

TABLE A DEVELOPMENT STANDARDS

Control Standard	Northern Terraces	Gateway Integrated Housing	Gateway Apartments	Village Apartments	Marine Commercial	Marine Services
Number of Floors	Minimum – 2 Maximum – 2 + 1 (for habitable roof space)	Minimum – 2 Maximum – 2 + 1 (for habitable roof space)	Minimum – 2 Maximum - 4 <u>3</u> in non-overlay area and 5 in overlay area.	Minimum – <u>4</u> <u>2</u> Maximum – <u>5</u> <u>4</u> in non-overlay area and <u>6</u> <u>5</u> in overlay area.	Minimum – 2 Maximum – 3 <u>2</u>	N/A
Maximum Height	9m	9m	<u>12m</u> 16m in non-overlay areas. 19m <u>18m</u> in additional height overlay area. 12m in additional height constraint overlay area.	<u>15m</u> 18m in non-overlay areas. 21m <u>18m</u> in additional height overlay areas. 15m in additional height constraint overlay area 1.	12m <u>9m</u>	9m

Threshold Condition (ground floor above adjacent footpath)	N/A	N/A	Minimum - 0.5m Maximum - 1.25m	Minimum - 0.5m Maximum - 1.25m	N/A	N/A
Site Width	Maximum - 4 <u>20</u> Minimum – 4.5m <u>6.5m</u> except within the narrow lot overlay areas this can be reduced to <u>4.5m</u> and (b) a total of 20% of lots outside the narrow lot area can be reduced to <u>4.5m</u> provided that: i) <u>no more than three narrow lots are contiguous and within one contiguous street frontage;</u> and ii) <u>no more than one unit within a group may contain a garage door facing a street and</u> iii) <u>A habitable room must face the street.</u>	Minimum – 4.5m <u>6.0m</u> Maximum – 40 <u>25m</u>	N/A	N/A	N/A	N/A

Site Depth	Minimum – 18m 22m if garages incorporated in street facing elevation. 30m if garages provided and accessed from rear lane.	Minimum – 18m 22m if garages incorporated in street facing elevation. 30m if garages provided and accessed from rear lane.	N/A	N/A	N/A	N/A
Front Setback	Minimum 2m. Maximum 5m Except garages which are to have a minimum setback of	Minimum 2m. Maximum 5m Except garages which are to have a minimum setback of 0.5m from the	Minimum – 0m. Maximum – 1m.	Minimum – 0m. Maximum – 1m.	Minimum – 0m. Maximum – 1m.	0m

	0.5m from the building frontage and 5m minimum setback from the front boundary.	building frontage and 5m minimum setback from the front boundary.				
Rear Setback	Minimum – 5m-8m.	Minimum 8m	N/A The separation distance between balconies or windows of primary living spaces in directly opposing buildings shall not be less than 20m and shall otherwise be not less than 15m. Facades with no glazing shall be not less than 10m apart.	0m The separation distance between windows of primary living spaces of directly opposing buildings shall be not less than 20m and shall otherwise be not less than 15m. Facades with no glazing shall be not less than 10m apart.	N/A	No building beyond the building restriction line.
Side Setback	N/A Minimum 6m side to side separation for detached dwellings	Minimum - 5m.	N/A The separation distance between balconies or windows of primary living spaces in directly opposing buildings shall not be less than 20m and shall otherwise be not less than 15m. Facades with no glazing shall be not less than 10m apart.	N/A The separation distance between balconies or windows of primary living spaces in directly opposing buildings shall not be less than 20m and shall otherwise be not less than 15m. Facades with no glazing shall be not less than 10m apart.	N/A	N/A
Maximum Permitted Site Coverage	60% For lots less than 200m ² – 65% For lots greater than 200m ² – 50%	60% For lots less than 300m ² – 50% For lots greater than 300m ² – 40%	75%	75%	80%	100% 50% of the entire area of the Precinct.

Maximum Impermeable Area	85% For lots less than 200m ² – 85% For lots greater than 200m ² – 70%	85% For lots less than 300m ² – 75% For lots greater than 300m ² – 65%	100%	100%	100%	100%
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Minimum Permeable Area	45% For lots less than 200m ² – 15% For lots greater than 200m ² – 30%	45% For lots less than 300m ² – 25% For lots greater than 300m ² – 35%	N/A	N/A	N/A	N/A
Minimum Private Open Space per lot	50m ² For houses of 2 bedrooms or less – 40m ² . For houses of more than 2 bedrooms – 80m ² .	50m ² 100m ² which can be comprised of more than one space provided each space is not less than 40m ²	Ground floor apartments – 15m ² . Other floors – 5m ² for single bedroom apartments and 8m ² for all other apartments.	Ground floor apartments – 15m ² . Other floors – 5m ² for single bedroom apartments and 8m ² for all other apartments.	N/A	N/A
Building Frontage Control	The width of garaging shall not exceed 50% of site width.	The width of garaging shall not exceed 50% of site width.	N/A	N/A	N/A	N/A
Driveway Width Control	The amount of road frontage taken up by driveways, accessways or car parking areas at the front boundary shall be limited to 3.5m. Driveways, accessways and carparking may splay from the front boundary up to a width no greater than 50% of the total width of the road frontage.	The amount of road frontage taken up by driveways, accessways or car parking areas at the front boundary shall be limited to 3.5m. Driveways, accessways and carparking may splay from the front boundary up to a width no greater than 50% of the total width of the road frontage.	N/A	N/A	N/A	N/A

