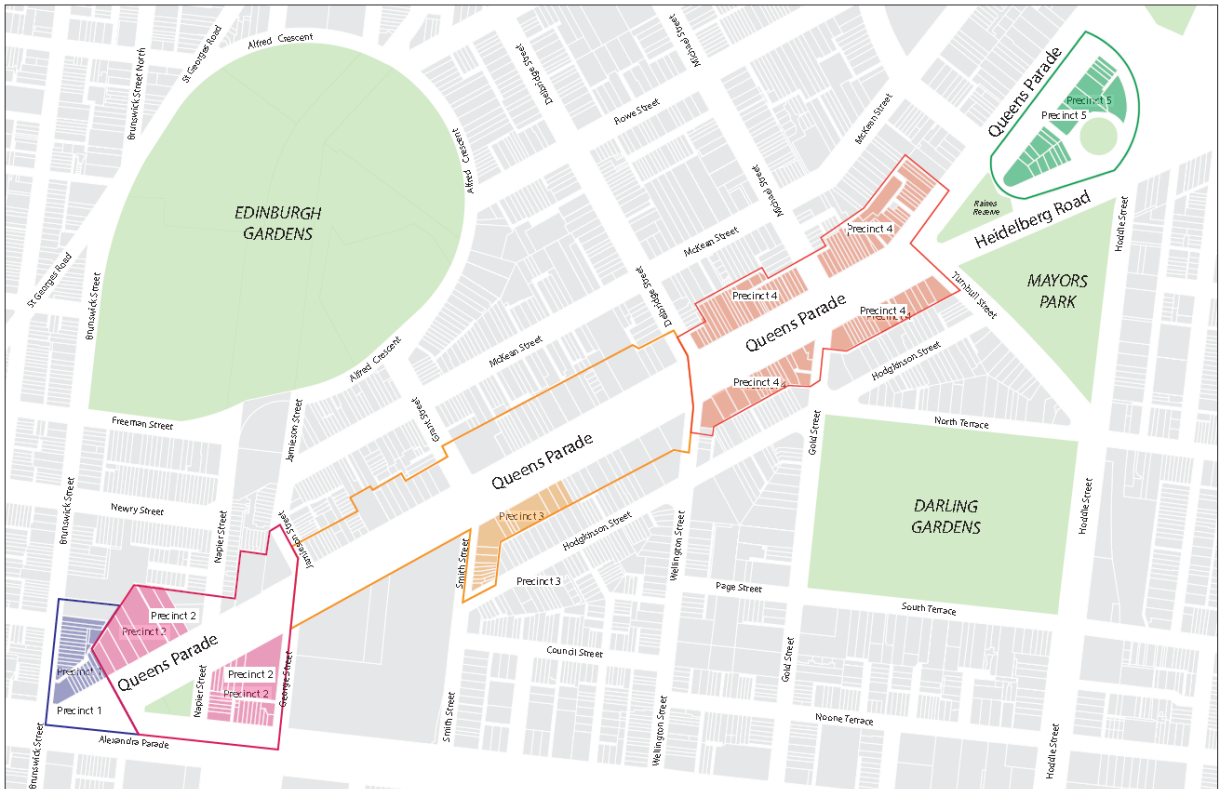


The map below illustrates the precincts.



Map 1: Queens Parade precincts in Amendment C231

Precinct	Exhibited amendment	Description of recommended change
1		No substantive changes proposed
2A		No substantive changes proposed
2B	Includes NRZ land in NE corner of precinct. DDO does not apply to this land.	Deleted reference to this land and renamed precinct 2D to 2B.
2C	<p><u>Upper level setback</u> 5 metres (preferred)</p> <p><u>Street wall height</u> 18 metres (preferred)</p> <p><u>Side and rear setbacks</u> B17</p>	<p><u>Upper level setback</u> 6 metres (preferred)</p> <p><u>Street wall height</u> Reduced to 10 metres in Napier Street (mandatory) No other changes to street wall</p> <p><u>Side and rear setbacks</u> B17 to be replaced with building separation requirements (see below)</p> <p><u>Side setbacks (preferred)</u> Apply side setbacks above the street wall where windows are proposed.</p> <p>For habitable room windows, a 4.5m setback to the boundary applies. For a commercial or non-habitable room window, a 3m setback to the boundary applies.</p> <p><u>Rear setbacks (preferred)</u> At ground level, set back 4.5 metres from the centre of the lane.</p>
2D	<u>Rear setbacks</u>	<u>Rear setbacks</u>

	None exhibited	Building to set back 4.5 metres from the centre of the lane (preferred).
3	<p><u>Height</u></p> <p>18 metres (5 storeys) (preferred)</p> <p><u>Street wall height (mandatory)</u></p> <p>11m at 15-33 Queens Parade</p> <p>14 metres elsewhere</p> <p><u>View to St John's (mandatory)</u></p> <p>View line from the centre of the footpath</p> <p><u>Rear setbacks (preferred)</u></p> <p>45° above 8 metres from rear boundary to a laneway</p> <p>45° above 5 metres from rear boundary (no laneway)</p>	<p><u>Height</u></p> <p>Reduced height of 14m (4 storeys) (mandatory) for heritage shops at 652-662 Smith Street. Created new precinct – precinct 3B.</p> <p>Height in precinct 3A remains at 18m but proposed to be mandatory.</p> <p><u>Street wall height (mandatory)</u></p> <p>11m at 15-33 Queens Parade</p> <p>35-37 Queens Parade – retain existing</p> <p>14 metres elsewhere in precinct 3A</p> <p>Retain height of existing heritage façade in precinct 3B</p> <p><u>View to St John's (mandatory)</u></p> <p>Viewpoint to St John's clarified and moved from footpath to pedestrian island at lights as intended in GJM report.</p> <p><u>Rear setbacks (preferred)</u></p> <p>Modified Standard B17 where there is a laneway</p> <p>3 metre setback at ground level then modified Standard B17 where there is no laneway</p> <p><u>Overshadowing (preferred)</u></p> <p>ResCode Standard limiting overshadowing of private open space to be applied</p>
4	<p><u>Height</u></p> <p>21.5 metres (6 storeys) mandatory</p> <p><u>Upper level setbacks (preferred and mandatory)</u></p> <p>6 metres, mandatory in significant streetscape area.</p> <p>Preferred elsewhere.</p> <p><u>Side and rear setbacks (preferred)</u></p> <p>45° above 8 metres from rear boundary to a laneway</p> <p>45° above 5 metres from rear boundary (no laneway)</p> <p><u>245 Gold Street</u></p> <p>Zoned Commercial 1 Zone, no rezoning proposed.</p>	<p><u>Height</u></p> <p>14 metres (4 storeys) mandatory</p> <p><u>Upper level setbacks (mandatory)</u></p> <p>8 metres, all mandatory.</p> <p>Removed reference to significant streetscape.</p> <p><u>Rear setbacks (preferred)</u></p> <p>Modified Standard B17 where there is a laneway</p> <p>3 metre setback at ground level then modified Standard B17 where there is no laneway</p> <p><u>245 Gold Street</u></p> <p>Rezone to Neighbourhood Residential Zone as requested by property owner.</p>
5A	<p><u>Height</u></p> <p>18 metres (preferred) (applies to the car park of the former UK Hotel only)</p> <p><u>Extent of UK Hotel land on DDO precinct 5 map</u></p>	<p><u>Height</u></p> <p>Reduced from 18m to 11m to match the height of the parapet or eaves of the former UK Hotel. Height now to be mandatory.</p> <p><u>Extent of UK Hotel land on DDO precinct 5 map</u></p>

	Map incorrectly shows land at 2 Dummett Crescent in precinct 5B but should be in precinct 5A.	Map amended to include land at 2 Dummett Crescent in precinct 5A (precinct extended to match land ownership)
5B	<p><u>Height</u></p> <p>1:1 heritage street wall to new built form behind Clifton Motors and 203 Queens Parade, visible from the opposite side of Queens Parade (preferred)</p> <p>28m elsewhere (preferred)</p> <p><u>Street wall (mandatory)</u></p> <p>Match parapet height of former Clifton Motor Garage and eaves line of former UK Hotel</p> <p>11m elsewhere</p> <p>Upper level setback</p> <p>6m mandatory at Clifton Motors</p> <p>6m preferred elsewhere</p> <p><u>Side and rear setbacks</u></p> <p>0m</p>	<p><u>Height</u></p> <p>1:1 street wall requirement deleted but translated into building height</p> <p>201-215 Queens Parade – 18m (mandatory)</p> <p>28m preferred elsewhere (preferred)</p> <p><u>Street wall (mandatory)</u></p> <p>Street wall height now applies to all Queens Parade frontage in precinct 5B</p> <p>4-10 Dummett Cres – remains at 11m</p> <p><u>Upper level setback</u></p> <p>8m mandatory at Clifton Motors</p> <p>6m preferred elsewhere</p> <p><u>Side and rear setbacks</u></p> <p>Apply side setbacks above the street wall where windows are proposed:</p> <p>For habitable room windows, a 4.5m setback to the boundary applies.</p> <p>For a commercial or non-habitable room window, a 3m setback to the boundary applies.</p>
5C	<p><u>Street wall height</u></p> <p>36 metres</p> <p><u>Height</u></p> <p>49 metres (preferred)</p> <p><u>Upper level setback</u></p> <p>10 metres preferred</p> <p><u>Side and rear setbacks</u></p> <p>None proposed</p>	<p><u>Street wall height</u></p> <p>18 metres (reduced to provide a better relationship to the street and reduce wind impacts)</p> <p><u>Height</u></p> <p>43 metres preferred</p> <p><u>Upper level setback</u></p> <p>6 metres preferred</p> <p><u>Side and rear setbacks</u></p> <p>Apply side setbacks above the street wall where windows are proposed:</p> <p>For habitable room windows, a 4.5m setback to the boundary applies.</p> <p>For a commercial or non-habitable room window, a 3m setback to the boundary applies.</p>