
Setback: Front	2m min - 5m max Garages setback 0.5m min. from building frontage and 4.5m min from front boundary	2m min - 5m max Garages setback 0.5m min. from building frontage and 4.5m min from front boundary	Minimum- 0m Maximum- 1m max	Minimum- 0m Maximum- 1m max	Minimum- 0m Maximum- 1m	0m
Setback: Rear	Minimum- 5m	Minimum- 5m	N/A	0m	N/A	No building beyond the building restriction line
Setback: Side	N/A	Minimum- 5m	N/A	N/A	N/A	N/A
Maximum Site Coverage	60%	60%	75%	75%	80%	100%
Maximum Impermeable Area	85%	85%	100%	100%	100%	100%
Minimum Permeable Area	15%	15%	N/A	N/A	N/A	N/A
Private Open Space	Minimum - 50m <sup>2</sup> 5m minimum dimension	Minimum - 50m <sup>2</sup> 5m minimum dimension	15m <sup>2</sup> - ground floor apartments 5m <sup>2</sup> - 1 bedrm apts 8m <sup>2</sup> -all other apartments	15m <sup>2</sup> - ground floor apartments 5m <sup>2</sup> -1 bedrm apts 8m <sup>2</sup> - all other apartments	N/A	N/A
On Site Parking	1 bed = 1 space, 2 bed =1.5 3 bed + = 2 spaces	1 = 1 space, 2 bed=1.5 3 bed + = 2 spaces	1 = 1 space, 2 bed= 1.5 3 bed + = 2 spaces + visitor,Refer Page 33	1 = 1 space, 2 bed= 1.5 3 bed + = 2 spaces	see page 34	see page 34
Floor to Ceiling Heights	2.7m min - ground floor 2.4m min - above	2.7m min - ground floor 2.4m min - above	3m min - ground floor 2.7m min - above	3m min - ground floor 2.7m min - above	3m min	N/A